APPLICATION NO
F/2002/8062

LOCATION:
496 Wokingham Road, Earley Reading.

APPLICANT:
Mr F Wapshott

PROPOSAL:
Proposed erection of one replacement dwellin and detached double garage and demolition o existing dwelling.

EARLIEST DATE FOR DECISION 23/01/2003

APPLICATION WILL HAVE EXPIRED ON
17/02/2003

CASE OFFICER: Angela Odell

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr F Wapshott
1 Blackley Close
Earley
READING
Berkshire
RG6 7YE

Application Number: F/2002/8062

Parish: **EARLEY**

Location: **496 Wokingham Road, Earley, Reading**

Proposal: **Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.**

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

Reason
1. Due to its design and forward siting, the proposed garage would be obtrusive and have a harmful effect on the street scene. In addition, due to its height and proximity to the side boundaries, the proposed dwelling would appear too high, massive and cramped, also having a harmful effect on the street scene. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policies LBE1 and LBE2 and to Wokingham District Local Plan (as agreed to be modified) Policies WOS3, WH6A and WBE1.

Reason
2. Due to its design and siting the proposed dwelling would result in unacceptable overlooking of, overbearing effect on, and loss of sunlight and daylight to adjacent residential properties, having a harmful effect on residential amenity. The proposal would therefore be contrary to Loddon Area Local Plan Policies LBE2 and LBE5 and to Wokingham District Local Plan (as agreed to be modified) Policies WOS3 and WBE1.

Reason
3. Due to the siting of the proposed garage there would be insufficient space between the garage doors and the boundary to allow a vehicle to turn, having a detrimental effect on highway safety and convenience. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD5, Loddon Area Local Plan Policy LT5 and to Wokingham District Local Plan (as agreed to be modified) Policy WT7.

Informative
1. The applicant is advised that it may be possible to overcome reason for refusal No. 3 by the submission of revised plans.

Informative
2. The applicant is advised that a survey of the building for bats by a trained and licensed bat worker would have been required.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/02/2003

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 2 September, 2003
My ref. BC/DC/F/2002/7956 8062
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Wapshot
C/o Excel Design Limited
17 Gorse Ride South
FINCHAMPSTEAD
Berkshire
RG40 4EH

Dear Sirs

PLANNING PERMISSION F/2002/7956
SITE: 496 WOKINGHAM ROAD, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/7956 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Officer

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8062

Applicant : Mr F Wapshott .

Location : 496, Wokingham Road, Earley, Reading.
Proposal : Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 7.1.03.

Date Registered : 23/12/2002

Earliest Date for Decision : 23/01/2003

Latest Consultation Date/Site Notice Expiry Date : 23/01/2003

This application will have expired on: 17/02/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Earley T.C.: Consider design of new dwelling unneighbourly and inappropriate. If approve, velux windows should be obscure glazed and non-opening. Also proposed garage will be very prominent and well forward of the building line. Therefore request refusal.

- 5 letters of objection from Soldiers on the following grounds: No objection to the proposed chalet bungalow but object to double garage, which would be an eyesore and well forward of the building line. Also potential concern about closeness of proposed building to boundary line and effect on foundations (could cause damage). Also overlooking and loss of light. Overdevelopment.
- Tree officer: Providing, as stated on the form, there are no trees on the site, then no objection. As green route, recommends appropriate planting in the frontage.
- Environmental Health officer: No objection subject to standard hours of construction condition.
- Council's ecologist: As demolition involved, requests a bat survey and any required mitigation by condition.
- Highway officer: Advises there is insufficient space between the garage doors and the boundary to allow a vehicle to turn – does not appear possible to achieve this. Therefore suggests rotating the garage. Requires revised plan
- Local ward member: If not recommended for refusal bids for committee as grounds of siting of garage sparkly street scene, unneighbourly, obtrusive unless overlooking neighbours.

Application Number: F/2002/8062

Appraisal :

See attached report.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

F/2002/8062 – Appraisal

Proposal
Is to demolish the existing chalet bungalow and erect a replacement chalet bungalow and also a detached double garage in the front garden. The proposed dwelling would be 6.7m. high 10.2m. wide and 22m. long. Rooflights proposed in the side elevations. The double garage would be 6m. wide, 5.5m. deep and 4.85m. high with barn hip roof, sited about 2.75m. from the front boundary.
N.B. The 1:500 block plan is not accurate, and the proposed dwelling would be 17.5m. long over its main part, not 16m.

No relevant planning history.

Effect on the character and appearance of the area
Proposed dwelling: Existing bungalow estimated to be about 5m. high, and No. 494 appears to be a similar height. Proposed chalet bungalow to be 6.7m. high. Adjacent bungalow at No. 498 is estimated to be about 5.6m. high. House at No. 502 is estimated to be about 7m. high (and houses beyond). Width left to side boundaries would be 0.2m. on east side and 0.8m. on west side. Existing bungalows each side have wider gaps at sides where they have pitched roofs (excluding side flat roofed single garages). Consider the combination of the extra height and very small gaps to the side boundaries would result in the dwelling appearing too high, cramped and massive in the street scene and consider unacceptable for this reason.
Proposed garage: The frontages of the properties are open plan so that there is currently a very open appearance. Consider that the proposed detached garage in the front garden would be obtrusive in appearance and out of character in the street scene and is unacceptable for this reason.

Effect on neighbouring properties
No. 494 Wokingham Road: As the front of the proposed dwelling would be in line, there would be no significant effect on the front of No. 494. There would be an increased loss of light to the side glazed porch and inner glazed door and window of the side kitchen, and these appear to be the only light to this kitchen. Due to its height and proximity, and position on the east-south-east side of No. 494, there would be some infringement of the BRE daylighting guideline and loss of sunlight, daylight to, and outlook from this kitchen window and door of No. 494. The most rear part of the proposed dwelling is set back form this side boundary and lower at its far end. The main part of the rear of the proposed dwelling would just clip the 45 degree daylighting angle regarding the nearest patio rear window of No. 494 (which opens into a conservatory at their rear), but is far enough away not to infringe the vertical 45 degree standard. However, the proposed dwelling would project beyond the main rear elevation of No. 494 by about 6m. and have a gable end with roof sloping away up to 6.7m. high. Consider this would result in an unacceptably overbearing effect on the outlook from the rear of No. 494. The rooflights in the side elevation of the playroom would be low enough to be looked out of, and those towards the rear would look directly over the rear conservatory and garden of No. 494. Consider this would cause

unacceptable overlooking. Proposed ground floor windows could be screened by high fencing.

No. 498 Wokingham Road: Front of proposed dwelling would be set forward from the front of No. 498 by about 1.75m. Consider this distance is sufficiently small not to cause unacceptable loss of light to, or outlook from, the front of No. 498. At rear the proposed dwelling would project beyond the nearest part of the rear of No. 498 by about 10m. There would be a significant daylighting infringement under the 45 degree plan standard. However, because the rear part would be single story, it would clear the 45 degree vertical standard. However, consider that the 10m. rear projection of the single storey height wall with pitched hipped roof would have an unacceptably overbearing effect due to its length. The rooflights over the ground floor rooms would be too high up to cause overlooking. However, the rooflights in the side elevation of the playroom would be low enough to be looked out of, and those towards the rear would look directly over the garden of No. 498. Consider this would cause unacceptable overlooking.

Dwellings to front and rear are far enough away not to be significantly affected.

Therefore conclude that the proposed dwelling would cause unacceptable overlooking of, loss of light to and overbearing effects on existing neighbouring properties.

Parking
Highway officer advises insufficient turning space, but that it may be possible to deal with this by a revised plans re-orientating the garage. Consider should include this as a reasons for refusal, with informative.

Recommendation: refusal

Application Number F/2002/8062
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to its design and forward siting, the proposed garage would be obtrusive and have a harmful effect on the street scene. In addition, due to its height and proximity to the side boundaries, the proposed dwelling would appear too high, massive and cramped, also having a harmful effect on the street scene. The proposal would therefore be contrary to BSP Policy ENI, LALP Policies LBE1 & LBE2 and to WDLP (as agreed to be modified) Policies WOS3, WH6A and WBE1.
2.			Due to its design and siting the proposed dwelling would result in unacceptable overlooking of, overbearing effect on, and loss of sunlight and daylight to adjacent residential properties, ~~causing to~~ having a harmful effect on residential amenity. The proposal would therefore be contrary to LALP Policies LBE2 and LBE5 and to WDLP (as agreed to be modified) policies WOS3. and WBE1
3.			Due to ~~its~~ the siting ~~the~~ of the proposed garage there would be insufficient space between the garage doors and the boundary to allow a vehicle to turn, having a detrimental effect on highway safety and convenience. The proposal would therefore be contrary to BSP Policy EDS, LALP Policy LT5 and to WDLP (as agreed to be modified) policy WT7.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Gwilliam
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 28/1/03

Informatives

1. The applicant is advised that it may be possible to overcome reason for refusal No. 3 by the submission of revised plans.

PTO

3. The applicant is advised that a survey of the buildings for bats by a trained and licensed bat worker would have been required.

RECORD OF SITE VISIT

SITE ADDRESS: 496 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2002/8062

OFFICER: Angela Odell

DATE OF SITE VISIT: 7.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 7.1.03.

2. DESCRIPTION OF SURROUNDINGS Variety of house types along main road. open plan front gardens

3. DESCRIPTION OF SITE/BUILDING bungalow with flat roofed single storey extension and attached garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 496 is bungalow with rear conservatory & glazed porch at side and obscure glazed window behind it. No. 498 is bungalow with flat roofed single storey extension and ~~[illegible]~~ only a small window to side.

5. SITE CONSTRAINTS

TREES One at front of plot.

ACCESS/PARKING driveway with hard area near front.

LEVELS land rises slightly from road.

BOUNDARY TREATMENT 1.8m fence to No. 494. 1.8m fence along to 498 but open beyond to rear.

OTHERS

Tel: (0118) 974 6445

Date: 30 December 2002

My ref: F/2002/8062

21 JAN 2003

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Buckley-Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2002/8062
496, Wokingham Road, Earley, Reading.
Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8062**
496, Wokingham Road, Earley, Reading.
Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/[redacted]
and my reasons are:
Siting of the garage, spoiling the street scene. Unneighbourly development. Obtrusive windows, overlooking neighbours.
Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers YES/[redacted]

Signed: Diana Carpenter Date: 18-1-03

Councillor Buckley-Carpenter

PC
CC
APP
CS
20 JAN 2003
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DELEGATED

FROM: Angela Odell

DATE: 30 December 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8062

PLANNING SERVICES	HPT
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20 JAN 2003	
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Proposal: Proposed erection of one replacement dwelling and detached double Garage and demolition of existing dwelling.

Site Address: 496 Wokingham Road, Earley, Reading.

Applicant: **Mr F Wapshott**

Your observations are required in respect of this application **by 23/01/2003**

Whilst Councillors noted the additional information contained in these plans, it did nothing to alleviate their considerable concern about this proposal, and the Committee remained of the view that this application should be refused.

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/~~Town~~ Council.

L.H.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 30 December 2002

Application Number: F/2002/8062

Proposal: Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.

Parish: EARLEY TOWN

Site Address:
496, Wokingham Road, Earley, Reading.

Applicant:
Mr F Wapshott .

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

✓ below as applicable;

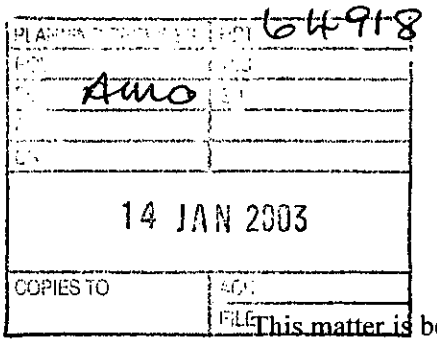
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

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

There is insufficient space between the garage doors and the boundary to allow a vehicle to turn.
From the plan it does not appear possible to achieve our standards of 6.8m and therefore suggest rotating the garage.
Please submit revised plans to address this.

Signed: _____ **Print name:** AC 9/1/03

Our Ref. **16054**
Your Ref. F/2002/8062
Date. 13 January 2003



FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

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

496 Wokingham Road, Earley
Reading

I refer to your consultation received in this office on 30/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

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

Yours faithfully,

Admin
(For Technical Information Manager

For full plans see Part One or Officer file – to be placed with plans previously submitted.

9/12

To:
Neil Etherington
Senior Arboricultural Officer

From: Angela Odell

Date: 30 December 2002 31 DEC 2002

Application Number: F/2002/8062

Proposal: Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling..

Site Address:
496, Wokingham Road, Earley, Reading.

Applicant:
Mr F Wapshott .

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

Please see comments dated 9th December 2002.

Neil Etherington
8/1/03

Angela Odell

From: Andy Glencross
Sent: 09 December 2002 15:17
To: Angela Odell
Subject: PA F/2002/8062 496 Wokingham Rd Earley

Hi Angela

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 an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition 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

64195

Our Ref. **15655**
Your Ref. F/2002/8062
Date. 10 December 2002

Amo

FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

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

496 Wokingham Road, Earley
Reading

I refer to your consultation received in this office on 29/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

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

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Angela Odell

From: John Mullaney
Sent: 06 December 2002 11:13
To: Angela Odell
Subject: 496 Wokingham Road, Earley READING, Berkshire F/2002/8062

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

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

Please see Part I for plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Angela Odell

Date: 29 November 2002 05 DEC 2002

Application Number: F/2002/8062

Proposal: Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling..

Site Address:
496, Wokingham Road, Earley, Reading.

Applicant:
Mr F Wapshott .

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

---

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

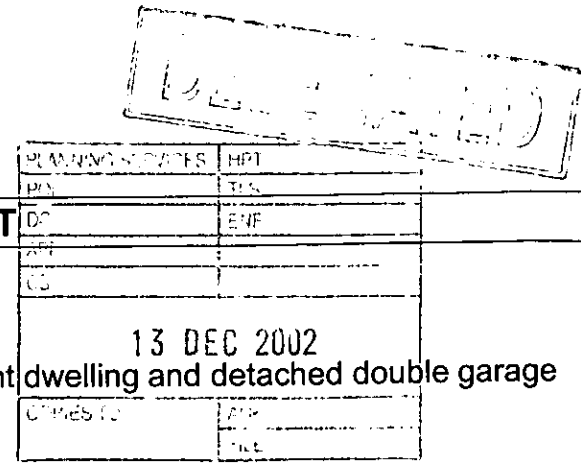
2. Wokingham Road is designated as a 'Green Route Enhancement Area' in the Wokingham District Local Plan. I would therefore recommend that appropriate tree and shrub planting is carried out along the frontage of the property.

Neil Etherington
9/12/02.

R 19/12

FROM: Angela Odell

DATE: 29 November 2002



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8062

Proposal: Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling..

Site Address: 496, Wokingham Road, Earley, Reading.

Applicant: Mr F Wapshott .

Your observations are required in respect of this application **by 23/12/2002** .

Councillors considered that the design of the new dwelling proposed in this application was inappropriate and unneighbourly.

If the Planning Officer is mindful to approve this proposal, it is requested that the velux windows should be obscured glazed and non opening.

Additionally, from the plans, it would appear that the new garage proposed will be very prominent in the front garden and will be well in front of the existing building line. It was, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

COMMENTS ON APPLICATION: F/2002/8062

YOUR NAME: PAUL SAUNDERS

YOUR ADDRESS: (if these details are incorrect please amend)
492 WOKINGHAM ROAD
EARLEY
READING
RG6 7HY

PLANNING SERVICES	RPT
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	FILE

20 DEC 2002

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

Comments:

The Apperance of the proposed development does not Complement the existing row of properties and the building Line of the proposed double garage to the front of the property is totally unacceptable.

Continue over the page if more room required

PLEASE RETURN YOUR COMPLETED FORM TO:

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

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8062. (Case Officer:Angela Odell)

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).

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15 JAN 2003	
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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: F/2002/8062

YOUR NAME: Mr. L. WHAY

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
494 WOKINGHAM ROAD
EARLEY
READING
RG6 7HY

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: GARAGE. Forward of Building Line and sets a precedent.
BUILDING. Unneighbourly because of overlooking.
The original design concept for these bungalows was for all windows to be in East elevations. The proposals now under consideration have ground floor windows in the West elevation and overlook our kitchen door and windows to kitchen and bathroom and, therefore are contrary to the original design concept. ..... over

Continue over the page if more room required

Because of the position of our property in relation to the application site. both the side elevation and rear garden will suffer from a considerable loss of light if this application was to proceed in its present form.

We consider it is an over-development.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8062. (Case Officer:Angela Odell)
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).

DS
APP
CS
10 JAN 2002
COPIES TO

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: F/2002/8062

YOUR NAME: Ms P. L. Diemmer

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
498 WOKINGHAM ROAD
EARLEY
READING
RG6 7HY

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 am concerned the construction will affect the foundations of my bungalow. These properties are subject to subsidence and the new property is very close to the boundary. Objection to position of double garages surely it is beyond the building line

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8062. (Case Officer:Angela Odell)

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.

2002
✓24/12

COMMENTS ON APPLICATION: F/2002/8062

YOUR NAME: P. L. Dunmar

YOUR ADDRESS: (if these details are incorrect please amend)
498 WOKINGHAM ROAD
EARLEY
READING
RG6 7HY

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 object to the position of the garage
It is beyond the building line.

Work on the site could cause problems
with the foundations of my property.

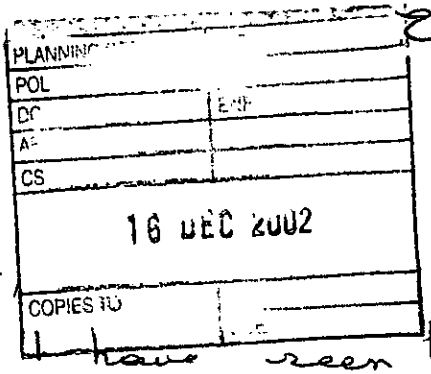
Continue over the page if more room required

498 Wokingham Rd

Earley.

Reading

RG6 7HX



Dear Sir

I have seen the planning application No. F/2002/8062 for the replacement dwelling at 496 Wokingham Rd I have no objection to the replacement dwelling but disagree with the placement of a double garage on the ground facing Wokingham Rd Surely it is outside the building line and as no one else has such a garage it will do nothing for the area

Also I understand the new building will be as close as possible to the boundary, will the construction work cause any damage to the

foundations of my property.

This seems to be an area for subsidence as was the case for 494 Wokingham which had to have much work done to correct this problem.

Yours sincerely

Patricia Drummond (Mrs)

INVALID

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8062. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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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).

PUT ON OBS BUT NOT SENT ACK LETER

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8062

YOUR NAME: J C RODERICK

YOUR ADDRESS: (if these details are incorrect please amend)
500 WOKINGHAM ROAD
EARLEY
READING
RG6 7HY

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 HAVE NO OBJECTION TO THE CHALET BUNGALOW BUT I DO FEEL THAT THE DOUBLE GARAGE WOULD BE TOTALLY OUT PLACE IN THE FORECOURT AND BY NOT BLENDING IN, BECOME AN EYESORE.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8062. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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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).

NOT ADDED TO OBS AS CASE MARKED INVALID

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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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8062

YOUR NAME: Dennis and Freda Gillard

YOUR ADDRESS: (if these details are incorrect please amend)
502 WOKINGHAM ROAD
EARLEY
READING
RG6 7HY

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:
My objection to planning application no. F/2002/8062 is not against the ~~demolition of 496 Wokingham Road, Earley, and the replacement of a new dwelling~~ but to the erection of the detached double garage. My reason for this is because it would protrude in front of all other dwellings in this area, including the electricity sub-station. This would make it completely out of keeping with this residential road where all the dwellings are well set back from the Wokingham Road. The frontage has well kept gardens and as there are no buildings at present in front of the building line I believe that this would set a precedent which is my reason for objecting.

Continue over the page if more room required

Application Number : F/2002/8062	**Map No :** 52
Case Officer : AO.	**Site Area :** 0.09
Valid Date : 22/11/02	**Received Date: 22/11/2002**

Level : Delegated Application

Description : Proposed erection of one replacement dwelling & detached double garage, demolition of existing dwelling.

Location : 496, Wokingham Road, Earley, Reading.

Parish : EA **Ward : LIT**

Applicant : Mr F Wapshott .

Fee Required: £220 **Fee Received: £0** 220 received 26/11

Additional: 220/00 **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	New dwelling not shown. (or garage)	✓ 29/11	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	~~Encroachment~~. See note on p/a.		
ELEVATION PLANS	Elevations required for garage shown	29/11	
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

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 ✓

● Andy Glencross - Dirton Pastures - Demolition of building ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

Thames Water ✓

NEIGHBOURS

S/N + see map ✓

+ site inside red line ✓

No pre-apps.

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

Tel: (0118) 974 6445

Date: 30 December 2002

My ref: F/2002/8062

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edmunds
13 Moor Copse Close
Earley
Reading
RG6 7NA

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

Dear Councillor

Application Number: F/2002/8062
496, Wokingham Road, Earley, Reading.
Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8062**
496, Wokingham Road, Earley, Reading.
Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Edmunds

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

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

Tel: (0118) 974 6445

Date: 30 December 2002

My ref: F/2002/8062

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

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496, Wokingham Road, Earley, Reading.
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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor Swindells

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

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

Tel: (0118) 974 6445

Date: 30 December 2002

My ref: F/2002/8062

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Trevor Watson
Development Control Manager

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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 Buckley-Carpenter
**********FILE COPY**********

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Tel: (0118) 974 6445

Date: 29 November 2002

My ref: F/2002/8062

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Development Control Manager

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Signed: _____ Date: _____

Councillor Buckley-Carpenter

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Date: 29 November 2002

My ref: F/2002/8062

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Aiming for Excellence

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Environmental Services Department
Planning Services
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Berkshire RG40 1WR
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Yours sincerely
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Development Control Manager

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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 D Swindells

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

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

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Date: 29 November 2002

My ref: F/2002/8062

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edmunds
13 Moor Copse Close
Earley
Reading
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
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Yours sincerely
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Development Control Manager

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Signed: _____ Date: _____

Councillor Edmunds

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

Planning Application

Received by Wokingham District Council

Application No: F/2002/8062

PROPOSAL:
Proposed erection of one replacement dwelling and detached double garage and demolition of existing dwelling.

LOCATION:
496, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8062 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2003. 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
30 December 2002

Received by Wokingham District Council

Application No: F/2002/8062

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Trevor Watson
Development Control Manager
29 November 2002

Organisation_Name	Building_Name	address1	Postcode
		331WOKINGHAM ROADREADING	RG6 7EB
		333WOKINGHAM ROADREADING	RG6 7EB
		335WOKINGHAM ROADREADING	RG6 7EB
		337WOKINGHAM ROADREADING	RG6 7EB
		339WOKINGHAM ROADREADING	RG6 7EB
		341WOKINGHAM ROADREADING	RG6 7EB
		492WOKINGHAM ROADREADING	RG6 7HY
		494WOKINGHAM ROADREADING	RG6 7HY
		496WOKINGHAM ROADREADING	RG6 7HY
		498WOKINGHAM ROADREADING	RG6 7HY
		500WOKINGHAM ROADREADING	RG6 7HY
		502WOKINGHAM ROADREADING	RG6 7HY
		8SAFFRON CLOSEREADING	RG6 7JA
		9SAFFRON CLOSEREADING	RG6 7JA
		7SAFFRON CLOSEREADING	RG6 7JA
	7A	7ASAFFRON CLOSEREADING	RG6 7JA

Neighbour list = 120021/8062

23.DEC.2002 8062

8062 a]

PLANNING SERVICES	HPT 64537
POL	TLS
DC AMO	SNF
APP	
LS	
23 DEC 2002	
COPIES TO	FILE

1 Blackley Close
Earley
Reading
Berks
RG6 7YE

22/12/02

Application Number - F/2002/8062
496, Wokingham Road, Earley

Dear Ms Odell,

Further to our telephone conversation regarding the above planning application. Please find enclosed the outstanding items as requested:

- Revised drawings to include detached double garage.
- Revised 1:500 block plans showing the existing and proposed development.

Please be advised that further to our conversation regarding the above application and the fact that it is on hold pending submission of the above items, we have not displayed the site notice dated 29 November 2002.

Please confirm whether a revised notice will be sent or whether we should display the notice dated 29 November 2002.

Yours faithfully,

D. J. Wapshott

Deborah Wapshott

22.NOV.2002 8C62

26 NOV 2002

1 Blackley Cl
Earley
Reading
Berks
RG6 7YE

22.11.02

Ref: Planning Application at
496 Wokingham Rd

Dear Sir,

Please find enclosed a cheque for £220 in support of the above planning application left at your offices earlier today.

Please accept my apologies that this was not included with the application

Yours faithfully

D.J. Wapshott

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION 22.NOV.2002 PART 3062

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

1.	APPLICANT'S NAME	FRANK WAPSHOTT
	ADDRESS	1 BLACKLEY CLOSE,
		EARLEY READING
	POST CODE	RG6 7YE PHONE 0118 961 4211
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N/A
	ADDRESS	
	POST CODE	PHONE
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	496 WOKINGHAM RD, EARLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DOMESTIC DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.073 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE PLANS 1:500 SITE PLANS 1:2500 PLAN OF PROPOSED DWELLING 1:100
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 ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

DOMESTIC DWELLING

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.

BRICKS & ROOF TILES TO MATCH EXISTING PROPERTY

WINDOWS - WHITE UPVC

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.

FRONT GARDEN - OPEN PLAN

BACK GARDEN - AS EXISTING PROPERTY

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS FOR CURRENT PROPERTY

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

AS EXISTING PROPERTY

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

N/A

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	N/A / *	N/A / *	N/A / *
(CHALET) BUNGALOW	1 / *	- / *	1 / *
FLAT/MAISONETTE	N/A / *	N/A / *	N/A / *
OTHER	N/A / *	N/A / *	N/A / *

* 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.

£220

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 J Wyatt. ON BEHALF OF DATE 20/11/02

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".

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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				
B7	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'.

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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. 22...JV.2002 8152

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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

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

OR

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

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

Signed . . J Wright . . . . . .

On behalf of . . . . . .

Date . . . 20/11/02 . . . . . .

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

1.4.86

ADDRESS 496 WOKINGHAM ROAD PARISH ~~WOODLEY~~ Earley

PLOT No. Old Property ORD. SHEET No. SU. 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4789	Mr K Eddy	Ext to lounge + Alterations	21 5 76	App N/A
04765	"	"	8.7.76	N/A -- C/A
F/2002/8062.	Mr Wapshott.	Erect 1 Repl. dwell dem of exist		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE