APPLICATION NO:
F/2002/7947

LOCATION:
Geldrop Church Lane, Three Mile Cross Reading.

APPLICANT:
Mr/Mrs J Hearn C/O G H Cook

PROPOSAL:
Proposed erection of one dwelling.

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 22/01/2003

CASE OFFICER: **Kerrin Lithgow**

REFUSE

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J Hearn
C/O G H Cook
Derry Hill House
Shaftesbury Road
East Knoyle
Salisbury
Wilts SP3 6AJ

Application Number: F/2002/7947

Parish: **SHINFIELD**

Location: **Geldrop, Church Lane, Three Mile Cross, Reading.**

Proposal: **Proposed erection of one dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed dwelling, by virtue of the mass, bulk and design is not considered appropriate to the building's location within an area of Special Character, and will be harmful to the streetscene. The proposal would therefore be contrary to policies OS1, LD3 and EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1, WOS3 and WHE8 of the Wokingham District Local Plan (as proposed to be modified).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV6, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6, WT7 and WHE8.

Informative

2. As is indicated by the approved outline plan, it is considered that this site is capable of having another dwelling located upon it. The applicant is advised to enter into discussions with the Council to find a suitable alternative plan.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Geldrop, Church Lane, Three Mile Cross

Date	Action/Application	Ref
2000	Outline application for one dwelling approved	O/2000/0869
07/06/02	Proposed erection of one detached dwelling (full app)	F/2002/6369
15/07/02	Phone conv. KL and Mr Cook explaining the problems with the application F/2002/6369, and what he needed to do.	
29/07/02	Letter from Cook to KL with revised plans	
27/09/02	Letter KL-Cook explaining problems with proposed plans – still inadequate design	
20/01/03	Proposed erection of one dwelling (two storey) refused	F/2002/7947
03/02/03	Letter Cook to KL referring to history of the site, 1973 appeal decision.	
10/04/03	Letter Cook to TGW complaining no response (Stage 1 complaint)	
09/05/03	Letter KL to Cook explaining the problems with the application (Reply to 10/04/03 letter)	
16/05/03	Outline application. Renewal of O/2000/0869. Approved	O/2003/8704
23/06/03	Mtg between Mr Cook and KL to discuss problems with the application F/2002/7947, and what he needs to do	
07/07/03	Sketch plans submitted for comment - have not replied to date.	

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

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Your Ref: E/2002/7947

For the attention of Kellin Lithgow.

7th July 2003

Dear Sirs, Re: Proposed new detached, two storey house on land adjoining Geldorf, Church Lane, Three Mile Cross, Reading, RG2. 1HD.

Subsequent to our meeting of Monday, 23rd June last, I now enclose herewith sketch plans and elevations based on our discussions which includes re-pitching the main roof to match that of Geldorf; a slight reduction in the overall dimensions; reducing the gap, along the western flank, to 600mm; adding a bay window to left hand side of the south elevation; deleting the porch; replicating the patterned brickwork as Geldorf and Cristaline (Note:- Geldorf does not have the patterned brickwork to the right hand quoin on the south elevation); matching faced & painted lintols on the south elevation; revising the fenestration to give the impression of the original sash windows to south and east elevations, being visible from the street. I have not included a mock dormer - as on Alicia - as the front elevation is "busy" enough and Alicia has a very different aspect to it. I have also enclosed a revised site plan.

I shall be obliged if you will give these outline plans your earliest possible attention and let me have your comments as soon as possible to enable a full Planning Application to be made with a minimum of delay. Should you require any further information or arrange a further meeting please call me on the above telephone number

Yours faithfully

G.H. Cook

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

72398

PLANNING SERVICES HPT
POL
DC KL.
APP
CS
29 AUG 2003
COPIES TO:

27th August 2003.

For the attention of Kerrin Lithgow.

Dear M/s Lithgow,

Application F/2002/7947
'Geldrop', Church Lane, Three Mile Cross, Reading.

I refer to my letter and enclosures to you of the 7th July last; following our meeting of the 23rd June; my further letter of the 31st July and five telephone messages, all of which have been ignored.

Your previous lack of response to an earlier letter of 3rd February this year caused me, and my client, considerable stress and irritation promoting a formal complaint to the Chief Executive and I enclose a copy of the reply received from your Director.

As I have now been actively pursuing a reply to my letter of the 7th July for a period exceeding seven weeks it appears that you operate outside the control of your Director to the detriment of the Wokingham District Council and, more importantly the Public. To who you are responsible, in this case Mr & Mrs. Hearn!

In view of my extreme concern at the intolerable situation which has arisen, due entirely to your ignorance, I am forwarding copies of this letter to the Chief Executive and to Mr & Mrs. Hearn who may wish to take the matter further.

Yours faithfully

Graham H. Cook

Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: mark.moon@wokingham.gov.uk
Date: 22nd May 2003
My ref: MM/pb/Des Letter - Cook

WOKINGHAM UNITARY
Aiming for Excellence

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr G H Cook
Derry Hill House
Shaftsebury Road
East Knoyle
Nr Salisbury
Wilts SP3 6AJ

Dear Mr Cook

APPLICATION F/2002/7947
GELDROP, CHURCH LANE, THREE MILE CROSS, READING

Thank you for your letter of 8th May 2003, addressed to the Chief Executive, which has been passed to me as a Stage 2 Complaint under the Council's Corporate Complaints Procedure.

I agree that the lack of response to your original letter of 3rd February 2003 is unacceptable and I can confirm that measures are being taken to ensure that this length of delay does not happen in the future. Indeed we endeavour to reply to letters within 10 working days or, as with more involved and technical correspondence, send an acknowledgement within working 5 days indicating when a full response will be sent. I apologise that this did not happen in your case. With regard to contacting Trevor Watson by telephone, I can assure you that if Mr Watson had been available to take your call then he would have done so.

I understand that Kerrin Lithgow, Senior Planner, has since replied to your original letter, and I trust that the information that she has provided is of help.

Once again please accept my apologies for any inconvenience the delay in correspondence has caused.

Yours sincerely,

Mark Moon
Director of Environmental Services (Acting)

Cc: Trevor Watson, Development Control Manager
Andrew Roberts, Acting Chief Executive

POSITIVE ABOUT PEOPLE

TW + KL - discuss with Neil Carr 16/10 @ 4pm

Neil.

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

WOKINGHAM DISTRICT COUNCIL
29 AUG 2003
CHIEF EXECUTIVE

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

For the attention of Andrew Roberts
Acting Chief Executive.

27th August 2003.

Dear Sir,

Application F/2002/7947.
'Geldrop,' Church Lane, Three Mile Cross, Reading.

Subsequent to my earlier complaint of the 8th May last, and your reply dated the 22nd May, I regret having to seek further redress due to T/s Lithgow's reluctance; or inability; to maintain a dialogue in the above matter in order to achieve an acceptable conclusion based on the existing outline planning consent.

I enclose a copy of my letter to T/s Lithgow of even date which shows a further delay in excess of seven weeks and no indication whatever of her response.

Yours faithfully

Geoffrey H. Cook

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

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Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

FOR THE ATTENTION OF KEVIN LITHGOW.

27TH AUGUST 2003.

DEAR M/S LITHGOW,

APPLICATION F/2002/7947
'GELDROP', CHURCH LANE, THREE MILE CROSS, READING.

I REFER TO MY LETTER AND ENCLOSURES TO YOU OF THE 7TH JULY LAST; FOLLOWING OUR MEETING OF THE 23RD JUNE; MY FURTHER LETTER OF THE 31ST JULY AND FIVE TELEPHONE MESSAGES, ALL OF WHICH HAVE BEEN IGNORED.

YOUR PREVIOUS LACK OF RESPONSE TO AN EARLIER LETTER OF 3RD FEBRUARY THIS YEAR CAUSED ME, AND MY CLIENT, CONSIDERABLE STRESS AND IRRITATION PROMPTING A FORMAL COMPLAINT TO THE CHIEF EXECUTIVE AND I ENCLOSE A COPY OF THE REPLY RECEIVED FROM YOUR DIRECTOR.

AS I HAVE NOW BEEN ACTIVELY PURSUING A REPLY TO MY LETTER OF THE 7TH JULY FOR A PERIOD EXCEEDING SEVEN WEEKS IT APPEARS THAT YOU OPERATE OUTSIDE THE CONTROL OF YOUR DIRECTOR TO THE DETRIMENT OF THE WOKINGHAM DISTRICT COUNCIL AND, MORE IMPORTANTLY THE PUBLIC TO WHO YOU ARE RESPONSIBLE, IN THIS CASE MR & MRS. HEARN!

IN VIEW OF MY EXTREME CONCERN AT THE INTOLERABLE SITUATION WHICH HAS ARISEN, DUE ENTIRELY TO YOUR IGNORANCE, I AM FORWARDING COPIES OF THIS LETTER TO THE CHIEF EXECUTIVE AND TO MR & MRS. HEARN WHO MAY WISH TO TAKE THE MATTER FURTHER.

YOURS FAITHFULLY

GEOFFREY H. COOK

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

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Shaftesbury Road
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Wilts. SP3 6AJ

Tel: 01747 830036

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71717

Your Ref: F/2002/7947.

For the attention of Kerrin Lithgow.

31st July 2003

Dear M/s Lithgow,

Re: Proposed new detached two storey house on land adjoining 'Guldrop' Church Lane, Three Mile Cross.

Following submission of my letter and sketch plans of the 7th July and my telephone message for your attention of the 29th July, I am extremely disappointed not have received a reply from you or even an acknowledgement of receipt.

As I do not wish a repeat of an earlier episode, i.e; my letter to you of the 3rd February 2003; I must ask you to give this matter your immediate attention in order to achieve a mutually acceptable outcome without further, protracted delay.

Yours faithfully

G.H. Cook

POST APPLICATION.

Tel: (0118) 974 6441 (Direct Line)
Fax: (0118) 974 6484
Date: 9 May, 2003
My ref: 129NashgroveLane
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Cook
Derry Hill House
Shaftesbury Road
East Knoyle
Near Salisbury
Wiltshire
SP3 6AJ

Dear Mr Cook

RE: APPLICATION NO. F/2002/7947
GELDROP, CHURCH LANE, THREE MILE CROSS, READING

I reply with regard to the above, and your letter of the 3rd of February 2003. My sincere apologies for not replying earlier due to commitments with my applications.

As you may be aware from having had a look at the files, the previous applications considered by myself were not refused on the principle of the development, which was already accepted through the outline approval O/2000/0869. The last application was refused for the following reason:

> *1. The proposed dwelling, by virtue of the mass, bulk and design is not considered appropriate to the building's location within an area of Special Character, and will be harmful to the streetscene. The proposal would therefore be contrary to policies OS1, LD3 and EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1, WOS3 and WHE8 of the Wokingham District Local Plan (as proposed to be modified).*

I consider that it would be most beneficial to any new reserved matters application (following on from the outline application now with us) that you discuss any proposed plans with myself and with the conservation officer Harold Saunders. I would envisage a building of similar size to the existing Geldrop (not extending beyond the existing Geldrop), of same pitch and roof design, with suitable design features such as the brick detailing on the existing Geldrop. I consider that a small amount of pre-application discussion, and detailed drawings taking into account all of the above, would result in a satisfactory outcome.

Whilst the appeal approval of 1973 did indeed allow a substantial dwelling, it needs to be appreciated that policies which were at that time considered may well be quite different to those of today, such as policies with regard to neighbours amenity and areas of Special Character. In my personal opinion, I do not consider that a full application for the dwelling as approved in 1973 would today be acceptable.

A decision on the current outline application is due on the 22nd of May. Following this decision I would be more than happy to meet with you to discuss any of the matters above so that a more suitable reserved matters application can be submitted.

Yours sincerely

KERRIN LITHGOW
Principal Planner – South Area

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 11 April 2003
My ref. SB/F/2002/7947
Your ref.

68098

G H Cook MCIOB
Chartered Building Consultant
Derry Hill House
Shaftesbury Road
East Knoyle
NR SALISBURY
Wilts SP3 6AJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Cook

PLANNING APPLICATION NO. F/2002/7947
'GELDROP', CHURCH LANE, THREE MILE CROSS

I acknowledge receipt of your letter dated 10 April and apologise that you have not yet received a reply to your previous correspondence.

Your letter has been passed to Trevor Watson, Development Control Manager for investigation and reply.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant (Planning Services)

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

REPLY REQUIRED
28/4/03

DC	
CS	68098
	11 APR 2003
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	FILE

FOR THE ATTENTION OF THE HEAD OF PLANNING.

10th APRIL 2003.

DEAR SIR, RE: APPLICATION NO F/2002/7947.
GELDEOI, CHURCH LANE, THREE MILE CROSS, READING.

PLEASE FIND ENCLOSED HEREWITH A COPY OF MY LETTER DATED THE 3rd FEBRUARY 2003 TO T/S LITHGOW CONCERNING THE ABOVE PROPOSAL. DESPITE AT LEAST EIGHT TELEPHONE CALLS SINCE SUBMITTING THE LETTER, I STILL HAVE NOT RECEIVED A REPLY, OR EVEN AN ACKNOWLEDGEMENT, WHICH, QUITE FRANKLY, I FIND TOTALLY UNACCEPTABLE.
WILL YOU PLEASE GIVE THIS MATTER YOUR URGENT ATTENTION AS MY PATIENCE IS NOW AT AN END; OVER TWO MONTHS HAVE ELAPSED WITH ABSOLUTELY NO POSITIVE ACTION FROM WOKINGHAM DISTRICT COUNCIL AND A HISTORY OF NOTHING BUT DELAY.

Yours faithfully

G.H. Cook

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

FOR THE ATTENTION OF KERRIN LITHGOW.

3RD FEBRUARY 2003.

DEAR SIR, Re: APPLICATION No F/2002/7947.
GELDROP, CHURCH LANE, THREE MILE CROSS, READING.

FOLLOWING RECEIPT OF YOUR REFUSAL OF PLANNING PERMISSION FOR THE ABOVE PROPOSAL, I MUST DRAW YOUR ATTENTION TO THE HISTORY OF THIS SITE.

THE FIRST PLANS WERE PREPARED AND SUBMITTED IN 1973 AND WERE EVENTUALLY GIVEN APPROVAL ON APPEAL IN 1975. THE ENCLOSED NEWSPAPER CUTTING AT THAT TIME DETAILS THE INSPECTORS REASONS REASONS FOR GRANTING PERMISSION, WHICH WERE BASED ON DRAWING No 357 (COPY ENCLOSED) AND, AS THE PERMISSION IS STILL VALID, I FAIL TO UNDERSTAND WHY THE LATEST APPLICATION WAS REFUSED WITHOUT PRIOR CONSULTATION AS SUGGESTED IN MY LETTER TO YOU DATED THE 5TH NOVEMBER 2002.

WHILST THE 'FOOTPRINT' OF THE ORIGINAL HOUSE MEASURES 73·66 m^2 OVERALL, THE LAST APPLICATION, INCLUDING THE REAR OUTSHOT, MEASURES 71·63 m^2 OVERALL. THE HEIGHT OF THE MAIN ROOF WILL NOT EXCEED THAT OF 'GELDROP' AND BY HIPPING THE FRONT AND REAR ELEVATIONS; RATHER THAN GABLES; THE SUGGESTED MASS/BULK IS SIGNIFICANTLY REDUCED IN COMPARISON TO THE ORIGINAL, APPROVED, DESIGN.

THEREFORE, AS THE REFUSAL APPEARS TO FLY IN THE FACE OF THE INSPECTOR'S REASONS FOR APPROVAL AND THE FACT THAT MR & MRS HOWAN HAVE RETAINED THE RIGHT TO THAT APPROVAL, I SHALL BE OBLIGED IF YOU WILL EXPLAIN THE INCONGRUITY OF YOUR DECISION.

AS WE HAVE LOST A CONSIDERABLE AMOUNT OF TIME DURING THE WHOLE OF THIS PROCESS, PLEASE LET ME HAVE A REPLY WITHIN THE NEXT FOURTEEN DAYS TO ENABLE ME TO ADVISE MY CLIENT WHAT FURTHER COURSE OF ACTION TO TAKE TO ACHIEVE A SATISFACTORY CONCLUSION.

Yours faithfully

G.H. Cook

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

The CHARTERED INSTITUTE OF BUILDING

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

65726

KL

05 FEB 2003

FOR THE ATTENTION OF KARRIN LITHGOW.

3rd FEBRUARY 2003.

DEAR SIRS, Re: APPLICATION No F/2002/7947.
GELDROP, CHURCH LANE, THREE MILE CROSS, READING.

FOLLOWING RECEIPT OF YOUR REFUSAL OF PLANNING PERMISSION FOR THE ABOVE PROPOSAL, I MUST DRAW YOUR ATTENTION TO THE HISTORY OF THIS SITE.

THE FIRST PLANS WERE PREPARED AND SUBMITTED IN 1973 AND WERE EVENTUALLY GIVEN APPROVAL, ON APPEAL, IN 1975. THE ENCLOSED NEWSPAPER CUTTING AT THAT TIME DETAILS THE INSPECTORS REASONS REASONS FOR GRANTING PERMISSION, WHICH WERE BASED ON DRAWING No 357 (COPY ENCLOSED) AND, AS THE PERMISSION IS STILL VALID, I FAIL TO UNDERSTAND WHY THE LATEST APPLICATION WAS REFUSED WITHOUT PRIOR CONSULTATION AS SUGGESTED IN MY LETTER TO YOU DATED THE 6TH NOVEMBER 2002.

WHILST THE 'FOOTPRINT' OF THE ORIGINAL HOUSE MEASURES 73·66 M^2 OVERALL, THE LAST APPLICATION, INCLUDING THE REAR OUTSHOT, MEASURES 71·63 M^2 OVERALL. THE HEIGHT OF THE MAIN ROOF WILL NOT EXCEED THAT OF 'GELDROP' AND BY HIPPING THE FRONT AND REAR ELEVATIONS; RATHER THAN GABLES; THE SUGGESTED MASS/BULK IS SIGNIFICANTLY REDUCED IN COMPARISON TO THE ORIGINAL, APPROVED, DESIGN.

THEREFORE, AS THE REFUSAL APPEARS TO FLY IN THE FACE OF THE INSPECTOR'S REASONS FOR APPROVAL AND THE FACT THAT MR & MRS HOGAN HAVE RETAINED THE RIGHT TO THAT APPROVAL, I SHALL BE OBLIGED IF YOU WILL EXPLAIN THE INCONGRUITY OF YOUR DECISION.

AS WE HAVE LOST A CONSIDERABLE AMOUNT OF TIME DURING THE WHOLE OF THIS PROCESS, PLEASE LET ME HAVE A REPLY WITHIN THE NEXT FOURTEEN DAYS TO ENABLE ME TO ADVISE MY CLIENT WHAT FURTHER COURSE OF ACTION TO TAKE TO ACHIEVE A SATISFACTORY CONCLUSION.

Yours faithfully

G.H. Cook

SHINFIELD MAN WINS APPEAL TO BUILD ON PLOT BESIDE HOME

FOLLOWING an appeal to the Department of the Environment, a Shinfield man is to be allowed to erect a dwelling and garage on a plot of land adjoining his home at Geldrop, Church Lane, Three-Mile-Cross.

Mr. J. Hearn's application for planning permission for the building was refused by Wokingham District Council and his appeal was dealt with by written representations.

In announcing his decision, the Department Inspector, Mr. G. H. B. King, said that it appeared to him that the main issue was whether or not the proposed development could be satisfactorily carried out without detriment to the adjoining properties and the street scene generally.

"The house proposed in this application would not, in my opinion be out of place among the variety of existing houses in Church Lane," he went on, "and it would not in my view appear cramped in relation to the adjoining properties. I am also satisfied that there is adequate space for the access requirement.

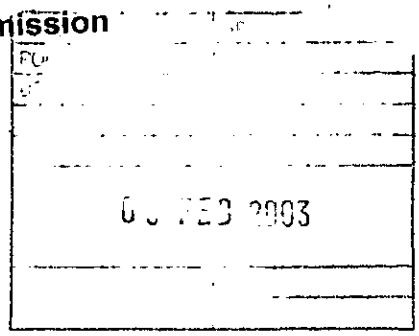
"I have considered all the other matters raised in the written representations, but am of the opinion that they are not of sufficient strength to outweigh the considerations that have led me to my decision."

05 FEB 2003

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Mrs Hearn
Geldrop, Church Lane
Three Mile Cross
Reading
RG7 1HD

Application Number: O/2000/0869

Parish: SHINFIELD

Location: Geldrop, Church Lane, Three Mile Cross, Reading.

Proposal: Outline approval for the erection of one dwelling and garage (Renewal of consent 97/65012/O)

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition

1. a)Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition

3. No development work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Friday and 0800 and 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
5. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Condition
6. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Reason
1. a) No such details have been submitted.

b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of the character and amenities of the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 30th May 2000.

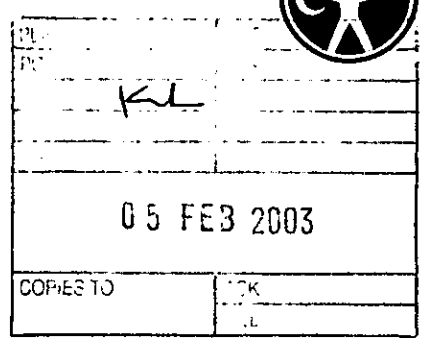
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

65733

ENVIRONMENT AGENCY

Our Ref : SP/2002/006835-1/1
Your Ref : 2002/7947

Date : 03 February 2003



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

ERECTION OF ONE DWELLING
GELDROP, CHURCH LANE, THREE MILE CROSS, READING.

Thank you for your letter dated 3rd December 2002, received on 5th December 2002. Please quote the following reference in any correspondence: SU76NW/12/20. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 454509 for further details.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

Watercourses

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Drainage
There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Household Water Consumption

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their

sensible use is provided to the home-owner.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

KATE RALLS
Planning Liaison Officer

CC: G. H Cook

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 17 October, 2003

My ref: F/2002/7947

Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr G.H. Cook
Derry Hill House
Shaftesbury Road
East Knoyle
SP3 6AJ

Dear Mr Cook

RE: GELDROP, CHURCH LANE, THREE MILE CROSS

I refer to the above site, and your letter of the 7th of July 2003. My apologies for the lengthy delay in replying to your letter. As you may know from previously working with Local Authorities, we are under immense pressure to deal with applications which are submitted to us – and as an unfortunate result letters cannot take priority. My inability to provide you with a response is in no way due to any reluctance on my part.

I have again looked over you plans. The design of the dwelling is certainly more in keeping with the style of properties within this area, matching the roof profile and rhythm of the neighbouring dwellings. However, I still have concerns about the width of the proposed building, and the possible impact that this will have on the daylighting to 'Alicia' immediately next door. May I suggest that prior to submitting any new application you reduce the width slightly so as not to impinge on the daylighting to the ground floor window of this property. I have attached for your information a copy of council's Supplementary Planning Guidance on extensions, which also gives guidance on daylighting.

Please note that the above advice is given without prejudice to any future planning application. Should you have any questions on the above please do not hesitate to telephone me in the first instance. Otherwise I shall anticipate a new application.

Yours sincerely,

KERRIN LITHGOW

Principal Planning Officer - Southern Parishes

File:
GeldropChurchLane.7
947.2

Geldrop, Church Lane, Three Mile Cross

Date	Action/Application	Ref
2000	Outline application for one dwelling approved	O/2000/0869
07/06/02	Proposed erection of one detached dwelling (full app)	F/2002/6369
15/07/02	Phone conv. KL and Mr Cook explaining the problems with the application F/2002/6369, and what he needed to do.	
29/07/02	Letter from Cook to KL with revised plans	
27/09/02	Letter KL-Cook explaining problems with proposed plans – still inadequate design	
20/01/03	Proposed erection of one dwelling (two storey) refused	F/2002/7947
03/02/03	Letter Cook to KL referring to history of the site, 1973 appeal decision.	
10/04/03	Letter Cook to TGW complaining no response (Stage 1 complaint)	
09/05/03	Letter KL to Cook explaining the problems with the application (Reply to 10/04/03 letter)	
16/05/03	Outline application. Renewal of O/2000/0869. Approved	O/2003/8704
23/06/03	Mtg between Mr Cook and KL to discuss problems with the application F/2002/7947, and what he needs to do	
07/07/03	Sketch plans submitted for comment - have not replied to date.	

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/7947

Applicant : Mr and Mrs J. Hearn, C/O G.H. Cook

Location : Geldrop, Church Lane, Three Mile Cross, Reading

Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? : NO

Date of Neighbour Notifications :

Date of Site Visit : 10th December 2002

Date Registered :

Earliest Date for Decision : 27/12/2003

Latest Consultation Date/Site Notice Expiry Date : 27/12/2003

Application Expiry Date: 22/01/2003

Consultation Responses :

Thames Water: Public sewers crossing the site (appears to be well distant of the plans supplied)

Landscape and Trees: Would recommend that a small species of tree such as silver birch is planted on the frontage of the property to enhance the street scene.

Highways: Parking for the dwelling is currently unacceptable. Spaces should be a minimum of 4.8m x 2.4m each for each of the dwellings. Shared driveway needs to be a minimum of 4.0 metres with a buffer of 0.5 metre on either side

Conservation Officer: Church Lane in an area of special character and this proposed infill is within a group of semi-detached dwellings which are typical of the area. Considers the proposed house has an unacceptable scale and form alien to the street frontage. The parking provision – not on the application site, would be a regrettable intrusion to the street scene as well. The existing semis are between 3.75m and 4.25m. The proposed dwelling is nearly 6.00m wide. Could not support the application in its present proposal.

Parish Council: No comment on the application

Environmental Health Officer: No objections to the development but recommends that a standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

Neighbours:

- 270 Hyde End Road – Distances between 270 and application site appear minimal; proximity of the dwellings; shared drive is a major issue

Planning Issues :

Identified Settlement

1. Impact upon Neighbouring Properties
   Berkshire Structure Plan: OS1
   Wokingham District Local Plan: WOS3 WBE1
   Loddon Area Local Plan: LBE1, LBE2

2. Impact on the Streetscene
   Berkshire Structure Plan: LD3, EN1
   Wokingham District Local Plan: WOS3 WBE1
   Loddon Area Local Plan: LBE1, LBE2 & LTV6

3. Impact upon Highway Safety
   Wokingham District Local Plan: WT6, WT7
   Loddon Area Local Plan: LT5, LT6

Application Number: F/2002/6369

Appraisal :

The application involves the construction of an infill dwelling on what is, and always has been, open land. The properties to either side of the site are brick semi-detached dwellings of some style and merit (see conservation officers comments above).

On 30th of May 2001 outline approval for a new dwelling was approved. Reserved matters are in relation to the siting, design, external appearance, access and landscaping of the dwelling.

The dwelling is proposed to measure 6.0metres in width, 12.6 metres in length and 7.6 metres in height. It is proposed to have a pitched roof.

Impact upon Neighbouring Properties
It is considered that the bungalow will have minor impact on the neighbouring property owners to either side. Whilst there are habitable room windows on the western side of Alicia (immediately to the east), it is not considered that Alicia will be affected by daylighting problems due to the distance between the dwellings.

Impact on the Streetscene
Neighbouring dwellings are, as mentioned previously, two storey semi-detached dwellings. A previous application for a bungalow in this location was refused on the basis of the detrimental impact on the streetscene.

The design is especially important within this area as it is located within an area of special character. It is not considered that this dwelling is acceptable, due to the excessive bulk and width of the dwelling. When compared with neighbouring dwellings, the building appears overly large and will cause detriment to the streetscene. Furthermore, the design of the building, including the design of the roof, and design of the front aspect, is not in keeping with the surrounding dwellings.

For these reasons it is considered that the design and size of the proposed dwelling is not suitable and will have detrimental effect on the streetscene.

Impact upon Highway Safety
The application has been circulated to Councils Highways Officers who have provided comments relating to the car parking spaces and shared driveway, which are at present inadequate.

7947

Application Number: F/2002/~~6359~~
Conditions/Reasons for Refusal

No	Std Con.	Std Reas.	Non Std Conditions/Reasons for refusal
1.			The proposed dwelling, by virtue of the mass, bulk and design is not considered appropriate to the buildings location within an area of Special Character, and will be harmful to the streetscene. The proposal would therefore be contrary to Berkshire Structure Plan Policies OS1, LD3 and EN1, Loddon Area Local Plan Policies LBE1 and LBE2 and to Wokingham District Local Plan Policies WBE1, WOS3, and WHE8.

Informatives for Approvals:	
1.	N16
2.	As is indicated by the approved outline plan, it is considered that this site is capable of having another dwelling located upon it. The applicant is advised to enter into discussions with the council to find a suitable alternative plan.

Policies:
Loddon Area Local Plan Policies: LBE1, LBE2, LTV6, LT5, LT6
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3, WBE1, WT6, WT7, WHE8
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: OS1, LD3, EN1
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D E Watson
(Development Control Manager)

Date: 20/1/03

RECORD OF SITE VISIT

SITE ADDRESS: Geldrop Church Lane
Three Mile Cross Reading.

APPLICATION NUMBER: F/2002/7947

OFFICER: Kerrin Lithgow

DATE OF SITE VISIT: 10-12-02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Semi-detached dwellings (one group of 3 further up road)

3. DESCRIPTION OF SITE/BUILDING
Semi. Decorative brickwork on front facade. Brick outbuilding behind.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Windows @ Ground floor & first floor of neighbouring.
Windows @ Gf & ff of Geldrop.

5. SITE CONSTRAINTS

TREES No trees.

ACCESS/PARKING Shared driveway

LEVELS flat.

BOUNDARY TREATMENT

OTHERS

To:
Landscape and Trees

From: Kerrin Lithgow

Date: 03 December 2002 03 DEC 2002

Application Number: F/2002/7947

Proposal: Proposed erection of one dwelling..

Site Address:
Geldrop, Church Lane, Three Mile Cross, Reading.

Applicant:
Mr/Mrs J Hearn C/O G H Cook.

Your observations are required in respect of this application within **7 days** of the above date.

---

1. The applicants have stated that there are no trees on the site. If this is the case I have no objection in principle to the proposals.

2. I would recommend that a small specimen tree such as Silver Birch is planted on the frontage of the property to enhance the street scene.

Neil Etherington
9/12/02

1509/ab

27.NOV.2002 7947

07 NOV 2002

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS. J. HEARN.
	ADDRESS	GELDROP, CHURCH LANE,
		THREE MILE CROSS, NR. READING,
	POST CODE	RG7 1HD. Tel No. 0118 988 3892.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	G.H. COOK.
	ADDRESS	DERRY HILL HOUSE, SHAFTESBURY ROAD
		EAST KNOYLE, NR SALISBURY, WILTS.
	POST CODE	SP3 6AT. Tel No. 01747 830036
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	'GELDROP' CHURCH LANE,
		THREE MILE CROSS, NR. READING,
		BERKSHIRE RG7 1HD.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	.05 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF TWO STOREY THREE BEDROOM DWELLING.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

N.B. EXISTING OUTLINE PLANNING CONSENT No 97/65012/0.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

DARK BROWN PLAIN TILE ROOF
RED BRICK EXTERNAL WALLS, UPVC
WINDOW & DOORS BLACK PLASTIC GUTTERS ON
WHITE UPVC FASCIAS & SOFFITS.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

NEW SOAKAWAYS.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

NEW PEDESTRIAN ACCESS
EXISTING VEHICULAR ACCESS VIA SHARED DRIVE.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	1 NO DWELLING
	2 ✓	
	3	
	4	
	5 or more	
	TOTAL	
*Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	1 NO ADDITIONAL DWELLING

N.B. EXISTING OUTLINE PLANNING CONSENT NO 97/65012/0

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ PAID.

SEE PREVIOUS APPLICATION NO F/2002/6369

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS J. HEARN. DATE 5/11/02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7947
CASE OFFICER: Kerrin Lithgow

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

0128

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

FACSIMILE TRANSMITTAL

02 JAN 2002

COPIES TO	
	FIL

03/01/03

TO: Kerrin Lithgow FAX NO: 0118 9746484

FROM: Julie Birkett FAX NO: 01246 207991

DATE: 2 January 03 (you should receive 2 pages).

SUBJECT: Geldrop, Church Lane, Three Mile Cross

APPLICATION NO: F/2002/7947

Dear Kerrin – thank you for a copy of the latest plans to support the above application and as discussed I would like to submit this letter as formal objection to these plans on the following grounds:

- The distance between houses on both sides of the proposed dwelling is very minimal.
- The closeness of the new house to our home "Alicia" and how this will restrict the flow of air and light that has been unchanged for over 100 years. Are there historic rights? (Conifers would be restricted to 6ft for this very reason – how is this different?)
- The shared drive is a major issue. Shared drives only work well on a good will basis. Alicia has 5 bedrooms with 5, sometimes 6 people staying there, each has a car and the only place they can park is in front of the house and on the drive, otherwise on the road. Church Lane gets very busy and is becoming busier with speeding heavy goods vehicles and other traffic. If a car is parked on this main road, the approaching vehicles have no choice but to pull up and give way to on coming traffic. This creates impatience and angers road users, and I fear that an accident would eventually be inevitable. I would hate to have this on my conscience - so I wish to share this concern with you. It seems so ridiculous that the new dwelling could not include an integral garage at the front of the house (or at least parking) as is proposed in changes to the front of Geldrop. This would solve all parking and potential shared drive problems. This I am sure would be confirmed by the owners of Geldrop as they have recently (through their solicitor sent a letter complaining of cars being parked on the shared drive and blocking their access) What they need to appreciate is that they only have a right of way over the left hand side of the drive – not the right hand side.

If the house is built as planned, then both houses (the new and Alicia) are condemned to a shared drive forever. This could be prevented by a fair and logical house design.

Before any permission is granted we would also appreciate being consulted on the disruption factor created by this new build. We would require information on:

1. Whether the shared drive would need to be dug up for any reason during this period and whether access would be required by other vehicles which we may need to consider whether to give access to or not.
2. Brick work and materials to be used.
3. Whether any drainage expeditions would disrupt my water supply and whether access to my land would be required.
4. Fence removal or design at the side of the house (there is currently a fence in place which I installed).

As per or telephone conversation we did not receive the consultation letter sent out by yourselves on 3rd December 2002 as this was sent to 270 Hyde End Road, Spencers Wood and we have not been residing at this address since October 2002. Please forward all future correspondence to: Mrs Julie Birkett, 353 Brimington Road, Tapton, Chesterfield S41 OTE. Telephone: 01246 207991 or Mobile: 07812 134702.

Thank you and to this end I look forward to hearing from you.

Yours Sincerely

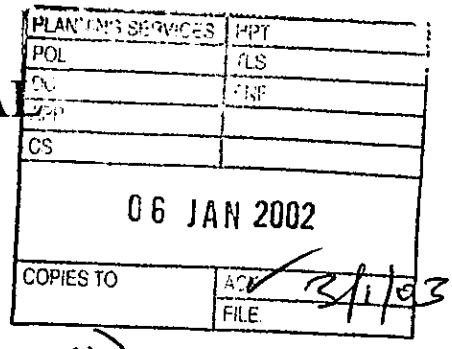
Julie Birkett

Julie Birkett
Owner Alicia

P.S. Will you please confirm that you have received this facsimile.

Thanks

Faxed 2/1/03



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If the house is built as planned, then both houses (the new and Alicia) are condemned to a shared drive forever. This could be prevented by a fair and logical house design.

Before any permission is granted we would also appreciate being consulted on the disruption factor created by this new build. We would require information on:

1. Whether the shared drive would need to be dug up for any reason during this period and whether access would be required by other vehicles which we may need to consider whether to give access to or not.
2. Brick work and materials to be used.
3. Whether any drainage expeditions would disrupt my water supply and whether access to my land would be required.
4. Fence removal or design at the side of the house (there is currently a fence in place which I installed).

As per or telephone conversation we did not receive the consultation letter sent out by yourselves on 3rd December 2002 as this was sent to 270 Hyde End Road, Spencers Wood and we have not been residing at this address since October 2002. Please forward all future correspondence to: Mrs Julie Birkett, 353 Brimington Road, Tapton, Chesterfield S41 OTE. Telephone: 01246 207991 or Mobile: 07812 134702.

Thank you and to this end I look forward to hearing from you.

Yours Sincerely

Julie Birkett

Julie Birkett
Owner Alicia

P.S will you please confirm that you have received this facsimile.

Thanks.

Kerrin Lithgow
Senior Planner
Wokingham District Council

Ph: 0118 974 6441
Kerrin.lithgow@wokingham.gov.uk

facsimile transmittal

To: Julie Birkett **Fax:** 01296 207 991

From: Kerrin Lithgow **Date:** 02-01-2002

Re: Gebrag Church Lane **Pages:** 2.

CC:

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Ms Birkett,

Please see attached plan, as requested.

We have your details as

270 Hyde End Rd
Sp. Wood
Reading
RG7 1DL

To which a consultation letter was sent on 03/12/02. Can you please advise if incorrect?

Thanks,
Kerrin Lithgow.

64613

KL

CS

02 JAN 2002

COPIES TO | ACK: | FILE:

FACSIMILE

To: Kerrin Lithgo (Principal Planning Officer)

From: Julie Birkett

Subject: Goldrop, Church Lane, Three Mile Cross

Application No: F/2002/7947

Dear Kerrin,

I have failed to make contact with you by telephone & would therefore greatly appreciate it if you would call me at your earliest convenience to discuss the above application. My telephone numbers are: (01246) 207991 Mobile: 07812 134782

I look forward to hearing from you.

Yours Sincerely

J Birkett

Replied 02/01.

Kerrin Lithgow

From: John Mullaney
Sent: 06 December 2002 10:05
To: Kerrin Lithgow
Subject: "Geldrop", Church Lane, Three Mile Cross READING, Berkshire F/2002/7947

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

To:
Harold Sanders
Urban Design And Conservation Officer

From: Kerrin Lithgow

Date: 03 December 2002 05 DEC 2002

Application Number: F/2002/7947

Proposal: Proposed erection of one dwelling..

Site Address:
Geldrop, Church Lane, Three Mile Cross, Reading.

Applicant:
Mr/Mrs J Hearn C/O G H Cook.

Your observations are required in respect of this application within **7 days** of the above date.

CHURCH LANE IS INCLUDED IN THE AREA OF SPECIAL CHARACTER AND THIS PROPOSED INFILL IS WITHIN A GROUP OF SEMI DETACHED DWELLINGS WHICH ARE TYPICAL OF THE AREA.. I CONSIDER THE PROPOSED HOUSE HAS AN UNACCEPTABLE SCALE AND FORM ALIEN TO THE STREET FRONTAGE.

THE PARKING PROVISION — NOT ON THE APPLICATION SITE, WOULD BE A REGRETTABLE INTRUSION TO THE STREET SCENE AS WELL.

THE EXISTING WIDTH'S ARE BETWEEN 3.75M AND 4.25M.

THE PROPOSED DWELLING IS NEARLY 6.00M. WIDE

I COULD NOT SUPPORT THIS PRESENT PROPOSAL

Harold Sanders

17.12.02

1509/ab

27.NOV.2002 7:47

07 NOV 2002

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS. J. HEARN.
	ADDRESS	'GELDROP' CHURCH LANE,
		THREE MILE CROSS, NR. READING,
	POST CODE	RG7 1HD. Tel No. 0118 988 3892.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	G.H. COOK.
	ADDRESS	DEARY HILL HOUSE, SHREWSBURY ROAD
		EAST KNOYLE, NR SALISBURY WILTS.
	POST CODE	SP3 6AT. Tel No. 01747 830036
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	'GELDROP' CHURCH LANE
		THREE MILE CROSS, NR. READING,
		BERKSHIRE RG7 1HD.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	·05 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF TWO STOREY THREE BEDROOM DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

N.B. EXISTING OUTLINE PLANNING CONSENT No 97/65012/0.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

DARK BROWN PLAIN TILE ROOF
RED BRICK EXTERNAL WALLS, UPVC
WINDOWS & DOORS, BLACK PLASTIC GUTTERS ON
WHITE UPVC FASCIAS & SOFFITS.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

NEW SOAKAWAYS.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

NEW PEDESTRIAN ACCESS
EXISTING VEHICULAR ACCESS VIA SHARED DRIVE.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	1 NO DWELLING
	2 ✓	
	3	
	4	
	5 or more	
	TOTAL	
*Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	1 NO ADDITIONAL DWELLING

N.B. EXISTING OUTLINE PLANNING CONSENT NO 97/65012/0

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ PAID. SEE PREVIOUS APPLICATION NO F/2002/6369

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS J. HEARN. DATE 5/11/02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 03 December 2002

Application Number: F/2002/7947

Proposal: Proposed erection of one dwelling.

Parish: SHINFIELD PARISH

Site Address:
Geldrop, Church Lane, Three Mile Cross, Reading.

Applicant:
Mr/Mrs J Hearn C/O G H Cook.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

2 Parking spaces of minimum 4.8m by 2.4m need to be indicated on the plan for both 'Alicia' and the proposed dwelling (4 spaces in total).

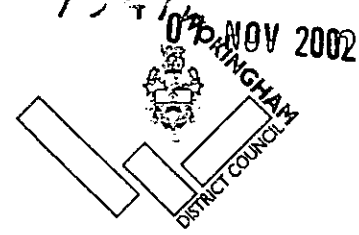
The ~~the~~ shared driveway is to be a minimum width of 4.0metres with 0.5m buffer to both properties on either side.

Signed: _____ **Print name:** AK 19/12/02

1509/ab

27.NOV.2002 7947

PLANNING APPLICATION PART 1



0 NOV 2002

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For office use only
Application No.

1.	YOUR NAME	MR & MRS. J. HEARN.
	ADDRESS	GELDROP, CHURCH LANE,
		THREE MILE CROSS, NR. READING,
	POST CODE	RG7 1HD. Tel No. 0118 988 3892.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	G.H. COOK.
	ADDRESS	DERRY HILL HOUSE, SHAFTESBURY ROAD
		EAST KNOYLE, NR SALISBURY WILTS.
	POST CODE	SP3 6AT. Tel No. 01747 830036
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	'GELDROP' CHURCH LANE,
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4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	.05 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF TWO STOREY THREE
		BEDROOM DWELLING.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

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CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
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9. What type of Planning application are you applying for ?

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MEANS OF ACCESS		DESIGN	
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N.B. EXISTING OUTLINE PLANNING CONSENT No 97/65012/0.

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RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

DARK BROWN PLAIN TILE ROOF
RED BRICK EXTERNAL WALLS, UPVC
WINDOWS & DOORS, BLACK PLASTIC GUTTERS ON
WHITE UPVC FASCIAS & SOFFITS

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

NEW SOAKAWAYS.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

NEW PEDESTRIAN ACCESS
EXISTING VEHICULAR ACCESS VIA SHARED DRIVE.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	1 NO DWELLING
	2 ✓	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	1 NO ADDITIONAL DWELLING

N.B. EXISTING OUTLINE PLANNING CONSENT NO 97/65012/0

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ PAID. SEE PREVIOUS APPLICATION NO F/2002/6369

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS J. HEARN. DATE 5/11/02.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

27.NOV.2002 7947

PC 10 170 010

ADDRESS GELDROP CHURCH LANE

PARISH SHINFIELD

PLOT No. Old Property.

ORD. SHEET No. S.U. 7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00534	MR J. L. HEARN	OUTLINE — 1 HOUSE - 2 [illegible]	16 5 74	N/A REFUSE
[illegible]	[illegible]	[illegible]	[illegible] 10.73	[illegible]
[illegible]	Exec [illegible]	[illegible]	[illegible] 4.65	[illegible] C/A
14380	Mr J R. Hearn	Det house & garage on land ADJOINING	18.12.80 2	N/A C/A
25971	"	"	14.7.86	C/A
37314	"	O/L "	11.3.91	C/A
42422	"	" RENEWAL 37314	19.4.94	C/A
97/65012/0	"	" 42422	27.3.97	C/A
0/2000/0869	Mrs Hearn	OL apprl. for erect. one dwelling & garage (Renewal of 65012)	30.05.00	C/A

DATE OF COMPLETION

F/2002/6369	Mr. + Mrs. Hearn	Erect det. dwelling	6.6.02	REF
F/2002/7947	" " "	Erect 1 dwell		

IF FURTHER APPN.
REC'D - PLEASE INFORM:
JULIE BIRKETT
270 Hyde End Rd
Spencers Wood
READING RG7 1DL

OWNS ADJACENT PROPERTY.

Our Ref. **15715**
Your Ref. F/2002/7947
Date. 12 December 2002

PLANNING SERVICES	HIT 64260
POL	LLS
DC KL	ENF
APP	
CS	
13 DEC 2002	
COPIES TO	FOR
	FILE

FAO Kerrin Lithgow
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Geldrop, Church Lane
Three Mile Cross, Reading

I refer to your consultation received in this office on 03/12/2002

SEWERAGE

There are public sewers crossing this site, therefore, no building will be permitted within 3 metres of the sewers without Thames Water's approval. See enclosed appendix 1 for your information. Should you require an application form or other questions relating to your building/development work, please contact us on: 0845 8502777

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Appendix 1

SPECIFICATION FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS (UP TO 160mm DIA).

THE FOLLOWING SPECIFICATION ITEMS MUST BE FULLY COMPLIED WITH.

1.0 **No work causing release of sewer atmosphere may be carried out to any part of the public sewerage system unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.**

2.0 No additional loads are to be transmitted to the sewer by the proposed works.

3.0 Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.

3.1 Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.

4.0 MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES. (even with double sealed covers)

5.0 Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.

5.1 Where the depth to the public sewer is greater than l.5 metres, no structure shall be built within 1.0 metre of any part of adjacent public manholes.

6.0 All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.

7.0 More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.

8.0 New manholes to be in accordance with Table 12 of Approved Document H1.

9.0 If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense and TW can supply a list of acceptable contractors should the Council be unable to carry out the work. These costs are in addition to the £315.00 application fee.

10.0 It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.

11.0 Plastic pipes and fittings are not accepted on the public sewers.

12.0 Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/7947	**Map No :** 78
Case Officer : ? KL (as for E3 67)	**Site Area :** 0.07
Valid Date : 27 NOV 2002	**Received Date: 07/11/2002**

Level : Delegated Application

Description : Proposed erection of one dwelling.

Location : Geldrop, Church Lane, Three Mile Cross, Reading.

Parish : SH **Ward : SHI** 3.12.02.

Applicant : Mr/Mrs J Hearn C/O G H Cook.

Fee Required: £0 **Fee Received: £0** resubmission.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Shared drive (providing access to rear garage) to be included in red line. Cert B then required?	phoned	
BLOCK PLANS		20/11	27.11
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	None. (see above)	Sent S66 + plans for amendment.	27.11
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 3.12.02 D.

Building Control

Heritage (Harold Sanders) ✓ Area of Special Character

Landscape

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone

Railtrack

Police Arch Officer

Thames Water ✓ re drains

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

+ pls ind. Julie Birkett
270 Hyde End Road ✓
Spencers Wood
Reading RG7 1DL

& Mrs S. E. Keen
Baycroft
Churchlane ✓
Three Mile Cross
Reading RG7 1HD

Pre-app attached

Organisation_Name	Building_Name	address1	Postcode
	ALECIA	ALECIACHURCH LANEREADING	RG7 1HD
	BAYCROFT	BAYCROFTCHURCH LANEREADING	RG7 1HD
	CHRISTALINE COTTAGE	CHRISTALINE COTTAGECHURCH LANEREADING	RG7 1HD
	GELDROP	GELDROPCHURCH LANEREADING	RG7 1HD
	EVENTIDE	EVENTIDECHURCH LANEREADING	RG7 1HD
	INSTOW	INSTOWCHURCH LANEREADING	RG7 1HD
	SUNNYSIDE	SUNNYSIDECHURCH LANEREADING	RG7 1HD
	WOODSIDE	WOODSIDECHURCH LANEREADING	RG7 1HD
	2 RYE COTTAGES	2 RYE COTTAGESCHURCH LANEREADING	RG7 1HE
	3 RYE COTTAGES	3 RYE COTTAGESCHURCH LANEREADING	RG7 1HE
	4 RYE COTTAGES	4 RYE COTTAGESCHURCH LANEREADING	RG7 1HE

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 03 December 2002

My ref: F/2002/7947

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7947
Geldrop, Church Lane, Three Mile Cross, Reading.
Proposed erection of one dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7947**
Geldrop, Church Lane, Three Mile Cross, Reading.
Proposed erection of one dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 03 December 2002

My ref: F/2002/7947

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7947
Geldrop, Church Lane, Three Mile Cross, Reading.
Proposed erection of one dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor B Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 03 December 2002

My ref: F/2002/7947

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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Geldrop, Church Lane, Three Mile Cross, Reading.
Proposed erection of one dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7947**
Geldrop, Church Lane, Three Mile Cross, Reading.
Proposed erection of one dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7947

Proposal:
Proposed erection of one dwelling.

Location:
Geldrop, Church Lane, Three Mile Cross, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7947 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

03 December 2002

27.NOV.2002 - 7947

G.H. COOK M.C.I.O.B.

CHARTERED BUILDING CONSULTANT

7947

07 NOV 2002

COPIES TO | ACK. | FILE

Derry Hill House
Shaftesbury Road
East Knoyle
Nr. Salisbury
Wilts. SP3 6AJ

Tel: 01747 830036

The CHARTERED INSTITUTE OF BUILDING

Your Ref: F/2002/6369.

5TH November 2002.

For the attention of Kerrin Lithgow.

Dear Sirs, 'Geldrop', Church Lane, Three Mile Cross, Reading.

Following receipt of your letter of the 27th September last, I enclose a revised application for a proposed new two storey dwelling on land adjoining the above. This incorporates much of the recommendations suggested and considerably more detail than the sketch plan sent to you on the 29th July 2002.

The new proposal has been reduced by 14m² on plan, at a total of 69m², and is 6m² smaller than the plan for which the outline permission was given. The height has been reduced so that it will not exceed the ridge line of 'Geldrop'. By setting in the rear outshot, daylighting will conform to the requirement on the extension flank wall of 'Geldrop' but the rear window in the main part of the house will not and is already occluded by 'Geldrop'. Should total compliance be necessary, this could be achieved by relocating the rear outshot in line with the eastern flank wall of the main building. This would however restrict the rear access to 'Geldrop' and be more obtrusive upon 'Alicia'. To relieve the front elevation, and improve access, a small porch has been added plus some brick banding and soldier coursing over visible window in light brickwork to show sympathy with other buildings without overpowering the plainer brickwork of 'Alicia'. Importantly, the future requirements of Mr & Mrs Hearn have been taken fully into account in the internal layout which which will need more space and accessibility than 'Geldrop' can provide.

Should you require any further information or raise any queries, please do not hesitate in contacting me.

Yours faithfully,

•1509/ab

27.NOV.2002 7947 Nov 200?

PLANNING APPLICATION PART 1

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS. J. HEARN.
	ADDRESS	GELDROP CHURCH LANE,
		THREE MILE CROSS, NR. READING,
	POST CODE	RG7 1HD. Tel No. 0118 988 3892.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	G.H. COOK.
	ADDRESS	DERRY HILL HOUSE, SHAFTESBURY ROAD
		EAST KNOYLE, NR SALISBURY WILTS.
	POST CODE	SP3 6AT. Tel No. 01747 830036
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	'GELDROP' CHURCH LANE
		THREE MILE CROSS NR. READING,
		BERKSHIRE RG7 1HD.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	·05 Ha.
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF TWO STOREY THREE
		BEDROOM DWELLING.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

N.B. EXISTING OUTLINE PLANNING CONSENT No 97/65012/0.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

DARK BROWN PLAIN TILE ROOF
RED BRICK EXTERNAL WALLS, UPVC
WINDOWS & DOORS, BLACK PLASTIC GUTTERS ON
WHITE UPVC FASCIAS & SOFFITS.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

NEW SOAKAWAYS.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

NEW PEDESTRIAN ACCESS
EXISTING VEHICULAR ACCESS VIA SHARED DRIVE.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	1 NO DWELLING
	2 ✓	
	3	
	4	
	5 or more	
	TOTAL	
*Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	1 NO ADDITIONAL DWELLING

N.B. EXISTING OUTLINE PLANNING CONSENT NO 97/65012/0

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ PAID. SEE PREVIOUS APPLICATION NO F/2002/6369

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF M & MRS J. HEAGN. DATE 5/11/02.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

27 NOV 2002 7547

1789/a

SECTION 66 CERTIFICATE

63694

WOKINGHAM DISTRICT COUNCIL

27 NOV 2002

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . Mr. Mrs. J. Homan . . . . . .

Date . . . . 25th November 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

GELDROP — PC 10 170 010

ADDRESS CHURCH LANE — PARISH SHINFIELD

PLOT No. Old Property. — ORD. SHEET No. SU. 7167(78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00534	MR J. L [illegible]	[illegible]	16 5 74	N/A REFUSE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
14380	Mr J R. Hearn	Det house & garage on land adjoining	18.12.80	N/A C/A
25971	"	"	14.7.86	C/A
37314	"	O/L "	11.3.91	C/A
42422	"	" RENEWAL 37314	19.4.94	C/A
94/65012/0	"	" " 42422	27.3.94	C/A
0/2000/0869	Mrs Hearn	OL appn. for erect. one dwelling & garage (Renewal of 65012)	30.05.00	C/A

DATE OF COMPLETION

F/2002/1369	Mr. & Mrs. Hearn	Erect det. dwelling	6.6.02	REF
F/2002/1947	" " "	Erect 1 dwell		

IF FURTHER APPN.
RECD - PLEASE INFORM:
JULIE BIRKETT
270 Hyde End Rd
Spencers Wood
READING RG7 1DL

OWNS ADJACENT
PROPERTY.