APPLICATION NO:
O/2002/8255

LOCATION:
**The Lodge & Sylvan Simons Lane, Winnersh Wokingham.**

APPLICANT:
**Donnington Land & Property Ltd C/O Chamberlain Architecture**

PROPOSAL:
**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**

EARLIEST DATE FOR DECISION: **01/02/2003**

**APPLICATION WILL HAVE EXPIRED ON: 18/02/2003**

CASE OFFICER: **Kerrin Lithgow**

APPROVED

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

## Notification of Approval of Permission

**Donnington Land & Property Ltd**
**C/O Chamberlain Architecture**
**25 St Marys Avenue**
**Purley on Thames**
**Reading**
**Berks**
**RG8 8BJ**

**Application Number: O/2002/8255**

| | |
|---|---|
| **Parish:** | **WINNERSH** |
| **Location:** | **The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.** |
| **Proposal:** | **Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.** |

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.

**Conditions**

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the buildings, and the landscaping treatment 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.

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.

3. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

4. The dwellings shall not be occupied until visibility splays of 2 metres by 2 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

5. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

6. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

8. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

9. The development shall not commence until details of all boundary treatments have 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. The approved scheme shall be maintained in perpetuity.

10. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

**Reasons**

1. a) No such details have been submitted.

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

2. To ensure that the external appearance of the building is satisfactory.

3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

4. In the interests of highway safety and convenience.

5. In the interests of highway safety and convenience.

6. In the interests of highway safety and convenience.

7. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

8. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

9. To safeguard the visual amenities of neighbouring properties and the locality.

10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

11. In the interests of visual amenity.

**Informatives**

1. This approval is in respect of Drawing No. 2305/11D, received by the Local Planning Authority on 7 July 2003.

2. 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, LD1, H4, H5, H6, LD5 and T7.

Loddon Area Local Plan Policies LTV1, LH1, LH3, LBE1, LBE2, LBE8 and ST5.

Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WH1A, WH3, WT1, WBE10 and WT7.

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

4. The applicant is advised that the reserved matters, in particular the design of the dwelling on plot 4 should take into consideration the size and scale of the neighbouring dwelling 'Malham' - a bungalow. A dwelling of excessive size and scale next to the bungalow may create issues (such as daylighting problems), so particular consideration should be given to design and scale on plot 4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/08/2003

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.**

FILE.
O/2002/8255

Date: 16 July 2003

To: Winnersh Parish Council

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We have received Revised Plans for the following planning application:

Application Number: O/2002/8255

Location: The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.

Applicant: Donnington Land & Property Ltd C/O Chamberlain Architecture.

Case Officer: Kerrin Lithgow

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The new plans show the following: Revised access arrangements, with single accesses to plots 1 and 4, and dual access to plots 2 and 3. Drawing no: 2305/11D.

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**Comments are required by 26/07/2003.**

**Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.**

No comments

22-07-03

**WORK SHEET FOR :** Kerrin Lithgow

**Application Number :** O/2002/8255

**Applicant :** Donnington Land and Property Ltd C/O Chamberlin Architecture

**Location :** The Lodge and Sylvan, Simons Lane, Winnersh, Wokingham

**Proposal :** Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | ✓ | 5/03/2003. |

**Date of Neighbour Notifications:** 10th January, June and July

**Date of Site Visit :** 5th March 2003

**Date Registered :** 24/12/2002

**Earliest Date for Decision :** 26 July 2003

**Latest Consultation Date/Site Notice Expiry Date :** 26th July 2003

**Application Expiry Date:** 18/02/2003

**Consultation Responses :**

**First set of plans:**

*Local Member:* Would like it listed on grounds that it is unacceptable infill and not in keeping with surrounding houses.

*Ecology*: Bat survey required.

*Winnersh Parish Council:* Committee objected to the application on the grounds of:
- Over-development of the site
- Out of keeping
- There would be extra traffic generated opposite the junction with Walter Road

*Loddon Valley Ramblers:* No objections.

*Wokingham Town Council Consultation Sheet:* No objection.

*Landscape and Trees:* Proposal would result in the loss of several small conifers at The Lodge and a Rhododendron hedge at Sylvan. None of these plants are particularly significant in the surrounding landscape and have no objection to their removal.

If planning permission is granted, then details of landscape proposals should be submitted and approved prior to development commencing. This should include details of new tree planting along the frontage with Simons Lane and along the rear boundary with Woodlands Avenue.

*Environmental Health:* No objections to the proposal but would recommend standard planning conditions regarding hours of work are attached should consent be granted.

*Highways:* Unsatisfied with plans, requires two points of access to serve the 5 proposed dwellings.

Neighbours: Ten responses, with concerns about:

- Density
- proximity of road junction with Walter Road which is a danger
- effect on adjacent properties
- roof levels should be of chalet height
- tree and shrub planting required
- need to reduce number of dwellings so as to enable on-site turning ability
- would lead to cramped and over-crowded appearance with consequent change to the character of the area
- Possibility of overlooking to houses in Woodlands Avenue
- Poss. of flooding and sewerage problems
- Poss. effect on traffic in the area, which is already grid-locked.
- Dwellings will be projecting forward of the building line
- Possibility of overlooking into Simons Lane dwellings (25 Simons Lane)
- Effect on daylighting (to Malham, immediately next door),
- Reduction of privacy to Malham – in particular to the dining room window and the rear garden (immediately next door)

**Revised plans showing reduction to four dwellings:**

*Local Member:* Reduction in the number of houses makes the original objection no longer sustainable. No longer listed.

Eight objections received, on grounds of:
Traffic – and proximity of proposal to junction, access to Woodlands Avenue
Density
Loss of aspect and light

*Highways:* Need for revised layout

*Winnersh Parish Council:* No Comments

**Revised plans showing revisions to access:**
Six objections received, on the same grounds as previous.

Highways: Details satisfactory subject to conditions.

**Planning History:**
No previous planning history.

**Planning Issues :**
Site Designation: Within the Identified Settlement
Effect on character of area
Effect on neighbouring dwellings

## Application Number: O/2002/8255

## Appraisal :

1. Principal of the Development
The site is located within the Identified Settlement. Redevelopment for residential use is therefore acceptable in principle, subject to meeting the policies within the relevant Local Plans.

2. Effect on Character of Area
The application site is located within a street with a variety of dwellings, including bungalows, chalets and, more recently, two-storey dwellings at 'Newlands', located immediately to the south-west of the application site. The site has dual access fronting both Woodlands Avenue (a bridleway, unformed) and Simons Lane.

The application is in outline only, with means of access and siting of the dwellings to be determined. Whilst the original plans of five dwellings presented a somewhat cramped and over-developed appearance, it is considered that the area of the site (0.18hec) is well capable of accommodating the revised amount of four dwellings without compromising the character of the area. The neighbouring development 'Newlands' was constructed on a similar site area and has resulted in an acceptable form of development which has not compromised the area's character in any way.

3. Effect on Neighbouring Dwellings
Whilst the application is only in outline, it is likely that the dwellings proposed within the reserved matters will be of two stories.

Whilst the boundary adjacent to 'Newlands' would not appear to present problems (due to the height of Newlands, and it's depth along the boundary), there may be some issue with the site 'Malham', which is a bungalow of modest proportions.

It is therefore considered that an informative ought to be placed on any consent granted, ensuring that the size and design of the dwelling immediately adjacent to plot 4 is sympathetic to the neighbouring dwelling, and avoids any overlooking, overbearing and/or loss of daylight.

Otherwise, it is considered that the siting and access arrangements as proposed will not lead to a detrimental effect to neighbouring property owners.

4. Access and Movement Issues
The access to the site has been modified several times. Three points of access are now proposed to the four houses, ensuring the most distance possible from the junction of Simons Lane with Walter Road. Comments have been received from the

Access and Movement officer, who is now satisfied with the proposal subject to conditions.

**Recommendation : Approval: ☑** **~~Refusal: ☐~~**

**Application Number: O/2002/8255**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions/Reasons for refusal |
|---|---|---|---|
| 1. | C002 | R002 | Outline Permission – Time Periods and Submission of Details Insert: design, external appearance of the buildings, and the landscaping treatment of the site… (hereinafter called 'the reserved matters' shall be obtained… |
| 2. | C012 | R012 | External Materials To be Agreed |
| 3. | C120 | R120 | Parking (Outline Applications) |
| 4. | C128 | R128 | Visibility Splays for Private Drives (Amend: 2m by 2m) |
| ~~5.~~ | ~~C129~~ | ~~R129~~ | ~~Construction Vehicles~~ |
| 6. | C131 | R131 | Access before development |
| 7. | C135 | R135 | Stopping up access (Highway Reasons) |
| 8. | C139 | R139 | Set Back of Gates (Insert: 5m) |
| 9. | C140 | R140 | Surfacing of Access (Insert 7m) |
| 10. | C017 | R017 | Boundary Treatment |
| 11. | C100 | R100 | Site Levels |
| 12. | C150 | R150 | Landscaping Details |
| **Informatives for Approvals:** 1) This approval is in respect of drawing no 2305/11D received by LPA on 7/7/03 | | | |
| 2 | N16 | | |
| 3 | N07 (access construction (agency) | | |
| 4 | The applicant is advised that the reserved matters, in particular the design of the dwelling on plot 4, should take into consideration the size and scale of the neighbouring dwelling 'Malham' – a bungalow. A dwelling of excessive size and scale next to the bungalow may create issues (such as daylighting problems), so particular consideration should be given to design and scale on plot 4. | | |
| **Policies** | | | |
| Loddon Area Local Plan Policies: LTV1, LH1, LH3, LBE1, LBE2, LBE8, ST5 | | | |
| South-East Area Local Plan Policies: | | | |
| Wokingham District Local Plan Policies: WOS1, WOS2, WH1A, WH3, WT1, WBE10, WT7 | | | |
| Green Belt Local Plan Policies: | | | |
| Berkshire Structure Plan Policies: OS1, LD1, H4, H5, H6, LD5, T7 | | | |
| Minerals Local Plan Policies: | | | |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: K Chatson
(Development Control Manager)

Date: 5/8/03.

# RECORD OF SITE VISIT

SITE ADDRESS: The Lodge & Sylvan Simons Lane Winnersh Wokingham.

APPLICATION NUMBER: O/2002/8255

OFFICER: Kerrin Lithgow

DATE OF SITE VISIT: 05/03/2003

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS

Predominantly bungalows. Immediately next door is 'Woodlands' Wokingham with 2 x 5 bedroom dwellings, two storey.

3. DESCRIPTION OF SITE/BUILDING

Two bungalows (at streetscene on Simons Lane).

4. RELATIONSHIP TO ADJOINING PROPERTIES

Malham also a bungalow (relationship to potential house immediately next door needs to be treated sensitively).

5. SITE CONSTRAINTS

TREES Hedging to rear of site, all along Woodlands

ACCESS/PARKING Access to front of site on Simons Lane.

LEVELS Flat. Sloping away on Woodlands Ave (so houses across Woodlands Ave are lower than those on Simons Lane).

BOUNDARY TREATMENT Hedging at rear.

OTHERS Two storey dwellings at no. 27, 29 Simons Lane.
18, 16 Woodlands Ave.

Date: 16 July 2003

To: Highways

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We have received Revised Plans for the following planning application:

Application Number: O/2002/8255

Location: The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.

Applicant: Donnington Land & Property Ltd C/O Chamberlain Architecture.

Case Officer: Kerrin Lithgow

---

The new plans show the following: Revised access arrangements, with single accesses to plots 1 and 4, and dual access to plots 2 and 3. Drawing no: 2305/11D.

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**Comments are required by <u>26/07/2003.</u>**

**Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.**

Conditional Approval.

1. C120, R120
2. C128 (AMEND: 2m by 2m), R128.
3. C129, R129
4. C131 (AMEND: Accesses), R131
5. C135, R135.
6. C139 (INSERT: 5m), R139
7. C140 (INSERT: 7m), R140.

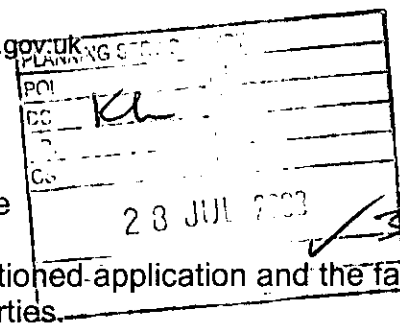
INFORMATIVE: NO7.

28/07/03.

0b8

**Ian Jordan**

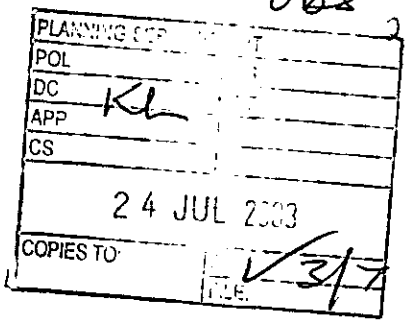
**From:** peter.underwood5@btopenworld.com
**Sent:** 25 July 2003 21:16
**To:** development.control@wokingham.gov.uk
**Subject:** Revised application 0/2002/8255




Attention Kerrin Lithgow
Re;Application for The Lodge & Sylvan Simons Lane

I have received your letter regarding the above mentioned application and the fact that the entrance has been amended to the proposed properties.
Whilst I appreciate that efforts are being made to try to allieviate the detrimental effect on the junction and the danger potentially caused therin I do not see that reducing the layout by one vehicle entrance will substantially improve the situation.
If your planning and roads committees saw the need to implement speed bumps in Simons Lane I would think that it was because you saw a potential danger. Allowing this development will in my view only increase the danger and thereby the possibility of accidents ( minor,serious or fatal ).
The potential for even more on road parking will again increase the danger.
Simons Lane has enjoyed an individual style of character, building and families over a number of years and the plans being considered by you will change that by putting standard/similarly styled properties into the road whilst adding significantly to the traffic danger.
I trust that you will take these points into consideration and reject the application without further appeal
Yours sincerely
PB Underwood

068



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FILE 3/7

25 Simons Lane
Wokingham
Berks.
RG41 3HG
22/7/03

Dear Ms Lithgow,

Please find enclosed a copy of the letter we sent you on 27/6/03 regarding the application no. 0/2002/8255 outlining the proposed erection of 4 dwellings with garages and the demolition of the existing 2 dwellings at The Lodge and Sylvan, Simons Lane, Winnersh, Wokingham.

The revised plans notification you have sent us, dated 16 July 2003, makes no difference to our strength of feeling on this matter

Yours sincerely

A E Hogarth ANITA HOGARTH
J.S Hogarth JONATHAN HOGARTH

P.S. We also note that there has been

no new red planning application displayed outside The Lodge showing the revised application for 4 houses.

We would also like to draw your attention to a further proposal to erect 10 dwellings in the vicinity of 7/9 Simons Lane. We consider this to be another deterioration in the character of our Neighbourhood. All these applications need to be viewed, not just on their own merits, but as part of an overview of our lane and neighbourhood.

Obj

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24 JUL 2003
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Wokingham Unitary
Environmental Services Department,
Planning services,
P.O.Box 157,
Shute end,
Wokingham,
Berkshire.
RG40 1WR.

27th June 2003.

Your Reference & Application Number = 0/2002/8255.
Reply from 25,Simons Lane,
Wokingham,
Berkshire.
RG41 3HG.

Dear Ms Lithgow

We wish to object to the proposed application to demolish the existing two bungalows opposite our bungalow and build four houses.
We moved to this area because we considered it to be a mature, established and smart residential area of bungalows in a non estate location. The erection of four large houses will simply mean we are looking out onto a view that can be seen on any housing estate in the area. It is "cashing in" on a lovely road and altering its character. When we applied to extend our bungalow some years ago we had to comply with your stringent regulations to keep the existing character of the road.

Also, after heavy rain last winter, flood water and sewage entered existing properties opposite the proposed development. This leaves us with little confidencein the ability of the existing services to deal with waste at present let alone with the addition of more houses.

Yours sincerely

J. S Hogarth

A E Hogarth

Jonathan Hogarth
Anita Hogarth

068

Kerrin Lithgow
Development Control Officer
Planning Services
P.O Box 157
Shute End
Wokingham
RG40 1WR

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24 JUL 2003
COPIES TO: 25/7

23 Simons Lane
Wokingham
RG41 3HG

23 July 2003

Dear Sir

REVISED PLANS NOTIFICATION O/2002/8255

We are surprised that yet again no account has been taken of the planned destruction of Simons Lane, The effect on the environment, or of the wishes of practically all of the residents of this lane. The reduction of one house, from the original plans for five, in no way alters our opposition to this proposal.

On their own, the plans presently lodged, if implimented, will have a detrimental impact on the appearance of the area and coupled with the other planning applications currently under consideration will, as previously stated, effectively destroy the Lane as it is at present. Our privacy in numbers 21 23 and 25 will be adversely affected.

The increased traffic problems will not be resolved as the "Newlands" development has shown. On a seemingly daily basis cars and vans are solidly parked on the right side of the Lane for upwards of 150 yards already causing traffic problems. If this is an indication of what will happen if this proposal goes ahead then our right of exit and entrance to our property will be seriously compromised.

In view of the above mentioned comments we consider that the proposed demolition of two satisfactory dwellings to be unnecessary causing untold disturbance and noise. Additionally the problems with the drainage and sewage affecting Nos 19 21 23 25 and 27 have to the best of our knowledge, not yet been addressed.

Yours faithfully

A.G.KIDD

D.M.KIDD

## Kerrin Lithgow

**From:** Phil [phil@itp.uk.net]
**Sent:** 21 July 2003 07:42
**To:** 'Phil'; kerrin.lithgow@wokingham.gov.uk
**Subject:** RE: Planning Application 0/2002/8255

Dear Kerrin
Thank you for your letter re the revised plans.
My objections(below) still stand.All that has happened is that two houses are now sharing a drive which does absolutely nothing for my concerns.
Thank you

Philip Pitts

My objections to the above development still stand as before. All that has been achieved is a reduction in the number of houses from 5 to 4 which is of little consequence.

We have already had 2 x 5 bed roomed houses built adjacent to this proposed development replacing a 3 bed roomed bungalow and to add a further 4 houses would be intolerable.

I also found out recently that plans are afoot to replace number 7 and number 9 with TEN further houses.

We really do need to take a look at the bigger picture here and take a view on the total impact on Simons Lane rather than just individual developments.

The Reading Road is already in turmoil with the traffic and as new properties are currently under construction this situation can only worsen.

Chestnut Avenue has been left with a beautiful old house looking like a 'squat'

As a long standing resident I will do all in my power to halt these changes.

I look forward to your response.

Best Regards

Philip Pitts
13A Simons Lane
Woking ham
Berks
RG41 3HG

01189790930

0b8

**28 Woodlands Avenue,**
**Winnersh,**
**Wokingham,**
**Berkshire,**
**RG41 3HL**

**Telephone 0118 9781937**

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21 JUL 2002
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**Mr Lithgow,**
**Development Control Officer,**
**Wokingham Planning Services,**
**PO Box 157,**
**Shute End,**
**Wokingham,**
**Berkshire,**
**RG40 1WR,**

**19th July 2002**

**Ref: Application Number F/2002/8255**
**Site Address: The Lodge & Sylvan, Simons Lane, Wokingham**

Dear Mr Lithgow

Thank you for your letter dated the 16th July regarding the above, unfortunately the revisions to the this application are small and make no difference to our original objections to the overall application.

Our original objections to the above planning application, were :

1, The location of these properties will directly affect our privacy and light as the proposed properties directly overlook our front bedrooms and study.

2, Design, appearance and layout; these large buildings are out of character with existing buildings in the area. These buildings will be very tall and will overshadow surrounding bungalows. They are surrounded on three sides by bungalows and in our opinion the application should be restricted to single storey buildings.

4 houses on a site which previously held 2 will mean they are cramped together and will mean they provide a virtual light blocking screen to ours and our neighbours properties in Woodlands Avenue.

3 Highway Safety and traffic; Woodlands Avenue, a bridle path, to the rear of this site is already in poor repair and will not cope with any extra traffic. The rear boundary should be substantial i.e. brick wall to prevent easy or covert entry to Woodlands Avenue. The rear boundary for all properties should be a substantial brick wall.

4, Need to safeguard the countryside; these large dwellings are yards from open woodland which support local wild life, foxes and badgers, etc. such building and disturbance will adversely affect this wild life.

We hope these objections will be taken into consideration, please keep us informed of any developments regarding this application.

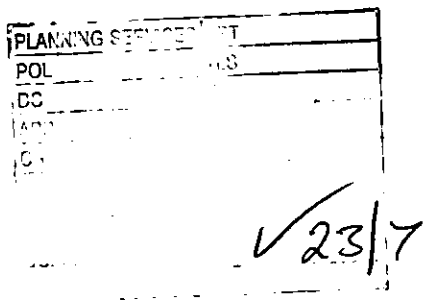
Yours sincerely

A. F. Kirby

A. F. Kirby

**31 Simons Lane Wokingham Berkshire RG41 3HG**
**Telephone 0118 9783366**

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
RG40 1WR




18 July 2003

Dear Sirs

Re: Application O/2002/8255

In response to your recent letter of the 16 July concerning a revised application for the site at Simons Lane, my observations are as follows:

Whilst the revised access arrangements would be a contributory factor in easing the danger at the busy junction with Walter Road, the same result could be achieved by limiting the proposed development to three properties each with an onsite turning ability.

My objections therefore, remain the same as in my letter dated 23 June.

I am surprised that no architectural design has been given to the proposed dwellings, which appear bland with no individual appeal, and serve only to perpetuate a continuing block of similar houses nearing completion and adjacent to that of the proposal. This I find totally unacceptable and out of keeping with Simons Lane.

Yours truly

David Nelms – 31 Simons Lane.

Date: 16 July 2003

To: Case Officer

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Application Number: O/2002/8255

Location: The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.

Applicant: Donnington Land & Property Ltd C/O Chamberlain Architecture.

Case Officer: Kerrin Lithgow

---

The new plans show the following: Revised access arrangements, with single accesses to plots 1 and 4, and dual access to plots 2 and 3. Drawing no: 2305/11D.

---

**Comments are required by 26/07/2003.**

**Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.**

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. O/2002/8255 Date Rec. 7th July 2003.

Location: The Lodge and Sylvan, Simons Lane, Winnersh.

Parish: Winnersh.

Applicant: Donnington Land & Property c/o Chamberlain Architecture

Description of attached plans: Revised access arrangements, with single accesses to plots 1 & 4, and dual access to plots 2 and 3.

Drawing No's: 2305 Location 11 D.

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

| | |
|---|---|
| Landscape & Trees | |
| Urb. Design & Conservation | |
| Highways | ✓ |
| Dinton Pastures | |
| Environmental Health | |

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: As per previous.

Date for Responses 10 days.

## FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From: _____

New Site Notice ~~Y~~/ N

Revised Proposal Description: N/A.

CASE OFFICER KL.

Consultations Sent by Admin. on 16.07.03

Yellow - Case Officer Copy
*Green - Part One Copy*

CHAMBERLAIN ARCHITECTURE
**25 ST MARY'S AVE, PURLEY ON THAMES, READING**
**BERKSHIRE, RG8 8BJ**
**TEL: 0118 3753455**

70798

8255

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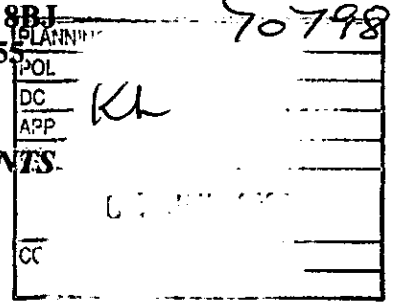

***WITH COMPLIMENTS***

8255

## Kerrin Lithgow

**From:** Prue Bray [prue@bray.telinco.co.uk]
**Sent:** 02 July 2003 16:01
**To:** kerrin.lithgow@wokingham.gov.uk
**Subject:** The Lodge, Simons Lane, Winnersh

Hi Kerrin,
I have now looked at the revised plan for the current application, which has taken the number of houses down from 5 to 4. While it is unfortunate that people in Simons Lane have recently had a number of planning applications to contend with, all of which add houses to the road, I find that the reduction in the number of houses on this particular site makes my original objection no longer sustainable. I note that Highways still have some issues over the location of the access. I assume that the access will be sorted out to Highways' officers satisfaction. Provided that is the case, I (reluctantly) withdraw my previous wish to have the application listed in the event that you recommend granting of planning permission.
Cllr Prue Bray
2nd July, 2003

[redacted]S I am happy to have this email included in the case file.

**Carol Hurst**

**From:** peter.underwood5@btopenworld.com
**Sent:** 28 June 2003 15:53
**To:** Development.Control@Wokingham.gov.uk
**Subject:** Planning Application 0/2002/8255

planning letter.doc

Please see my attached letter of objection
Thanking you in anticipation
P.B.Underwood

19, Simons Lane
Wokingham
Berks
RG41 3HG

Your Reference; Kerrin Lithgow 0/2002/8255

Dear Sir,
With regards to the planning application referenced above I would like to submit my objection based upon the following points;

- Simons Lane has experienced traffic difficulties borne out by the fact that we currently have speed bumps
- The lack of off road parking by new developments means that inevitably there will be on road parking adding to the dangers
- The proposed development is opposite a road junction and it is difficult to see how this would avoid further dangers
- Simons Lane currently enjoys the character afforded to it by non standard type developments and the new developments will ' spoil ' this appearance and feel
- The infrastructure of utilities will be further strained and the Reading Road impacted with yet more traffic. The main road is already highly congested and with all development schemes adds to the problem

I realise that these objections are similar to those submitted before but I fail to see that the reduction of 1 proposed property will significantly address the difficulties listed above.

Yours sincerely

P B Underwood

7

| PLANNING SERVICES | HPT |
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| DC | |
| APP | |
| CS | |
| 30 JUN 20 | |
| COPIES TO | |

Wokingham Unitary
Environmental Services Department,
Planning services,
P.O.Box 157,
Shute end,
Wokingham,
Berkshire.
RG40 1WR.

3/7 3 attempts to record this obs copy taken to keep trying. SV. Now on Needs printing

27th June 2003.

Your Reference & Application Number = 0/2002/8255.
Reply from 25, Simons Lane,
Wokingham,
Berkshire.
RG41 3HG.

Dear Ms Lithgow

We wish to object to the proposed application to demolish the existing two bungalows opposite our bungalow and build four houses.
We moved to this area because we considered it to be a mature, established and smart residential area of bungalows in a non estate location. The erection of four large houses will simply mean we are looking out onto a view that can be seen on any housing estate in the area. It is "cashing in" on a lovely road and altering its character. When we applied to extend our bungalow some years ago we had to comply with your stringent regulations to keep the existing character of the road.

Also, after heavy rain last winter, flood water and sewage entered existing properties opposite the proposed development. This leaves us with little confidencein the ability of the existing services to deal with waste at present let alone with the addition of more houses.

Yours sincerely

J. S Hogarth
A Z Hogarth

Jonathan Hogarth
Anita Hogarth

PLANNING SERVICES DEPT
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APP KL
CS
3 U
CORRES ✓3/7

Wokingham Unitary
Environmental Services Department,
Planning services,
P.O.Box 157,
Shute end,
Wokingham,
Berkshire.
RG40 1WR.

3/7 3 attempts to record this obs copy taken to keep trying. SV

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Also, after heavy rain last winter, flood water and sewage entered existing properties opposite the proposed development. This leaves us with little confidencein the ability of the existing services to deal with waste at present let alone with the addition of more houses.

Yours sincerely

J. S Hogarth
A Z Hogarth

Jonathan Hogarth
Anita Hogarth

Date: 18 June 2003

JUN 2003

To: Winnersh Parish Council

---

PLANNING SERVICES
PCL
CS
03 JUL 2003
COUNCIL TAX

We have received Revised Plans for the following planning application:

Application Number: O/2002/8255

Location: The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.

Applicant: Donnington Land & Property Ltd C/O Chamberlain Architecture.

Case Officer: Kerrin Lithgow

---

The new plans show the following: Revised plans which now propose four instead of five dwellings. Drawing no: 2305/11B.

---

**Comments are required by 28/06/2003.**

**Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.**

No comments

01.07.03

## Kerrin Lithgow

**From:** Kerrin Lithgow
**Sent:** 02 July 2003 11:58
**To:** 'daveprogolf@yahoo.com'
**Subject:** Symons Lane

Mr Coles,

Further to our telephone conversation this morning, our highways officer has requested the following:

*'The proposed shared access is too close to the junction with Walter Road. Please submit revised plans to address this.*

*Highways suggest either moving the shared access for plots 3 and 4 as far north as possible; or*

*Providing a single access for plot 4 (as far north) and a shared access for plots 2 and 3'.*

As I said on the telephone, should you have any questions about what is needed, please contact Adam Coggins in our highways department.

***Kerrin Lithgow***
*Principal Planning Officer - South Area*
*Environmental Services*
*Wokingham District Council*

***Tel:*** *0118 974 6441*
***Fax:*** *0118 974 6441*
***Email:*** *kerrin.lithgow@wokingham.gov.uk*
*www.wokingham.gov.uk*

Date: 18 June 2003

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8255

Location: The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.

Applicant: Donnington Land & Property Ltd C/O Chamberlain Architecture.

Case Officer: Kerrin Lithgow

---

The new plans show the following: Revised plans which now propose four instead of five dwellings. Drawing no: 2305/11B.

---

**Comments are required by 28/06/2003.**

**Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.**

The proposed shared access is too close to the junction with Latter Road. Please submit revised plans to address this.
Highways suggest either moving the shared access for plots 3&4 as far north as possible

or

providing single access for plot 4 (as far north) and a shared access for plots 2&3.

Adam 26/6/03

**CHAMBERLAIN ARCHITECTURE**
**25 St Mary's Ave, Purley on Thames**
**Reading, Berks, RG8 8BJ**
**TEL: 0118 3753455**

PLANNING SERVICES DEPT 69987
POL
DC KL
APP
CS
12 JUN 2003
COPIES TO

Ms K Lithgow
Planning Services
Wokingham District council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

8255

10th June 03

**RE. THE LODGE & SYLVAN, SIMONS LANE, WINNERSH**
**OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES, DEMOLITION OF EXISTING 2 DWELLINGS**

Dear Kieron

Following our meeting of today I have surveyed Malham and have revised the site plan and as you can see it actually exceeds Plot 4 in length. I have also revised the drives to Plot 3 & 4 as discussed and I hope this gives you all the information that you require.

Yours truly,

Stephen Chamberlain

Cc Mr D Coles

(3)

Kerrin Lithgow
Development Control Officer
Planning Services
P.O Box 157
Shute End
Wokingham
Berks RG40 1WR

23 Simons Lane
Wokingham
Berks. RG41 3HG

23rd June 2003

REVISED PLANS NOTIFICATION
APPLICATION NO: 0/2002/8255

We are not aware of any remedial action being taken to rectify the drainage and sewage problems affecting Nos: 19,21,23,25 + 27 Simons Lane.

As number 23 is on the corner of the junction of Simons and Walter Road, the recent development of "NEWLANDS" has already shown the traffic problems being considerably increased by turning lorries and parked cars. This constant heavy lorry traffic could well undermine the foundations of the existing older dwellings. We are reliably informed that the proposed project will, in all probability, last at least 12 months. The resulting noise, disturbance and traffic hazards will be unacceptable.

We have been advised that you are currently considering a further application for No: 9 Simons Lane which is to be demolished and some 10 dwellings to be built which can only exacerbate the existing problems, Furthermore, access and exit from our property will inevitably be severely curtailed if not impossible.

Being pensioners, with health problems, we are now forced to seriously consider moving as we will be unable to cope with the prospect of living on a building site.

We see no reason why 2 satisfactory dwellings should be unnecessarily demolished, and we are bitterly opposed to the acceptance of this revised planning application.

A.G.Kidd

D.M.Kidd.

(6)

**Ian Jordan**

**From:** Jill Wheatley [jill.wheatley@ntlworld.com]
**Sent:** 26 June 2003 10:52
**To:** development.control@wokingham.gov.uk
**Subject:** 0/2002 8255 drawing no 230511B

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES
POL
DC

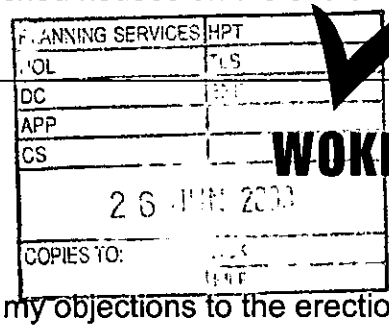
27/6

Dear Mr Lithgow
Many thanks for alerting me to the re-application for 4 houses instead of 5.
This does not change my original objections which are as relevant to 4 as to 5.
I attach my full letter of objection

Jill Wheatley
21 Simons Lane Wokingham
RG41HG

Planning application number 0/2002/8255

Proposed building of 4 detached houses on the site of 2 bu[illegible]lows




**WOKINGHAM UNITARY**
**Aiming for Excellence**

Dear Mr Lithgow

This letter expresses once again my objections to the erection of 4 houses at The Lodge and Sylvan

1. HIGHWAY SAFETY AND TRAFFIC

   One of principle concerns of all the residents

   - proposed driveways opposite existing driveways; danger to residents entering and leaving properties
   - proposed driveway (number 4) is opposite road junction of Simons Lane with Walter Road
   - additional traffic at road junction a hazard to large numbers of boys cycling to and from Forest School ; this is a cut through and a major cycle route for many children travelling from Woosehill estate to the Forest School and from Camellia Way and other streets at the top of Simons Lane
   - little car parking proposed for houses; visitors and second/third cars will park on roads nearby; dangers at the junction
   - no turning circle proposed on the site of new houses therefore cars must either back in or back out; traffic hazard
   - traffic congestion is already notorious on the A329 between Wokingham and Winnersh; the additional traffic of 10 + more cars will only add to the problem; residents consider the additional cars will put an unacceptable strain on the existing highway infrastructure
   - Simons Lane has been considered in the past to be a busy enough road for the council to place traffic calming measures along it to prevent accidents and speeding; concern was expressed about the impact of additional traffic and possible more inconvenience to residents


Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

2. IMPACT ON THE APPEARANCE OF THE AREA and DESIGN, APPEARANCE AND LAYOUT OF THE DEVELOPMENT

This was another major concern of residents; the following matters were discussed

- The proposal to put 5 detached house where there were two bungalows would greatly change the appearance of the road
- Residents felt that the cramped, overcrowded appearance of 5 new houses would be in significant and unpleasant contrast to the mature residences already here
- Simons Lane has no other block of identical modern houses of this number which appear more suited to housing estate than to a mature road
- Simons Lane is known for its mature trees and shrubs in fairly large front gardens; there would be little space to continue this tradition and consequently the new proposed houses would be in stark contrast to the surrounding properties
- the building of houses in the place of bungalows will have a significant effect on the appearance of the one, isolated, remaining bungalow (Malham)
- The removal of existing old boundary walls (being replaced in the proposal by modern fencing) would be a loss of maturity and style to residents overlooking the back of the proposed houses
- Residents consider this to be a gross over-development of the site which will radically change the character of the road
- The addition of 4 houses of the same designs as the new build of two next door will make a stretch of 6 identical houses which will be unique to this lane and entirely unacceptable. They will be like a housing estate development, totally out of keeping with the character of this lane of mixed housing.

3 THE EFFECT OF DAYLIGHT AND PRIVACY OF EXISTING PROPERTIES

- Many residents express serious concerns about the height of the houses overlooking small bungalows and interfering with their privacy in the house and in the garden where they would be overlooked.
- In the past, there have been restrictions on existing residents' planning applications to avoid overlooking and loss of light to neighbours. We would hope that the same courtesy would be extended to existing residents in the light of this application
- In the absence of detailed drawings by the applicant, we are not able to comment in detail on the siting of new windows in relation to existing properties but concerns were expressed about this possibility

4, THE EFFECT OF 5 MORE HOUSES ON THE PROBLEMS OF SURFACE WATER, PUMPING STION CAPACITY AND DRAINAGE

This was another serious concern of all residents.

- in view of difficulties encountered this winter by rain water flooding and sewage affecting existing properties inside and out, residents have little confidence of the ability of services to deal with waste from 5 more houses
- services were inadequate then and we know of no plans to improve these services before new housing is permitted
- emergency services were called out by several residents after this winter's flooding to deal with rising sewage

Jill Wheatley
21 Simons Lane Wokingham RG413HG

23.6.2003 26 Woodland Ave (5.)
Winnie L.
Wokingham
RG41 3HL

Ref. O/2002/8255/276

The proposal to build four large detached houses in place of the existing two bungalows would completely change the appearance of both Simons Lane and Woodland Ave. The height of the proposed houses overlooking small bungalows in Woodland Ave would interfere with privacy both inside the house and in the garden.

In the past there were restrictions on planning application to avoid overlooking and the loss of light. It is hoped the same courtesy would be extended to existing residents.

There have been difficulties with rain water flooding and sewage affecting existing properties. Whose large houses would make it almost impossible for services to deal with this.

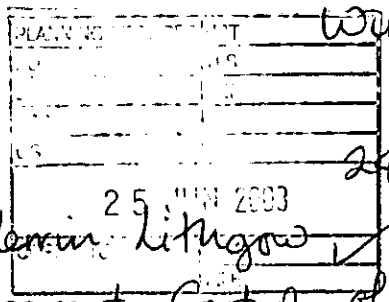
As regards the extra traffic. The Reading Road is already grid locked most days. As each house is likely to have at least two cars each it would make it extremely dangerous with speeding traffic from the top of Simons Lane and traffic coming from Walter Road right opposite to these proposed houses. If building has to go on — three bungalows would be more appropriate.

Yours sincerely,

D. M. Walshman

(4)

28 Woodlands Avenue
Wokingham, Berks.
RG41 3HL
24th June 2003.




Mr. Kevin Lithgow
Development Control Officer
Wokingham District Council

Dear Mr. Lithgow,

Re: Application Number: O/2002/8255

I am writing to object to the above planning proposal on the following grounds:-

1. Our property will be very overlooked. Twice the number of dwellings are proposed to the existing

ones.

2. The light to our property will be blocked by 4 dwellings which would have to be very close together in order to squeeze them onto the existing site.

3. Any style of dwellings other than single storey BUNGALOWS would be out of keeping with the surrounding properties. At present the site has bungalows on three sides.

4. Extra dwellings will put an increased load on the sewage,

drainage and other utilities.

5. Extra dwellings will put an increased amount of traffic onto Simons Lane and the A329. Both of which are busy roads especially at peak times.

6. We strongly object to any rear access from these dwellings into Woodlands Avenue. Woodlands Avenue is not capable of taking more traffic (it is a designated bridle path), therefore vehicle access to Woodlands Avenue from this site must be prevented.

7. We object to the removal of the present brick wall and shrubs to the rear of the site. These are to the front of our property and an essential part of our outlook. The present wall and shrubs are mature and in keeping with the overall character of the lane.

Please give serious consideration to our objections.

Yours sincerely

A. F. Kirby

(3)

Malham,
Simons Lane,
Wokingham,
Berks,
RG41 3HH

24th June 2003

Dear Sir or Madam,

27/6

Re: Revised Planning Application O/2002/8255
Demolition of The Lodge & Sylvan, Simons Lane to be replaced by 4 detached houses

We, the residents of Malham, Simons Lane, object to this proposal on the following grounds.

Specific to Malham:

1. In 1998 we submitted plans to extend our own bungalow (Application Number 98/68767/F) and those plans were only approved conditional on a) the garage was reduced in length by 800mm to meet the aesthetic standards of the planning officer and b) the roof plans (for a bungalow) required modification so as not to impede the daylight to my neighbours c) that the considerable off street driveway parking be maintained and that no development or building should take place over it.
   Whilst we did not get the garage space we wanted and the roof cost considerably more than budgeted, we could see the long term benefits to the neighbourhood and appreciated that the tight planning controls would benefit us all.
   Clearly, if the above mentioned plans are approved for 4 **houses** in the space of 2 bungalows, then different planning standards are now employed.
   No comment has been received from you on this point!

2. The daylight provided to our dinning room window and to our rear garden would disappear. The prevailing sunlight comes from the direction of the proposed houses where the site is currently occupied by a bungalow. The current sunlight is relatively un-impeded but would disappear unless the site in question is occupied by less houses with the siting further from the current boundary. **The revised plans now show 4 houses with the house adjacent the same minimum 3 feet from the boundary. The fact that the revised plan now shows 4 larger houses instead of the original 5, in fact makes the daylight position worse for us.**

3. The dinning room window and the rear garden are currently private and not overlooked. Obviously the siting of houses in the adjacent plot will intrude upon and remove the privacy we enjoy.

Specific to the neighbourhood:

1. HIGHWAY SAFETY AND TRAFFIC
   - proposed driveways opposite existing driveways; danger to residents entering and leaving properties
   - proposed driveway with access and egress for two houses directly opposite the road junction of Simons Lane with Walter Road
   - additional traffic at road junction a hazard to large numbers of boys cycling to and from Forest School ; this is a cut through and a major cycle route for many children travelling from Woosehill estate to the Forest School and from Camellia Way and other streets at the top of Simons Lane
   - little car parking proposed for houses; visitors and second/third cars will park on roads nearby; dangers at the junction. These visitors will have no other option than to park outside of my property.
   - traffic congestion is already notorious on the A329 between Wokingham and Winnersh; the additional traffic of 10 + more cars will only add to the problem; residents consider the additional cars will put an unacceptable strain on the existing highway infrastructure
   - Simons Lane has been considered in the past to be a busy enough road for the council to place traffic calming measures along it to prevent accidents and speeding; concern was expressed about the impact of additional traffic and possible more inconvenience to residents

2. IMPACT ON THE APPEARANCE OF THE AREA and DESIGN, APPEARANCE AND LAYOUT OF THE DEVELOPMENT

- The proposal to put 4 detached houses where there were two bungalows would greatly change the appearance of the road. In fact this development will completely overshadow the current bungalows.
- Residents felt that the cramped, overcrowded appearance of 4 new houses would be in significant and unpleasant contrast to the mature residences already here
- Simons Lane has no other block of identical modern houses of this number which appear more suited to housing estate than to a mature road
- Simons Lane is known for its mature trees and shrubs in fairly large front gardens; there would be little space to continue this tradition and consequently the new proposed houses would be in stark contrast to the surrounding properties.
- the building of houses in the place of bungalows will have a significant effect on the appearance of the one, isolated, remaining bungalow (Malham)

- The removal of existing old boundary walls (being replaced in the proposal by modern fencing) would be a loss of maturity and style to residents overlooking the back of the proposed houses
- Residents consider this to be a gross over-development of the site which will radically change the character of the road

3 THE EFFECT OF DAYLIGHT AND PRIVACY OF EXISTING PROPERTIES

- Many residents expressed serious concerns about the height of the houses overlooking small bungalows and interfering with their privacy in the house and in the garden where they would be overlooked.
- In the past, there have been restrictions on existing residents' planning applications to avoid overlooking and loss of light to neighbours. We would hope that the same courtesy would be extended to existing residents in the light of this application
- In the absence of detailed drawings by the applicant, we are not able to comment in detail on the siting of new windows in relation to existing properties but concerns were expressed about this possibility

4, THE EFFECT OF 4 MORE HOUSES ON THE PROBLEMS OF SURFACE WATER, PUMPING STION CAPACITY AND DRAINAGE

This was another serious concern of residents.

- in view of difficulties encountered this winter by rain water flooding and sewage affecting existing properties inside and out, residents have little confidence of the ability of services to deal with waste from 4 more houses
- services were inadequate then and we know of no plans to improve these services before new housing is permitted
- emergency services were called out by several residents after this winter's flooding to deal with rising sewage

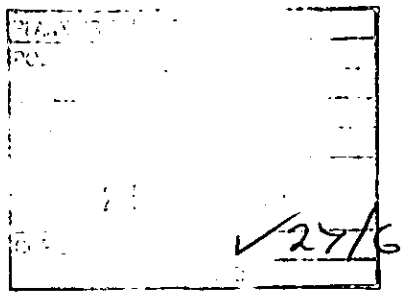
Yours sincerely,

P. Norton & C.G. Rawlings

P Norton.

C.G. Rawlings

**31 Simons Lane Wokingham Berkshire RG41 3HG**
**Telephone 0118 9783366**



Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
RG40 1WR

23 June 2003

Dear Sirs

Re: Application O/2002/8255

In response to your recent letter concerning a revised application on the site at Simons Lane, my observations are as follows:

1. The density proposed is still too intense for the nature of the road. Three units would be far more acceptable. No architectural design seems to have been given to make the houses more individual, thus the development is seen as a row effect.

2. The proximity of the road junction with Walter Road is a danger, particularly as it is now used by traffic from other areas as a short cut. This is a very dangerous junction where many accidents have occurred due to the straight approach roads both from the estate and the long stretch of Simons Lane. Despite road humps, traffic still exceeds the limit on these approaches.

3. Adjacent properties with be made to endure a block of houses where once were bungalows, resulting in loss of aspect and light. The proposal falls outside that which is acceptable as infill, there being a recent adjacent development of two houses. This would mean a row of six houses where previously there was only three bungalow styles. This would undoubtedly add to the estate visual effect, which hitherto has not been a feature of the road.

4. Roof levels should be reduced for the above reason and be of chalet style construction.

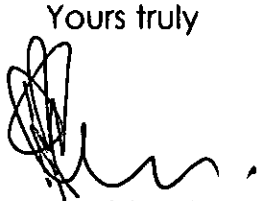
5. A tree and shrub-planting scheme must be enforced to reduce the 'Estate Effect'.

6. By reducing the number of properties envisaged, this will enable an on-site turning ability, and exits positioned in such a way as not to coincide with the junction of Walter Road.

7. Established indigenous trees that existed along the site frontages were allowed to be cut down over recent years thus adding to the stark aspect, which will only be added to by this intense development.

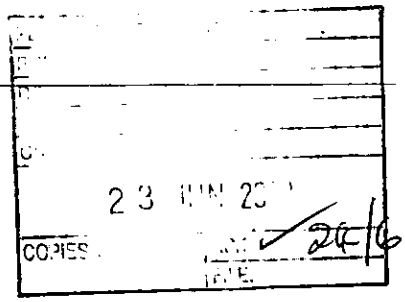
8. Further points regarding flooding, sewer drainage and congestion on the main A329 road, are, I am sure, aspects you will address with this application.

Yours truly



David Nelms – 31 Simons Lane.

obs. ①




## Kerrin Lithgow

**From:** Phil [phil@itp.uk.net]
**Sent:** 23 June 2003 11:06
**To:** kerrin.lithgow@wokingham.gov.uk
**Subject:** Planning Application 0/2002/8255

Dear Kerrin

Thank you for providing me with your email address on Friday.

My objections to the above development still stand as before. All that has been achieved is a reduction in the number of houses from 5 to 4 which is of little consequence.

We have already had 2 x 5 bed roomed houses built adjacent to this proposed development replacing a 3 bed roomed bungalow and to add a further 4 houses would be intolerable.

I also found out recently that plans are afoot to replace number 7 and number 9 with TEN further houses.

We really do need to take a look at the bigger picture here and take a view on the total impact on Simons Lane rather than just individual developments.

The Reading Road is already in turmoil with the traffic and as new properties are currently under construction this situation can only worsen.

Chestnut Avenue has been left with a beautiful old house looking like a 'squat'

As a long standing resident I will do all in my power to halt these changes.

I look forward to your response.

Best Regards

Philip Pitts
13A Simons Lane
Woking ham
Berks
RG41 3HG

01189790930

Date: 18 June 2003

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8255

Location: The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings.

Applicant: Donnington Land & Property Ltd C/O Chamberlain Architecture.

Case Officer: Kerrin Lithgow

---

The new plans show the following: Revised plans which now propose four instead of five dwellings. Drawing no: 2305/11B.

---

**Comments are required by 28/06/2003.**

**Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.**

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 0/2002/8255 Date Rec. 12th June 2002.

Location: The Lodge and Sylvan, Simons Lane, Winnersh.

Parish: Winnersh.

Applicant: Donnington Land and Property Ltd C/O Chamberlain Architecture

Description of attached plans: Revised plans ~~xxxx~~ which now propose four instead of five dwellings.

Drawing No's: 2305/11B.

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

| | |
|---|---|
| Landscape & Trees | |
| Urb. Design & Conservation | |
| Highways | ✓ |
| Dinton Pastures | |
| Environmental Health | |

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: As per previous.

Date for Responses 10 days

## FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description: Outline application for the proposed erection of 4 dwellings with garages, demolition of existing 2 dwellings

CASE OFFICER: KL.

Consultations Sent by Admin. on: 18.06.02

Yellow - Case Officer Copy
*Green* - *Part One Copy*

**CHAMBERLAIN ARCHITECTURE**
**25 St Mary's Ave, Purley on Thames**
**Reading, Berks, RG8 8BJ**
**TEL: 0118 3753455**

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Ms K Lithgow
Planning Services
Wokingham District council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN
8255

10th June 03

**RE. THE LODGE & SYLVAN, SIMONS LANE, WINNERSH**
**OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES, DEMOLITION OF EXISTING 2 DWELLINGS**

Dear Kieron

Following our meeting of today I have surveyed Malham and have revised the site plan and as you can see it actually exceeds Plot 4 in length. I have also revised the drives to Plot 3 & 4 as discussed and I hope this gives you all the information that you require.

Yours truly,

Stephen Chamberlain

Cc Mr D Coles

**CHAMBERLAIN ARCHITECTURE**
**25 St Mary's Ave, Purley on Thames**
**Reading, Berks, RG8 8BJ**
**TEL: 0118 3753455**

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Ms K Lithgow
Planning Services
Wokingham District council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

7th April 03

**RE. THE LODGE & SYLVAN, SIMONS LANE, WINNERSH**
**OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES, DEMOLITION OF EXISTING 2 DWELLINGS**

Dear Kerrin

Following our telephone conversation regarding the above we enclose herewith an amended plan showing the proposal reduced to 4 dwellings.

Once you have had a chance to study the enclosed perhaps you could let me know whether we could substitute the drawings.

Yours truly,

Stephen Chamberlain

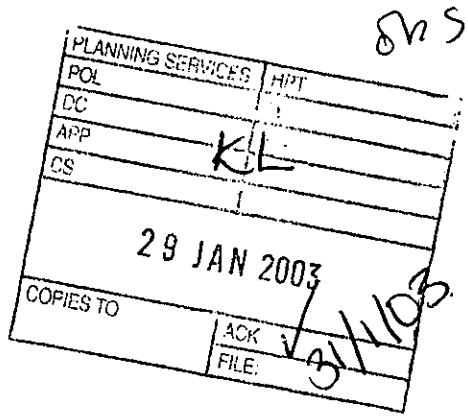
- Not confidential (advised at counter).

**Trevor Watson**

**From:** Prue Bray [prue@bray.telinco.co.uk]
**Sent:** 03 February, 2003 2:47 PM
**To:** Trevor Watson
**Subject:** O/2002/8255 erection of 5 dwellings in Simons Lane

Trevor,
Kerrin is away for the next few weeks, so in her absence I thought I would let you know that should the recommendation on this application be approval, I would like it listed, on the grounds that it is unacceptable infill and not in keeping with the surrounding houses.
Prue Bray

**31 Simons Lane Wokingham Berkshire RG41 3HG**
**Telephone 0118 9783366**




Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
RG40 1WR

25 January 2003

Dear Sirs

Re: Application O/2002/8255

In response to your recent letter concerning an application on the site at Simons Lane, my observations are as follows:

1. The density proposed is far too intense for the nature of the road. Three units would be far more acceptable.

2. The proximity of the road junction with Walter Road is a danger, particularly as it is now used by traffic from other areas as a short cut.

3. Adjacent properties with be made to endure houses where once were bungalows, resulting in loss of aspect and light.

4. Roof levels should be reduced for the above reason and be of chalet style construction.

5. A tree and shrub planting scheme must be enforced to reduce the 'Estate Effect'.

6. By reducing the number of properties envisaged, this will enable an on-site turning ability, and exits positioned in such a way as not to coincide with the junction of Walter Road.

7. Further points regarding flooding, sewer drainage and congestion on the main A329 road, are, I am sure, aspects you will address with this application.

Yours truly

David Nelms – 31 Simons Lane.

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8255. (Case Officer:Kerrin Lithgow)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

29 JAN 2003

31/1/03

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8255**

**YOUR NAME:** MRS D. MARSHMAN

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
26 WOODLANDS AVENUE
WOKINGHAM
BERKSHIRE RG41 3HL

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
1 The proposal to put 5 detached houses in place of 2 bungalows would change the appearance of both Semons Lane and Woodlands Ave. The cramped and overcrowded appearance of 5 new large houses would be an unpleasant contrast to the mature residences already here.
2 The removal of existing boundary walls

Continue over the page if more room required

PTO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INVESTOR IN PEOPLE

would be a loss of maturity to residents overlooking the back of the proposed houses.

3/ The height of the houses overlooking small bungalows in Woodland Ave would interfere with privacy in the house and in the garden. In the past there were restrictions on planning applications to avoid overlooking and loss of light.

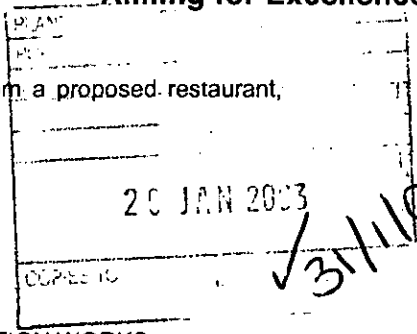
4/ Regarding Rain-water flooding and Sewage. There have been many difficulties this winter and 5 more large houses would make this intolerable.

5/ Traffic on the Reading Road is very often grid locked. At least 10 more cars coming out on to Simons Lane and especially the junction with Walter Road would be very dangerous. Traffic calming measures have already been put in place in Simons Lane because of the volume and speed of traffic coming down from ~~Camellia~~ way.

D. M. Marshall

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8255. (Case Officer:Kerrin Lithgow)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**




THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
- X DESIGN, APPEARANCE AND LAYOUT.
- X HIGHWAY SAFETY.
- X RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
- LOSS OF LIGHT.
- OVERSHADOWING/OVERLOOKING (loss of privacy).
- X NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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- EFFECT ON PROPERTY VALUES.
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- MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
- MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
- THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
- RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
- SUBSIDENCE TO NEIGHBOURING PROPERTIES.

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8255**

**YOUR NAME:** A.G.I. KIDD.

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
23 SIMONS LANE
WOKINGHAM
BERKSHIRE

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

PLEASE SEE ATTACHED.

Continue over the page if more room required

23, Simons Lane
Wokingham

27th January, 2003

PLANNING APPLICATION NUMBER O/2002/8255

PROPOSED BUILDING OF 5 DETACHED HOUSES ON THE SITE OF 2 BUNGALOWS

---

In addition to the comments made by the other residents of Simons Lane, Woodlands Avenue, and Walter Road, we would like to draw your attention to aspects which affect 23 SIMONS LANE :-

DRAINAGE

Our breakfast room and sun lounge were flooded recently. In the former room water was forced up the sewage pipes causing flooding of 3 - 4 inches. This is not the first time we have been subjected to flooding since the estate at the top end of our lane was built.

Another 5 houses in our view will exacerbate our problems.

ROAD TRAFFIC

The constant heavy lorry traffic and the resulting noise could well undermine the foundations of the existing properties in this lane.

THE NEED FOR THE DEVELOPMENT

We do not see any reason to demolish 2 sound properties to be replaced by 5 houses which would cause any amount of problems to us and the other residents.

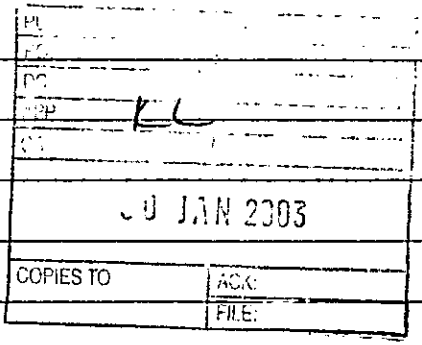
A.G.Kidd

D.M.Kidd.

no address.

SNS

8255.




Re proposed further development in Simons Lane

Dear Sir

I understand that 5 more large houses are proposed for Simons Lane - 2 having been built already. These new 5 houses to occupy the site of 2 bungalows. I always understood that originally bungalows were built to be "in keeping" with the area, this is obviously not now the case.

My real question about these proposed new houses is where the councils "duty of care" exactly lies.

So their concern for the 5 families - as yet unknown to the area who will buy the houses - not first time buyers houses which our own children could afford - but houses costing £500/600,000 - ensuring a good profit for the builder.

So their concern for the people selling the bungalows - one family who having made a large profit - can go and buy a more "rural" location - ensuring that the one they leave behind is further destroyed.

Should not the councils greatest concern be for the residents actually living in the area - some of them for all of their lives - whose quality of life will be diminished by the building of more very close together houses - loss of privacy, loss of light for some - worse sewage facilities and a more dangerous road to live on, and the further reduction of what was once a beautiful rural area. Should I assume that the very last people that the council are concerned about are the people who actually have to live in the area. Do we not matter?

Yours faithfully,

S.V. Haider (Mrs)

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8255. (Case Officer:Kerrin Lithgow)**
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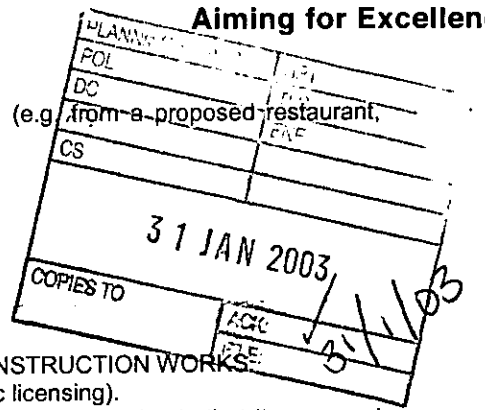
**WOKINGHAM UNITARY**
**Aiming for Excellence**




THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8255**

**YOUR NAME:** MR & MRS J. HOGARTH

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
25 SIMONS LANE
WOKINGHAM
BERKSHIRE

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
Putting 5 detached houses where there were 2 bungalows would look cramped, would change the appearance of the road, giving it a "housing estate" feel, and would be an undesirable contrast to the native bungalows already there. We moved to this lane because we liked being in an area of bungalows. We are concerned about the houses being out of scale with the existing bungalows.

Visitors to the houses, and the owners' second and third cars

Continue over the page if more room required

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are likely to park outside our property, and opposite it, making it a) difficult to see when we emerge from our driveway and

b) making the junction dangerous.

There is no pavement on that side so residents will be reversing directly on to the road, causing a hazard at the junction, and to passing boys cycling to and fro to the Forest School.

---

When we applied to extend our own bungalow we had to meet stringent rules and regulations to keep the character of the road. To have a row of 5 houses would show a decline in your standards.

It would appear from the plans that the building will be projecting forward of the existing building line.

Another concern is the effect of 5 more houses on the problems of surface water, pumping station capacity and drainage :-

a) In view of difficulties encountered this winter by rain rain water flooding and sewage affecting existing properties inside and out, residents have little confidence in the ability of services to deal with waste from 5 more houses.

b) Services were inadequate then and we know of no plans to improve those services before new housing is permitted.

c) Emergency services were called out by several residents to deal with rising sewage after flooding this winter.

A E Hogarth 30/1/03

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8255. (Case Officer:Kerrin Lithgow)**
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**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
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LOSS OF LIGHT.
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NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 29 JAN 2003 | |
| COPIES TO | ACK 31/1/03 |
| | FILE |

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8255**

**YOUR NAME:** MRS. ANNE KIRBY

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
28 WOODLANDS AVENUE
WOKINGHAM
BERKSHIRE

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
I would like to object to the application:-
1) On the grounds that our outlook from the front of our property will be very greatly altered by the erection of 5 full size houses. At present we look out at one chalet bungalow with dormer windows. Five houses so close together and with their additional height will completely change our outlook.

Continue over the page if more room required

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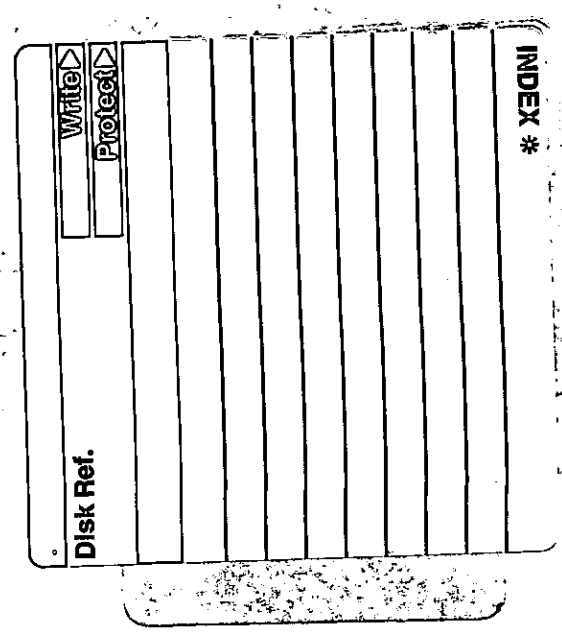
POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

(2) We will be greatly overlooked by these proposed houses. Their back bedroom windows will look directly into our front bedrooms.

(3) The removal of the existing brick wall which forms the rear boundary and the removal of the shrubs will alter the character of the lane which has always been rural, quiet and "countryfied". The proposed fencing will completely change the character of the lane which at the moment lives up to its name of WOODLANDS Avenue.

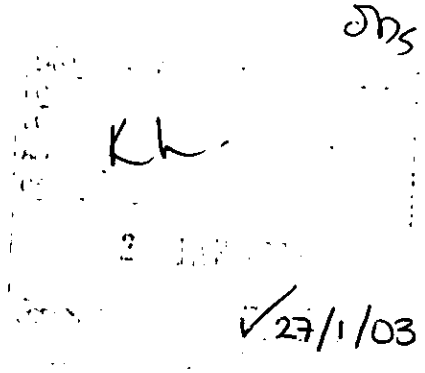
These houses are estate style homes and are totally out of keeping with the existing matured residential area, and a gross over-development of the site.

A. F. Kirby



**Carol Hurst**

**From:** Rawlings, Chris [chris.rawlings@gb.unisys.com]
**Sent:** 27 January 2003 09:33
**To:** 'development.control@wokingham.gov.uk'
**Cc:** Rawlings, Chris
**Subject:** Objection to Planning Application O/2002/8255



Malham,
Simons Lane,
Wokingham,
Berks,
RG41 3HH

25th Jan 2003

Dear Sir or Madam,

Re: Planning Application O/2002/8255
Demolition of The Lodge & Sylvan, Simons Lane to be replaced by 5 detached houses

We, the residents of Malham, Simons Lane, object to this proposal on the following grounds.

Specific to Malham:

1. In 1998 we submitted plans to extend our own bungalow (Application Number 98/68767/F) and those plans were only approved conditional on a) the garage was reduced in length by 800mm to meet the aesthetic standards of the planning officer and b) the roof plans (for a bungalow) required modification so as not to impede the daylight to my neighbours c) that the considerable off street driveway parking be maintained and that no development or building should take place over it.
   Whilst we did not get the garage space we wanted and the roof cost considerably more than budgeted, we could see the long term benefits to the neighbourhood and appreciated that the tight planning controls would benefit us all.
   Clearly, if the above mentioned plans are approved for 5 **houses** in the space of 2 bungalows, then different planning standards are now employed.

2. The daylight provided to our dinning room window and to our rear garden would disappear. The prevailing sunlight comes from the direction of the proposed houses where the site is currently occupied by a bungalow. The current sunlight is relatively un-impeded but would disappear unless the site in question is occupied by less houses with the siting further from the current boundary.

3. The dinning room window and the rear garden are currently private and not overlooked. Obviously the siting of houses in the adjacent plot will intrude upon and remove the privacy we enjoy.

Specific to the neighbourhood:

1. HIGHWAY SAFETY AND TRAFFIC

One of principle concerns of residents; the following issues were discussed;-

- o proposed driveways opposite existing driveways; danger to residents entering and leaving properties
- o proposed driveway (number 4) is opposite road junction of Simons Lane with Walter Road
- o additional traffic at road junction a hazard to large numbers of boys cycling to and from Forest School ; this is a cut through and a major cycle route for many children travelling from Woosehill estate to the Forest School and form Camellia Way and other streets at the top of Simons Lane
- o little car parking proposed for houses; visitors and second/third cars will park on roads nearby; dangers at the junction
- o no turning circle proposed on the site of new houses therefore cars must either back in or back out; traffic hazard
- o traffic congestion is already notorious on the A329 between Wokingham and Winnersh; the additional traffic of 10 + more cars will only add to the problem; residents consider the additional cars will put an unacceptable strain on the existing highway infrastructure
- o Simons Lane has been considered in the past to be a busy enough road for the council to place traffic calming measures along it to prevent accidents and speeding; concern was expressed about the impact of additional traffic and possible more inconvenience to residents

2. IMPACT ON THE APPEARANCE OF THE AREA and DESIGN, APPEARANCE AND LAYOUT OF THE DEVELOPMENT

This was another major concern of residents; the following matters were discussed

- o The proposal to put 5 detached house where there were two bungalows would greatly change the appearance of the road
- o Residents felt that the cramped, overcrowded appearance of 5 new houses would be in significant and unpleasant contrast to the mature residences already here
- o Simons Lane has no other block of identical modern houses of this number which appear more suited to housing estate than to a mature road
- o Simons Lane is known for its mature trees and shrubs in fairly large front gardens; there would be little space to continue this tradition and consequently the new proposed houses would be in stark contrast to the surrounding properties
- o the building of houses in the place of bungalows will have a significant effect on the appearance of the one, isolated, remaining bungalow (Malham)
- o The removal of existing old boundary walls (being replaced in the proposal by modern fencing) would be a loss of maturity and style to residents overlooking the back of the proposed houses
- o Residents consider this to be a gross over-development of the site which will radically change the character of the road

3 THE EFFECT OF DAYLIGHT AND PRIVACY OF EXISTING PROPERTIES

- o Many residents expressed serious concerns about the height of the houses overlooking small bungalows and interfering with their privacy in the house and in the garden where they would be overlooked.
- o In the past, there have been restrictions on existing residents' planning applications to avoid overlooking and loss of light to neighbours. We would hope that the same courtesy would be

extended to existing residents in the light of this application

- In the absence of detailed drawings by the applicant, we are not able to comment in detail on the siting of new windows in relation to existing properties but concerns were expressed about this possibility

4, THE EFFECT OF 5 MORE HOUSES ON THE PROBLEMS OF SURFACE WATER, PUMPING STION CAPACITY AND DRAINAGE

This was another serious concern of residents.

- in view of difficulties encountered this winter by rain water flooding and sewage affecting existing properties inside and out, residents have little confidence of the ability of services to deal with waste from 5 more houses
- services were inadequate then and we know of no plans to improve these services before new housing is permitted
- emergency services were called out by several residents after this winter's flooding to deal with rising sewage

Yours sincerely,

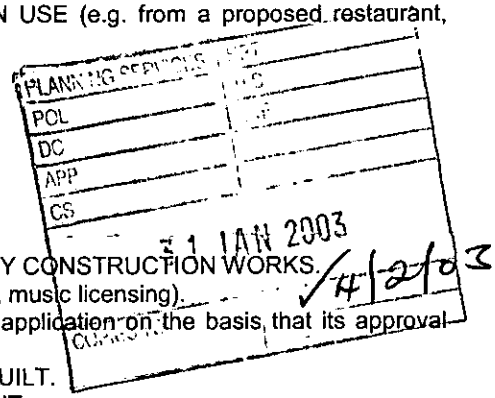
P. Norton & C.G. Rawlings

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8255. (Case Officer:Kerrin Lithgow)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.




**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8255**

**YOUR NAME:** MR & MRS UNDERWOOD.

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
19 SIMONS LANE
WOKINGHAM
BERKSHIRE

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

See attached sheets.

Continue over the page if more room required

Planning application number 0/2002/8255

Proposed building of 5 detached houses on the site of 2 bungalows

---

Summary of residents' meeting at 25 Simons Lane on January 22nd

Copy

- all residents who attended the meeting or who sent apologies or who asked to be informed
- local WD councillors; D Ball
  D King
  T Marinos
  R Ekes
  D Morgan
- John Redwood MP

1. HIGHWAY SAFETY AND TRAFFIC

   One of principle concerns of residents; the following issues were discussed;-

   - proposed driveways opposite existing driveways; danger to residents entering and leaving properties
   - proposed driveway (number 4) is opposite road junction of Simons Lane with Walter Road
   - additional traffic at road junction a hazard to large numbers of boys cycling to and from Forest School ; this is a cut through and a major cycle route for many children travelling from Woosehill estate to the Forest School and form Camellia Way and other streets at the top of Simons Lane
   - little car parking proposed for houses; visitors and second/third cars will park on roads nearby; dangers at the junction
   - no turning circle proposed on the site of new houses therefore cars must either back in or back out; traffic hazard
   - traffic congestion is already notorious on the A329 between Wokingham and Winnersh; the additional traffic of 10 + more cars will only add to the problem; residents consider the additional cars

will put an unacceptable strain on the existing highway infrastructure

- Simons Lane has been considered in the past to be a busy enough road for the council to place traffic calming measures along it to prevent accidents and speeding; concern was expressed about the impact of additional traffic and possible more inconvenience to residents

## 2. IMPACT ON THE APPEARANCE OF THE AREA and DESIGN, APPEARANCE AND LAYOUT OF THE DEVELOPMENT

This was another major concern of residents; the following matters were discussed

- The proposal to put 5 detached house where there were two bungalows would greatly change the appearance of the road
- Residents felt that the cramped, overcrowded appearance of 5 new houses would be in significant and unpleasant contrast to the mature residences already here
- Simons Lane has no other block of identical modern houses of this number which appear more suited to housing estate than to a mature road
- Simons Lane is known for its mature trees and shrubs in fairly large front gardens; there would be little space to continue this tradition and consequently the new proposed houses would be in stark contrast to the surrounding properties
- the building of houses in the place of bungalows will have a significant effect on the appearance of the one, isolated, remaining bungalow (Malham)
- The removal of existing old boundary walls (being replaced in the proposal by modern fencing) would be a loss of maturity and style to residents overlooking the back of the proposed houses

- Residents consider this to be a gross over-development of the site which will radically change the character of the road

3 THE EFFECT OF DAYLIGHT AND PRIVACY OF EXISTING PROPERTIES

- Many residents expressed serious concerns about the height of the houses overlooking small bungalows and interfering with their privacy in the house and in the garden where they would be overlooked.
- In the past, there have been restrictions on existing residents' planning applications to avoid overlooking and loss of light to neighbours. We would hope that the same courtesy would be extended to existing residents in the light of this application
- In the absence of detailed drawings by the applicant, we are not able to comment in detail on the siting of new windows in relation to existing properties but concerns were expressed about this possibility

4, THE EFFECT OF 5 MORE HOUSES ON THE PROBLEMS OF SURFACE WATER, PUMPING STION CAPACITY AND DRAINAGE

This was another serious concern of residents.

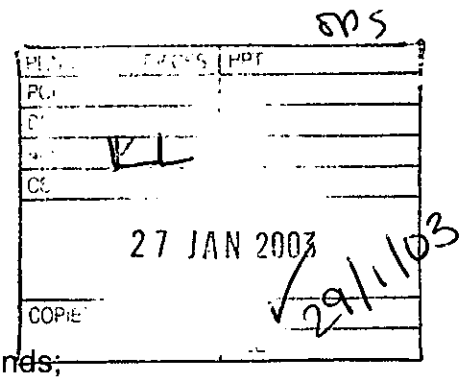
- in view of difficulties encountered this winter by rain water flooding and sewage affecting existing properties inside and out, residents have little confidence of the ability of services to deal with waste from 5 more houses
- services were inadequate then and we know of no plans to improve these services before new housing is permitted
- emergency services were called out by several residents after this winter's flooding to deal with rising sewage

Jill Wheatley
21 Simons Lane Wokingham RG413HG

On behalf of the concerned residents of Simons Lane, Walter Road and Woodlands Avenue

**Carol Hurst**

**From:** Jill Wheatley [jill.wheatley@ntlworld.com]
**Sent:** 26 January 2003 13:44
**To:** development.control@wokingham.gov.uk
**Subject:** planning application comments




Dear Mr Lithgow

re PLANNING APPLICATION NO 2002/8255

I wish to object to the above application on the following grounds;

1 HIGHWAY SAFETY AND TRAFFIC

- o proposed driveways opposite existing driveways; danger to residents entering and leaving properties
- o proposed driveway (number 4) is opposite road junction of Simons Lane with Walter Road
- o additional traffic at road junction a hazard to large numbers of boys cycling to and from Forest School ; this is a cut through and a major cycle route for many children travelling from Woosehill estate to the Forest School and from Camellia Way and other streets at the top of Simons Lane
- o little car parking proposed for houses; visitors and second/third cars will park on roads nearby; dangers at the junction
- o no turning circle proposed on the site of new houses therefore cars must either back in or back out; traffic hazard
- o traffic congestion is already notorious on the A329 between Wokingham and Winnersh; the additional traffic of 10 + more cars will only add to the problem; residents consider the additional cars will put an unacceptable strain on the existing highway infrastructure

2. IMPACT ON THE APPEARANCE OF THE AREA and DESIGN, APPEARANCE AND LAYOUT OF THE DEVELOPMENT

- o The proposal to put 5 detached house where there were two bungalows would greatly change the appearance of the road
- o I feel that the cramped, overcrowded appearance of 5 new houses would be in significant and unpleasant contrast to the mature residences already here
- o Simons Lane has no other block of identical modern houses of this number which appear more suited to housing estate than to a mature road
- o Simons Lane is known for its mature trees and shrubs in fairly large front gardens; there would be little space to continue this tradition and consequently the new proposed houses would be in stark contrast to the surrounding properties

- the building of houses in the place of bungalows will have a significant effect on the appearance of the one, isolated, remaining bungalow (Malham) which is directly opposite my house
- I consider this to be a gross over-development of the site which will radically change the character of the road

3. THE EFFECT OF 5 MORE HOUSES ON THE PROBLEMS OF SURFACE WATER, PUMPING STATION CAPACITY AND DRAINAGE

- in view of difficulties encountered this winter by rain water flooding and sewage affecting existing properties inside and out, residents have little confidence of the ability of services to deal with waste from 5 more houses
- services were inadequate then and we know of no plans to improve these services before new housing is permitted
- emergency services were called out by several residents after this winter's flooding to deal with rising sewage

nb The water rose to a level that seriously affected my floors and caused a claim on my insurance.

Yours Sincerely
Jill Wheatley
21 Simons Lane
Wokingham
RG41HG

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8255. (Case Officer:Kerrin Lithgow)**
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**WOKINGHAM UNITARY**
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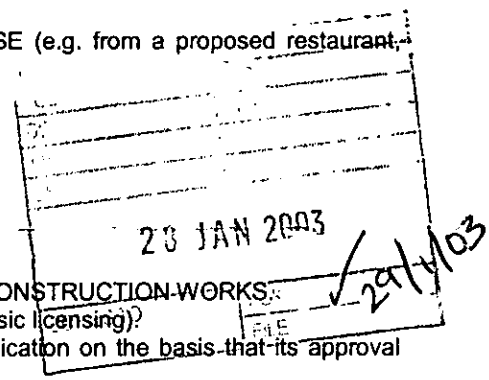


**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8255**

**YOUR NAME:** P.A. AND J.A. PITTS.

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
13A Simons Lane
Wokingham
RG41 3HG

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
- ADDITIONAL TRAFFIC AT ROAD JUNCTION
- LITTLE CAR PARKING PROPOSED
- TRAFFIC CONGESTION
- ROAD SAFETY
- INCONVENIENCE TO RES. DUE TO INCREASED TRAFFIC

Continue over the page if more room required


POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

## Kerrin Lithgow

**From:** Prue Bray [prue@bray.telinco.co.uk]
**Sent:** 15 April 2003 11:16
**To:** kerrin.lithgow@wokingham.gov.uk
**Subject:** O/2002/8255 Simons Lane, Winnersh

Hi Kerrin,
I am pleased to see that you also think that 5 houses at this location is a bit over the top (that's not a technical description, but you know what I mean). I see that the developer may be considering 4 houses instead. Will this be a new application or a revision? Any idea of what the timescale might be for refusal/resubmission or amendment?
Thanks
Prue Bray



F1 2002/5966

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 20 March, 2003
My ref: O/2002/8255
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

Chamberlain Architecture
25 St Marys Avenue
Purley-on-Thames
Reading
RG8 8BJ

Dear Sir

**RE: THE LODGE AND SYLVAN, SIMONS LANE, WINNERSH**
**OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 5 DWELLINGS WITH GARAGES, DEMOLITION OF EXISTING 2 DWELLINGS**

I refer to the above application. Firstly, may I offer my apologies for the lateness of this letter – due in large part to staffing shortages within the department and my taking leave prior to commencement of a new position.

I have received comment from our highways officers on the application, who have advised that they require revised plans showing two points of access to serve the 5 proposed dwellings (should you require further information on what is required, please contact Adam Coggins in our highways department).

I also wish to advise you that regardless of the above, I will be recommending the application for refusal on the grounds of over-development of the site causing adverse effect on the streetscene. I am also concerned about the effect of the development on the neighbouring property 'Malham'. I therefore ask you whether or not you wish to continue with the application, or if, in light of the above, you want to withdraw the application and consider other options.

I also need to advise you that the application has been 'listed' by one of our local councillors on the grounds that the application represents unacceptable infill and is not in keeping with surrounding houses. Therefore unless the application is recommended for refusal it will have to be considered by our Development Control Committee.

Please contact me at the earliest possible opportunity to discuss the above.

Yours sincerely,

KERRIN LITHGOW
Principal Planner – South Area

**HIGHWAYS CONSULTATION SHEET**

**From:** Kerrin Lithgow **Date:** 10 January 2003

**Application Number:** O/2002/8255

**Proposal:** Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.

**Parish:** WINNERSH PARISH

**Site Address:**
The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

**Applicant:**
Donnington Land & Property Ltd C/O Chamberlain Architecture.

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:** _____

Comment.

Please submit revised plans showing 2 points of access to serve the 5 no. proposed dwellings.

**Signed:** _____ **Print name:** AK 17/1/03

"SYLVAN"

ADDRESS SIMONS LANE PARISH WINNERSH

PLOT No. GRID. SHEET No. SU. 69 7969

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1027/54 | Mr. W. G. Tapper | Outline | 12.4.55 | N/A. C/A. |
| 511/55 | " | " | 12.7.55 | N/A. C/A. |
| 187/56 | Mr. R. A. Woolff | Detached Bungalow | 10.4.56 | App. C/A. |
| 116/72 | Mrs J. Richardson | Addl'n Kitchen | 17.2.72 | App-App |
| BR 6799 | " | CONSERVATORY | 7.7.77 | APP N/A |
| 0/2002/8255 | Donnington Land + property Ltd. | Demol 2 dwell + erect 5 dwell + gar | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 8255

24 DEC 2002

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | DONNINGTON LAND AND PROPERTY LTD |
| | ADDRESS | C/O AGENT |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | CHAMBERLAIN ARCHITECTURE |
| | ADDRESS | 25 ST MARYS AVENUE |
| | | PURLEY-ON-THAMES, READING |
| | POST CODE | RG8 8BJ PHONE 01183753455 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | THE LODGE AND SYLVAN |
| | | SIMONS LANE, WOKINGHAM |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTION OF 5 DETACHED HOUSES WITH GARAGES |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0·18 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 2305/10 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☑ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☑ | See question 10 |
| FULL PERMISSION | ☐ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

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

| | | | |
|---|---|---|---|
| SITING | ☑ | | |
| EXTERNAL APPEARANCE | ☐ | DESIGN | ☐ |
| MEANS OF ACCESS | ☑ | LANDSCAPING | ☐ |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED. BROWN BRICK

BROWN PANTILES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1·8M HIGH CLOSE BOARDED ~~FENCES~~

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

~~2~~
2 x (1 x 3m 1 x 4m)
5 x 4·8m

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 5 / 35* | / * | / 7* |
| BUNGALOW | / * | / * | / 5* |
| FLAT/MAISONETTE | / * | / * | / |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

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? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£440·00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF DONNINGTON L & P. DATE 19/12/02

Before submitting the application check that it is complete, that all questions have been answered 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. See 'NOTES TO HELP APPLICANTS'.

1769c

# PLANNING APPLICATION

**PART 2**

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS'.

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

**Listed Building Consent:** for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

**Advertisement Consent:** for the display of advertisements or signs

**Building Regulation Approval:** for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

**DATA PROTECTION ACT 1984**

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

(1) ~~"HELGOMA"~~ ~~HAZELWOOD~~ THE LODGE

ADDRESS SIMONS LANE PARISH WINNERSH

PLOT No. RENAMED 22.9.82 ORD. SHEET No. SU. 7969 68

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1027/54 | Mr. W. G. Tapper | Outline | 12.4.55 | N/A C/A |
| 511/55 | " | " | 12.7.55 | N/A C/A |
| 187/56 | Mr. R. A. Wooff | Detached Bungalow | 10.4.56 | App. C/A |
| PD/196/60 | Mr. T. G. Gillson | Extensions | 16.6.60 | App. N/A |
| PD/509/66 | " | Car Port | 19.8.66 | App. N/A |
| 129/73 | Mr Isidorou | outline — one house on land of — Helgoma West | 25.1.73 | N/A Refuse |
| 1174/73 | Mr. B.E. Tabrett | alterations to exist bungalow to form chalet bungalow | 2.8.73 | - C/A |
| BR 305 | " | Two storey extension | 5-3-74 | App |
| BR24295 | MR C. YATES | DOUBLE GARAGE | 1.6.85 | APP N/A |
| 23245 | " | " | 4.4.85 | N/A C/A |
| 7237 | " | " & STORE | 15.5.87 | C/A |
| BRA 4068 | MR. P. COLES | " | 11.2.88 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

(2)

ADDRESS The Lodge, Simons Lane PARISH Winnersh

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision Building | Decision Planning |
|---|---|---|---|---|---|---|
| 0/2002/ | 8255 | Donnington Land + property ltd. | Dem 2 dwell + erect of 5 dwell + gar. | | | |

MINISTRY DECISION:

SPECIAL ORDERS:

## Kerrin Lithgow

**From:** John Mullaney
**Sent:** 22 January 2003 12:56
**To:** Kerrin Lithgow
**Subject:** O/2002/8255 The Lodge & Sylvan, Simons Lane, Winnersh

I have no objections to the proposal but would recommend standard planning conditions 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:**
**Landscape and Trees**

**From:** Kerrin Lithgow

**Date:** 10 January 2003 16 JAN 2003

**Application Number:** O/2002/8255

**Proposal:** Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings..

**Site Address:**
The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

**Applicant:**
Donnington Land & Property Ltd C/O Chamberlain Architecture.

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

---

The proposal will result in the loss of several small conifers at The Lodge and a Rhododendron hedge at Sylvan. None of these plants are particularly significant in the surrounding landscape and I have no objection to their removal.

If planning permission is granted then details of landscape proposals should be submitted and approved prior to development commencing. This should include details of new tree planting along the frontage with Simons Lane and along the rear boundary with Woodlands Avenue.

Neil Ethorington

17/1/03.

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

**APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

8255
24 DEC 2002

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | DONNINGTON LAND AND PROPERTY LTD. |
| | ADDRESS | C/o AGENT |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | CHAMBERLAIN ARCHITECTURE |
| | ADDRESS | 25 ST MARYS AVENUE PURLEY ON THAMES, READING |
| | POST CODE | RG8 8BJ PHONE 01183753455 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | THE LODGE' AND 'SYLVAN' SIMONS LANE, WOKINGHAM |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTION OF 5 DETACHED HOUSES WITH GARAGES. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0·18 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 2305/10 |

**DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☑ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

**9. WHAT TYPE OF APPLICATION IS THIS ?**
Tick one box only

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☑ | See question 10 |
| FULL PERMISSION | ☐ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

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

| | | | |
|---|---|---|---|
| SITING | ☑ | EXTERNAL APPEARANCE | ☐ |
| DESIGN | ☐ | MEANS OF ACCESS | ☑ |
| LANDSCAPING | ☐ | | |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
RED. BROWN BRICK
BROWN PANTILES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
1.8M HIGH CLOSE BOARDED FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?
SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
2 x (1 x 3m 1 x 4m)
5 x 4.8m

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 5 / 35 | / | 1 / 7 |
| BUNGALOW | / | / | 1 / 5 |
| FLAT/MAISONETTE | / | / | / |
| OTHER | / | / | / |

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — *STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form

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? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£440.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF DONNINGTON L&P DATE 19/12/02

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769c

# PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.
Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS'.

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

**Listed Building Consent:** for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

**Advertisement Consent:** for the display of advertisements or signs

**Building Regulation Approval:** for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

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# ADJOINING PARISH CONSULTATION

**WOKINGHAM TOWN COUNCIL CONSULTATION SHEET**

**Case officer:** Kerrin Lithgow

**Application Number:** O/2002/8255

**Proposal:** Outline application for the proposed erection of 5 dwellings with garages. Demolition of existing 2 dwellings.

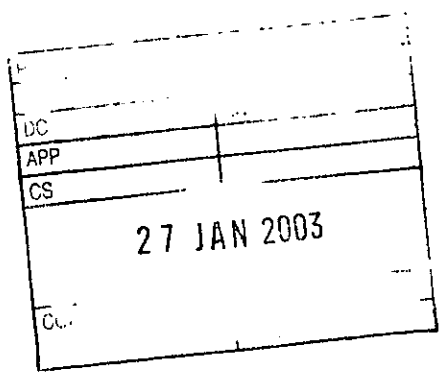
**Site Address:** The Lodge & Sylvan, Simons Lane, Wokingham

**Applicant:** Donnington Land & Property Ltd

Your observations are required in respect of this application **by 31/01/03**

**At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:**

**No objection.**




**SIGNED:** _____ **DATE:** 22/01/03

**CLERK TO Wokingham Town Council**

**Carol Hurst**

**From:** Chris King [christopher.king6@ntlworld.com]
**Sent:** 04 February 2003 15:36
**To:** Wokingham Development Control
**Subject:** App - O/2002/8255. The Lodge & Sylvan, Simons Land, Winnersh

**WOKINGHAM UNITARY**
**Aiming for Excellence**

65756

Mr CJ King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

KL

**Attn - Kerrin Lithgow - Development Control Officer**

**App - O/2002/8255**

**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**

I have reviewed the above planning application on behalf of the Ramblers Association and have no objections.

Yours sincerely

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

FROM: Kerrin Lithgow

DATE: 10 January 2003

DELEGATED

## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** O/2002/8255

**Proposal:** Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings..

**Site Address:** The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

**Applicant:** Donnington Land & Property Ltd C/O Chamberlain Architecture.

Your observations are required in respect of this application **by 01/02/2003** .

---

The Committee **OBJECTED** to this application on the following grounds:

1 This would be over-development of the site
2 It would be out of keeping
3 There would be extra traffic generated opposite the junction with Walter Road

SIGNED: _____ DATE: 04.02.03

Clerk To Winnersh Parish Council Parish/Town Council.

## Kerrin Lithgow

**From:** Andy Glencross
**Sent:** 15 January 2003 15:37
**To:** Kerrin Lithgow
**Subject:** PA O/2002/8255 The Lodge & Sylvan Simons Lane Winnersh

Hi Kerrin

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

## Kerrin Lithgow

**From:** The Clerk [Clerk@Winnersh.gov.uk]
**Sent:** 14 January 2003 14:49
**To:** Kerrin.Lithgow@wokingham.gov.uk
**Subject:** Application O/2002/8255

Dear Kerrin

Please be advised that as the above plan was only received today it has just missed the Winnersh Parish Council Planning Committee meeting and therefore will not be heard until 3rd February. Although the plan states comments must be received by 1st February, I write to advise that WPC's comments will not be available until 4th February 2003.

I would be grateful if you could confirm that this is acceptable.

Regards

Janet Harlin
Clerk to Winnersh Parish Council

PRE - APPS ATTACHED

**Application Number: O/2002/8255**

**Case Officer :** KL

**Valid Date :** 24.12.02

**Map No :** 68

**Site Area :** 0.18

**Received Date: 24/12/2002**

**Level : Delegated Application**

**Description : Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**

**Location : The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.**

**Parish : WI** **Ward : WIN** 10.1.03 -B.

**Applicant : Donnington Land & Property Ltd C/O Chamberlain Architecture.**

**Fee Required: ~~£110~~** **Fee Received: £440** (12)

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

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| 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 10.1.03 D

Building Control

Heritage (Harold Sanders)

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 ✓

D. Pastures Demolition ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: Wokingham ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water Drainage ✓

Ramblers Association — with map as marked.

## 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

..... one outside each property .....

2 x S/N + See map .....

..... + plsind. sites inside red line

2 x pre-apps attached — if not relevant to app, pls return to Jan.

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 19SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 21SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 23SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 25SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 27SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 29SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 31SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 33SIMONS LANEWOKINGHAM | RG41 3HG |
| | | 35SIMONS LANEWOKINGHAM | RG41 3HG |
| | MALHAM | MALHAMSIMONS LANEWOKINGHAM | RG41 3HH |
| | NEWLANDS | NEWLANDSSIMONS LANEWOKINGHAM | RG41 3HH |
| | SYLVAN | SYLVANSIMONS LANEWOKINGHAM | RG41 3HH |
| | THE LODGE | THE LODGESIMONS LANEWOKINGHAM | RG41 3HH |
| | | 24WOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | | 22WOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | | 32WOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | | 23WOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | 28A | 28AWOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | | 26WOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | | 28WOODLANDS AVENUEWOKINGHAM | RG41 3HL |
| | | 30WOODLANDS AVENUEWOKINGHAM | RG41 3HL |

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

Tel: 0118 974 6441

Date: 10 January 2003

My ref: O/2002/8255

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW


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: O/2002/8255**
**The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.**
**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**

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: **O/2002/8255**
**The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.**
**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**
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 Bray

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

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

Tel: 0118 974 6441

Date: 10 January 2003

My ref: O/2002/8255

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU


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: O/2002/8255**
**The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.**
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Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Kerrin Lithgow** Application Number: **O/2002/8255**
**The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.**
**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**
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 Ball

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

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

Tel: 0118 974 6441

Date: 10 January 2003

My ref: O/2002/8255

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT


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: O/2002/8255**
**The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.**
**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**

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

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**Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.**
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_____

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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 Siggery

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

**Received by Wokingham District Council**

# Application No: O/2002/8255

**Proposal:**
Outline application for the proposed erection of 5 dwellings with garages, demolition of existing 2 dwellings.

**Location:**
The Lodge & Sylvan, Simons Lane, Winnersh, Wokingham.

**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 O/2002/8255 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 01/02/2003. 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**

**10 January 2003**

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

**APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

24.12.2002 8255

24 DEC 2002

8255

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | DONNINGTON LAND AND PROPERTY LTD |
| | ADDRESS | C/O AGENT |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | CHAMBERLAIN ARCHITECTURE |
| | ADDRESS | 25 ST MARYS AVENUE<br>PURLEY ON THAMES, READING |
| | POST CODE | RG8 8BJ PHONE 01183753455 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | THE LODGE AND SYLVAN<br>SIMONS LANE, WOKINGHAM |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTION OF 5 DETACHED HOUSES WITH GARAGES |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.18 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 2305/10 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | | REDEVELOPMENT | ☑ |
| ERECTION OF NEW BUILDING | ☑ | | ALTERATION or EXTENSION | ☐ |

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

| | | | |
|---|---|---|---|
| OUTLINE PERMISSION | ☑ | See question 10 | |
| FULL PERMISSION | ☐ | | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 | |
| TEMPORARY PERMISSION | ☐ | State period required | |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number<br>Conditions to be relaxed | |

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

| | | | |
|---|---|---|---|
| | | SITING | ☑ |
| EXTERNAL APPEARANCE | ☐ | DESIGN | ☐ |
| MEANS OF ACCESS | ☑ | LANDSCAPING | ☐ |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED-BROWN BRICK

BROWN PANTILES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1·8 HIGH CLOSE BOARDED FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

2 x (1 x 3M 1 x 4M)
5 x 4·8M.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 5 / ~~8~~ 35 | / | 1 / 7 |
| BUNGALOW | / | / | 1 / 5 |
| FLAT/MAISONETTE | / | / | / |
| OTHER | / | / | / |

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO If YES, complete Part 2 of the form

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? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£440.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF DONNINGTON L & P DATE 19/12/02

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769c

# PLANNING APPLICATION

**PART 2**

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

# SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

24.DEC.02 8255

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

## CERTIFICATE A

24 DEC 2002

I certify that:

N/A.

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 |
|---|---|---|
| D. COLES. | THE LODGE' SIMONS LANE WOKINGHAM. | 19/12/02 |

+ 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 |
|---|---|---|
| | N/A | |

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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.

- 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) . . . . . N/A . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

**OR**

(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).

---

## 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 |
|---|---|---|
| N/A | | |

Signed . . . [signature] . . . . . .

On behalf of . . DONNINGTON LAND AND PROPERTY LTD.

Date . . 19/12/02 . . . . . .

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

"SYLVAN"

ADDRESS SIMONS LANE PARISH WINNERSH

PLOT No. O.S. SHEET No. SU. 68 7969

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1027/54 | Mr. W. G. Tapper | Outline | 12.4.55 | N/A. C/A. |
| 511/55 | " | " | 12.7.55 | N/A. C/A. |
| 187/56 | Mr. R. A. Woolff | Detached Bungalow | 10.4.56 | APP. C/A. |
| 1116/72 | Mr J. Richardson | Addit'l Kitchen | 17.2.72 | APP. APP |
| BR 6799 | " | CONSERVATORY | 7.7.77 | APP. N/A |
| O/2002/8255 | Donnington Land + property ltd. | Demol 2 dwell + erect 5 dwell + gar | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

① ~~"HELGOMA"~~ ~~HAZELWOOD~~ THE LODGE

ADDRESS SIMONS LANE PARISH WINNERSH

PLOT No. RENAMED 22.9.82 ORD. SHEET No. SU.7969 68

BUILDER.

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1027/54 | Mr. W.G. Tapper | Outline | 12.4.55 | N/A C/A |
| 511/55 | " | " | 12.7.55 | N/A C/A |
| 187/56 | Mr. R.A. Wooff | Detached Bungalow | 10.4.56 | App. C/A |
| PD/196/60 | Mr. T.G. Gillson | Extensions | 16.6.60 | App. N/A |
| PD/509/66 | " | Car Port | 19.8.66 | App. N/A |
| 129/73 | Mr Isidorou | outline - one house on land of - Helgoma West | 25.1.73 | N/A Refuse |
| 1174/73 | Mr. B.E. Tabrett | alterations to exist bungalow to form chalet bungalow | 2.8.73 | - C/A |
| BR 305 | " | Two storey extension | 5-3-74 | App |
| BR24295 | MR C. YATES | DOUBLE GARAGE | 1.6.85 | APP N/A |
| 22245 | " | " | 4.6.85 | N/A C/A |
| 237 | " | " & STORE | 15.5.87 | C/A |
| BRA 4068 | MR. D. COLES | " | 11.2.88 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

② ADDRESS The Lodge, Simons Lane PARISH Winnersh

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision Building | Decision Planning |
|---|---|---|---|---|---|---|
| 0/2002/ | 8255 | Donnington Land + property ltd. | Dem 2 dwell + erect of 5 dwell + gar. | | | |

MINISTRY DECISION:

SPECIAL ORDERS: