APPLICATION NO:
RM/2002/6593

LOCATION:
8 Anderson Crescent, Arborfield Cross Reading.

APPLICANT:
R E & J A Maslin C/O Colin Dawson & Associates

PROPOSAL:
Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.

EARLIEST DATE FOR DECISION: **12/07/2002**
28 Day exp. 16/7/02.
APPLICATION WILL HAVE EXPIRED ON:
02/08/2002

APPROVED

CASE OFFICER: **Natalie Brown**

533

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R E & J A Maslin
C/O Colin Dawson & Associates
1
Malvern Way
Twyford
Berks
RG10 9PY

Application Number: RM/2002/6593

Parish: **ARBORFIELD**

Location: **8, Anderson Crescent, Arborfield Cross, Reading.**

Proposal: **Application for Reserved Matters on outline consent 2001/5307 for the erection of one detached dwelling with access from School Road.**

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

Condition
1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
2. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
3. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number D 653-02A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition

4. 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.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or abovenor in the roof space of both side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The shower room window in the first floor side elevation and bathroom window in the first floor rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.
Reason
1. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
3. In the interests of highway safety and convenience.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
□The applicant is advised that materials need to be submitted in relation to condition 2 of consent O/2001/5307.
Informative
□The applicant is advised that the details shown on drawings D 653-01 and D 653-02A with regard to slab levels and boundary treatments satisfy conditions 3 and 4 of consent O/2001/5307.
Informative
□The applicant is advised that before the landscape condition (13) of consent O/2001/5307 can be discharged, details need to be submitted with regard to the size of trees at time of plant along with details of the proposed shrub planting shown along the side boundaries of drawing D 653-02A.

T. G Watson

Application No: RM/2002/6593 NAB

Trevor Watson
Development Control Manager
Date: 01/08/2002

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. 9 September, 2003
My ref. BC/DC/RM/2002/6593
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 R Maslin
C/o NHBC Building Control Services Ltd
Ash House
Dencora Business Park
BRECKLAND LINFORD WOOD
MK14 6ET

Dear Sirs

PLANNING PERMISSION RM/2002/6593
SITE: 8 ANDERSON CRESCENT, ARBORFIELD CROSS, READING

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 RM/2002/6593 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.

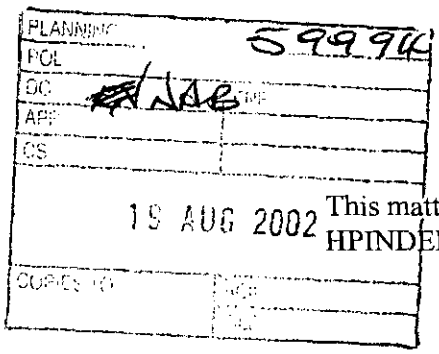
If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Officer

6593

Our Ref. **13049**
Your Ref. RM/2002/6593
Date. 16 August 2002



FAO ~~Elaine Vashi~~
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

received after decision issued.
(CIA 1/8)

Dear Sir / Madam

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

ANDERSON CRESCENT
READING

I refer to your consultation received in this office on 18/06/02

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SECTION 59622
NAB
09 AUG 2002
COPIED TO

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms N A Brown

Our Ref; CED/BK
8th August 2002

Dear Sir/Madam

RE; PLANNING APPLICATION RM/2002/6593
8 ANDERSON CRESCENT, ARBORFIELD CROSS, READING

Thank you very much for the Notice of Approval of Permission with regards to the above Application. I would, however, draw your attention to the description of the proposal, and in particular the outline consent reference number being incorrectly displayed.

The original Outline Consent was granted under reference 2001/5307 and not 2002/5307 as stated.

I would appreciate if you could issue a corrected Notice of Approval of Permission.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

9/8

Can the decision notice please be corrected & reissued - thanks,

Natalie ✓ CH 21/8

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R E & J A Maslin
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berks
RG10 9PY

Application Number: RM/2002/6593

Parish: **ARBORFIELD**

Location: **8, Anderson Crescent, Arborfield Cross, Reading.**

Proposal: **Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.**

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

Condition
1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
2. No part of any building(s) hereby permitted shall be occupied or used until the *vehicle parking and turning space herein approved has been provided. The vehicle* parking and turning space shall be permanently maintained and used for no other purposes.

Condition
3. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number D 653-02A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any *obstruction exceeding 0.6 metres in height at all times.*

Condition
4. 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.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above nor in the roof space of both side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The shower room window in the first floor side elevation and bathroom window in the first floor rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Reason
1. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
3. In the interests of highway safety and convenience.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is advised that materials need to be submitted in relation to condition 2 of consent O/2001/5307.

Informative
2. The applicant is advised that the details shown on drawings D 653-01 and D 653-02A with regard to slab levels and boundary treatments satisfy conditions 3 and 4 of consent O/2001/5307.

Informative

3. The applicant is advised that before the landscape condition (13) of consent O/2001/5307 can be discharged, details need to be submitted with regard to the size of trees at time of plant along with details of the proposed shrub planting shown along the side boundaries of drawing D 653-02A.

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/08/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Conditions for RM/2002/6593:

Std Cond	Std Reas	
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C126	R126	Approved vehicular access and visibility splay **Ins:** D 653-02A
C139	R139	Set back of gates **Ins:** 5 *metres*
C044	R044	No windows to be inserted **Ins:** in the first floor level or above nor in the roof space of both side elevations.
C045	R045	Obscure Glazing **Del:** It shall be fixed shut **Ins:** Shower room window in the first floor side elevation and bathroom window in first floor rear elevation.

Informatives:

1. The applicant is advised that materials need to be submitted in relation to condition 02 of consent O/2001/5307.
2. The applicant is advised that the details shown on drawings D 653-01 and D 653-02A with regards to slab levels and boundary treatments satisfies conditions 03 and 04 of consent O/2001/5307.
3. The applicant is advised that before the landscape condition (13) of consent O/2001/5307 can be discharged, details need to be submitted with regards to the size of trees at time of plant along with details of the proposed shrub planting shown along the side boundaries of drawing D 653 –02A.

AD

181. APPLICATION NO: 2001/5098, PROPOSED TEMPORARY PERMISSION FOR STORAGE BUILDING (RETROSPECTIVE), LAND AT REAR OF UNITS 31 & 32 SUTTONS BUSINESS PARK SUTTON PARK AVENUE EARLEY, FOR: S.A.S INTERNATIONAL

The Committee considered a report about this application set out on Agenda pages 2200 to 2209.

In discussing the application Members expressed concern that the application was retrospective.

RESOLVED: That Application No: 2001/5098 be approved subject to the conditions set out on Agenda page 2203 subject to the amendment of Condition 2 to read, "Within one month of the date of this permission the vehicle turning and parking spaces hereby approved shall be provided. The vehicle parking and turning space shall be permanently maintained and used for no other purpose."

182. APPLICATION NO: 2001/4278, PROPOSED ERECTION OF 51 DWLELLINGS INCLUDING NEW ACCESS ROAD AND PARKING PLUS DEMOLITION OF FOUR DWELLINGS, LAND AT REAR OF 415-445 WOKINGHAM ROAD EARLEY, FOR BRYANT HOMES/BANCROFT DEVELOPMENTS

The Committee considered a report about this application set out on Agenda pages 2210 to 2241.

Members were informed that the application before them was the subject on an appeal against non-determination and the Members were being requested to resolve what the determination would have been.

In explaining the report, Officers reminded Members that the proposal was a duplicate of a previous application that had been refused by the Committee on the 14th November 2001.

Mr. R Medleycott representing Earley Town Council attended the meeting and gave that authority's views against the proposal.

RESOLVED: That had Application No: 2001/4278 been before the Committee for determination it would have been refused on the grounds that;

a) The proposal would have a detrimental impact on the Street Scene;

b) The proposal would result in a detrimental impact on residential amenity of neighbouring properties;

c) The layout of units 39-42 would fail to address the need to design out crime, as the front entrances to these units would be hidden from natural surveillance.

183. APPLICATION: 2001/5307, OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELIING WITH ACCESS FROM SCHOOL ROAD, 8 ANDERSON CRESCENT ARBORFIELD, FOR R.E. & J.A MASLIN

The Committee considered a report about this application set out on Agenda pages 2242 to 2251.

With the Chairman's permission, Mr. AJ Ross read out the comments of the local Member Mr. G Cowan against the proposal.

RESOLVED: That Application No: 2001/5307 be approved subject to the conditions set out on Agenda pages 2245 to 2247.

Development Control Ref No:	Received	Listed by:	Parish
O/2001/5307	15 November 2001	Cllr Cowan	Arborfield

Applicant: R.E & J.A. Maslin
Location: 8 Anderson Crescent, Arborfield
Proposal: Outline application for the proposed erection of one detached dwelling with access from School Road.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. Planning History –
There is no relevant planning history relating to the residential garden area to the rear of 8 Anderson Crescent.

2. Proposal –
Is (in outline) for the erection of one detached dwelling located to the rear of 8 Anderson Crescent, with access onto school road. The site is located within the identified settlement of Arborfield. The application seeks approval for the siting and means of access, with design, external appearance and landscaping reserved for subsequent approval.

The application has been listed by Councillor Cowan on the grounds that the new access would lead on to the hump, yellow lines and the pinch point along School Road put in as part of the 'safe routes to school' and that the remaining houses in Anderson Crescent would apply to do the same.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. Consultations -
- ***Arborfield Parish Council*** –Do not object in principal but are concerned it would set a precedent with other dwellings, and concerns over the access being within the safe routes to school.
- ***Landscape*** – Hedgerow should remain as intact as possible
- ***Environmental Health*** – No objections
- ***Highways*** – No objections subject to conditions
- ***Conservation Officer*** – Considers that a bungalow would have no major visual impact but that enclosing site with 1.8m fence would introduce an alien enclosure
- ***Letters of representation*** – None received

4. Appraisal – The main considerations are:

A. Impact upon neighbouring properties
Loddon Area Local Plan Policies: LBE1, LBE2
Wokingham District Local Plan Policies: WOS3, WBE1
B. Impact upon the character of the area
Loddon Area Local Plan Policies: LBE1, LBE2
Wokingham District Local Plan Policies: WOS3, WBE1
C. Impact upon highway safety
Loddon Area Local Plan Policies: LT5
Wokingham District Local Plan Policies: WT7
D. Flood Issues
Berkshire Structure Plan: EN3
Loddon Area Local Plan: LPS2 & LPS3
Wokingham District Local Plan: WIC16
PPG25
E. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Impact upon neighbouring properties
The proposed dwelling would be sited in the rear garden of 8 Anderson Crescent. The proposed dwelling would be 22m from No. 8, and oblique to it. No. 8 would therefore have a rear garden of depth 10m, whilst the proposed dwelling would have a garden of 13m (at the shortest point). This is considered to an acceptable distance.

The side-side distance with Betiscott (to the NW) would be 10m. It is not considered that there would be any adverse effect to this property. There is a current application at Betiscott for a two-storey side extension (F/2001/5359 – pending). This would have an en-suite in the side elevation at first floor level and windows at ground floor level. It is considered that the proposed development would have no harm to this dwelling should the two-storey extension be allowed.

It is therefore considered that there would be no adverse effect upon any neighbouring properties in terms of overlooking, overshadowing and being overbearing.

B. Impact upon the character of the area
The site would have its access onto School Road. Currently, there is hedging along this boundary, and the rear gardens of Anderson Crescent are raised

above the footpath level of School Road. The site fronts a road designated as a green route and would require the removal of part of the hedging. It is recommended that a condition be added to ensure that the remainder of the hedging is protected, and also a landscape condition be added.

The proposed dwelling would follow the line of the existing dwellings located to the north west, and would not extend any closer to the highway than the existing dwelling. The proposed dwelling would also be set away from its side boundaries and so would not result in a cramped frontage within the street scene.

It is therefore considered that there would be no adverse impact upon the character of the area.

C. Impact upon highway safety
Provided that details of the garaging, parking and turning space are submitted and agreed and visibility splays are constructed, and provision made for construction vehicles, and that the access is surfaced, the Highways Officer have no objection to the proposed development.

The parish council raised concerns over the proposed access being close to the 'pinch' point along School Road, however, the Highway department raised no objection to the proposed development, because the proposed access is in such a position that the 'pinch point' in School Road is sufficiently far away to allow access to /egress from the property without the necessity for any works to the highway, other than the creation of the access.

D. Flood Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** –
The proposed development is not considered to have any adverse impact upon the character of the area, neighbouring properties nor the highway safety.

6. **Recommendation** – GRANT planning permission subject to the following 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 building(s), 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 development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. 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.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

6. 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.

7. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2 metres by 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of

any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

11. 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 9 metres measured from the carriageway edge.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. 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.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 safeguard the visual amenities of neighbouring properties and the locality.
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety
7. In the interests of highway safety and convenience.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. In the interests of visual amenity.
14. In the interests of visual amenity

INFORMATIVES

1. 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.

2. You are advised, in compliance with *The Town & 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: EN1, LD3
   Loddon Area Local Plan policies: LTV1, LBE1, LBE2, LT5
   Deposit Draft Wokingham District Local Plan policies: WOS2, WOS3, WBE1, WT7

Natalie Brown

WORK SHEET FOR : Natalie Brown

Application Number : RM/2002/6593

Applicant : R E & J A Maslin C/O Colin Dawson & Associates.

Location : 8, Anderson Crescent, Arborfield Cross, Reading.

Proposal : Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1/7

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 1/7 .....

Date Registered : 07/06/2002

Earliest Date for Decision : 12/07/2002

Latest Consultation Date/Site Notice Expiry Date : 12/07/2002

This application will have expired on: 02/08/2002. 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 :

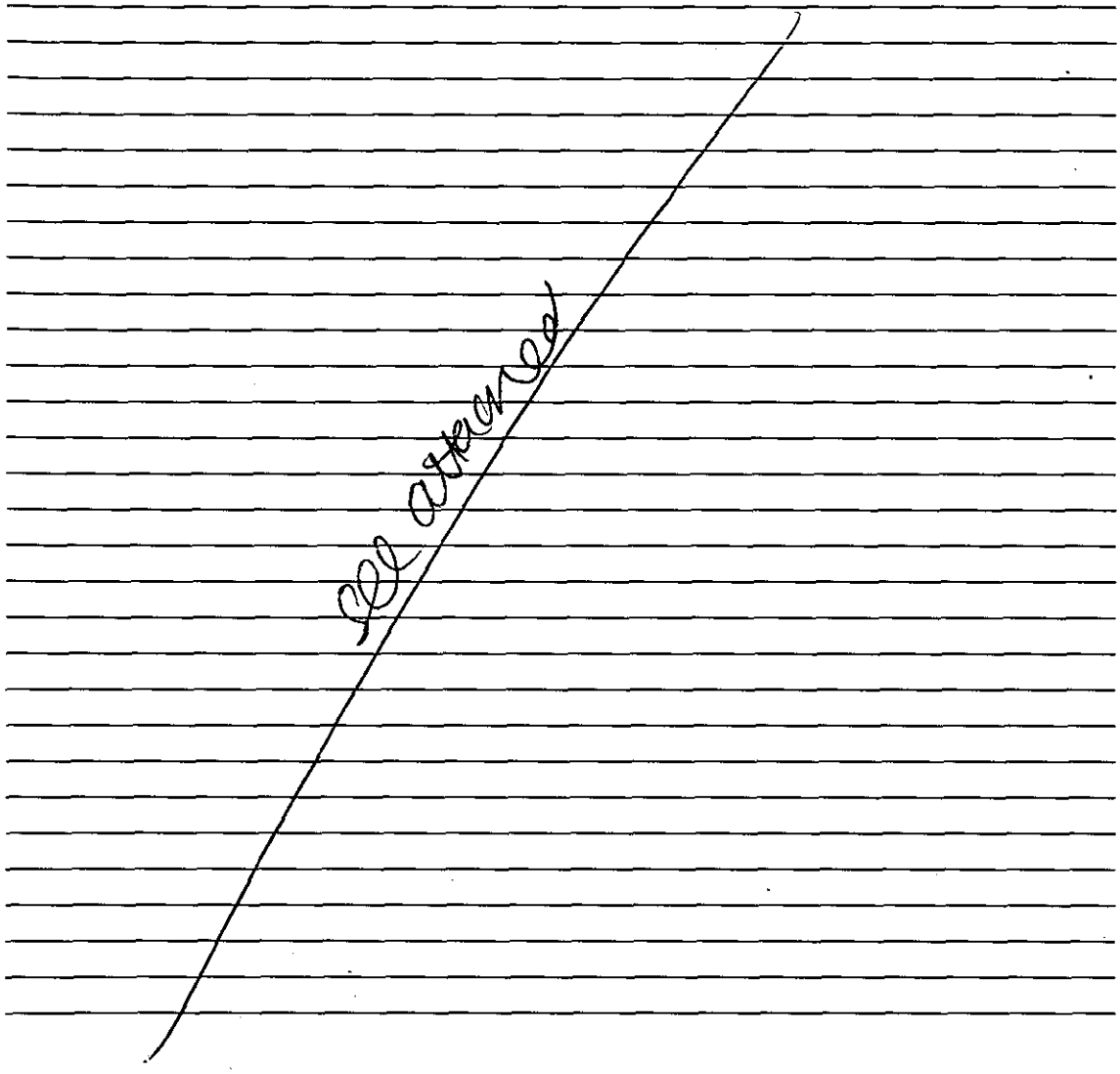
Highways – rec. conditions
Env. Health – rec hrs construction cond.
Landscape – details of proposed planting along boundary & size of trees on site will need to be provided.

Letters of rep: 6 Anderson Crescent – concerns re overlook, blocking light & ↑ traffic
9 Anderson Crescent – re loss light, highway safety, privacy
7 —"— – re highway safety + privacy

Planning Issues : Settlement

Application Number: RM/2002/6593

Appraisal :



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

Application Number RM/2002/6593
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 8 Anderson Crescent Arborfield Cross Reading.

APPLICATION NUMBER: RM/2002/6593

OFFICER: Natalie Brown

DATE OF SITE VISIT: 1/7

1 SITE/STATUTORY NOTICE DISPLAYED ? X2 - pole at rear brick pillar at front

2. DESCRIPTION OF SURROUNDINGS

As previous app^n

3. DESCRIPTION OF SITE/BUILDING

Rear garden of N°8.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - will be off of School Rd.

LEVELS — road edge lower — site increase in height towards N°8.

BOUNDARY TREATMENT hedging at front with School Rd.

OTHERS

Application Number: RM/2002/6593 – 8 Anderson Crescent

Appraisal:

Development
This application is for the reserved matters application following approval of outline application O/2001/5307 (siting and means of access only), which was approved at the 30 January 2002 Development Control Committee. (See copy of attached report).

The proposed dwelling would be chalet in style from the rear elevation and part chalet/part two-storey in style from the front elevation. The ridge height would be 7.3m.

1) Impact upon neighbouring properties
Objections have been received from Nos. 7 & 9 with regards to impact upon their properties in terms of loss of light and overlooking (loss of privacy).

1.8m close boarded fencing is shown along the side/rear boundaries with 1.2m close boarded fencing up to the front boundary with reinforced hedging to the front. This is considered to be an acceptable form of boundary treatment in relation to neighbouring properties and the street scene and satisfies condition 03 of consent 5307.

The proposed slab level is 11.00 which ties in with the site levels around the site (drawing D 653-01). The proposed slab level would be dug into the site and therefore be at a lower level than the rear of the site as is shown by drawing D 653-02A. This satisfies condition 04 of consent O/2001/5307.

With regards to impact upon neighbouring properties, it is not considered that there would be any adverse effect to Bettiscot (they have raised no objection). The main impact would be to the proposed side kitchen window of Bettiscot, but given that the dwelling is set below the level of the side boundary and that 1.8m fencing is proposed, any impact would be minimal. There is also a proposed window in the side elevation of Bettiscot at first floor level for an en-suite. It is not considered that there would be any impacts to this window. As the proposed dwelling would extend beyond the front/rear of the proposed at Bettiscot, it is not considered that the proposed dwelling would be overbearing nor cause overshadowing.

Re. No. 8 Anderson Crescent – the owners of the application site. However, there would be a distance 21m from the closest proposed first floor level window (bedroom 2) to the rear of No. 8. This is considered to be an acceptable distance in relation to overlooking. Additionally given the distance between the two properties and that No. 8 is raised at a higher level than the

proposed dwelling, it is not considered that the proposed dwelling would be overbearing nor cause overshadowing.

With regards to No. 7, its rear aspect is along the side of the proposed dwelling. Due to the angle of the property, it is not considered that there would be any direct overlooking from the proposed dwelling. There is however a window proposed in the first floor side elevation. It is recommended that this be obscurely glazed and that a condition be added to ensure that no further windows are added at first floor level or above. The proposed dwelling would be set away from the side boundary with No. 7 and so it is considered that there would be no adverse effects in terms of overshadowing and overbearing which could warrant refusal of the application.

Finally, with regards to No. 9, this is almost perpendicular to the proposed dwelling. Any overlooking would be oblique to this property, and given the distance of the proposed windows from the boundary and from No. 9, it is not considered that there would be any direct overlooking. In any case. The ground rises up from the proposed dwelling to the rear of the plot which would lessen the impacts. Due to the distances of the dwelling and its orientation in the plot in relation to No. 9, it is not considered that there would be any overshadowing nor overbearing.

Given the above it is not considered that there would be any adverse effects in terms of overbearing, overshadowing and overlooking that could warrant refusal of the application. Also, it is not considered that the proposed development would cause any adverse effects to any other neighbouring properties in addition to those mentioned.

2) Impact upon the character of the streetscene

The proposed design of the dwelling would be similar to that approved at 'Bettiscot' under application F/2001/5359 – for a chalet style dwelling with two-storey element. The ridge heights at 7m for Bettiscot and 7.3m for the proposed dwelling are comparable and therefore no objection is raised. A gap would be retained between both properties and the boundaries and so there would be no issue of a cramped form of development within the streetscene.

As part of the proposed development, new hedge plants are proposed along the front boundary to reinforce the existing hedging, and 8 new trees are proposed along the rear and side boundaries (see drawing D 653-02A), and new shrub planting is also proposed. The Landscape Architect says that the size of trees at time of planting would need to be provided, and details of the proposed boundary shrub planting.

Given the above, there is no objection to the proposed development in terms of impact upon the character of the streetscene.

3) Impact upon highway safety (parking provision)
Subject to conditions including Subject to garaging/parking/turning being retained and that parking/turning be implemented prior to occupation, provisions being made for site visitors (builders etc) during construction, the highway department would have no objection to the proposed development.

Letters of representation have been received with regards to the impact of the development on highway safety and 'safe routes to school'. This has already been dealt with under application O/2001/5307.

Approval: ✓ ~~**Refusal:**~~

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 8 July 2002

Location:	8 Anderson Crescent, Arborfield Cross, Reading
Proposal:	Application for Reserved Matters on outline consent O/2002/5307 for the erection of one detached dwelling with access road from School Road.
Application Number:	RM/2002/6593

In response to your consultation dated 18 June 2002 for the above application, the landscape comments are as follows:

A number of landscape details are shown on the site plan (drawing no D653-02A) which includes additional hedge planting along School Road and eight additional trees within the site. The applicant will need to indicate on the plan the size of the trees at time of planting. The site plan also shows some additional vegetation along the boundary of the site, but no details have been provided. The applicant will need to clarify if this is proposed planting and if it is details will need to be provided.

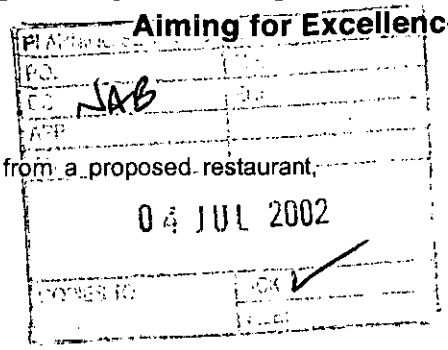
Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/6593. (Case Officer:Natalie Brown)

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 ON APPLICATION: RM/2002/6593

YOUR NAME: CHEDALL (SUE) SID

YOUR ADDRESS: (if these details are incorrect please amend)
7 ANDERSON CRESCENT
ARBORFIELD CROSS
READING
RG2 9PB

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:
We can't understand why this application has not been turned down, Reasons being access from School Rd, thats dangerous enough now with all the cars parked along it dropping of their children for school. Plus the traffic calming give way sign, and humps which are close to proposed entrance causing more problems.
We would also loose light and privacy to rear of our property as proposed dwelling being so large.

Continue over the page if more room required

PTO

PLANNING APPLICATION COMMENTS SHEET
FOR RM/2002/6593. (Case Officer:Natalie Brown)

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

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
POL	TLS
DC NAB	BNE
APP	
03 JUL 2002	
COPIES TO	✓

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.
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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: RM/2002/6593

YOUR NAME: MR & MRS MCKERNAN.

YOUR ADDRESS: (if these details are incorrect please amend)
9 ANDERSON CRESCENT
ARBORFIELD CROSS
READING
RG2 9PB

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:
We wish to Object to this Application for these reasons (1) loss of light - as we have not been here that long we are still in the process of clearing the garden so we can have more light as we have a vegetable plot near to the ajoining land. (2) Highway Safety - we have a lot of traffic along School rd without another driveway also it is very near to the relitively

Continue over the page if more room required

new rd humps which were placed in School Rd for the Safer routes for Schools we have enough problems with parents parking without yet another driveway

(3) I would like to point out that there is an inaccuracy in Number 18. on this application form as it states there would be vehicle and pedestrian access to church Rd, Not School Rd as it should be.

(4) we would like to know how this proposed building can be classed as a bungalow. the rear of the property looks like a chalet type but the front looks like a house a friend of ours, who is in the building trade, has also looked at this and agreed with this comment.

(5) we would have less or no privacy in our garden according to plans as the proposed property would be looking Straight in to it.

PLANNING APPLICATION COMMENTS SHEET
FOR RM/2002/6593. (Case Officer:Natalie Brown)

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

WOKINGHAM UNITARY
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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).
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LOSS OF VIEW OVER OTHER LAND.
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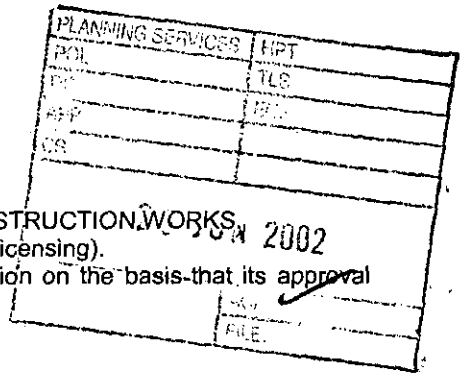
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of 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 ON APPLICATION: RM/2002/6593

YOUR NAME: Mr. Mrs R. Potter

YOUR ADDRESS: (if these details are incorrect please amend)
6 ANDERSON CRESCENT
ARBORFIELD CROSS
READING
RG2 9PB

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 strongly object to this building as More Sun would be block to my gardens also it would overlook my garden, and having even more Traffic entering on already busy Road near a School would not be a good idea. Speed humps have already been fitted in School Road to try an reduce Traffic and slow it up these humps have only been there for a short time and have already been done for the third time. So lorries entering this property would not help

Continue over the page if more room required

Natalie Brown

From: John Mullaney
Sent: 24 June 2002 07:57
To: Natalie Brown
Subject: RM/2002/6593 - 8 Anderson Crescent

I have no objections to this application but would recommend that standard planning consent C070 regarding hours of construction 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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 18 June 2002

Application Number: RM/2002/6593

Proposal: Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.

Parish: ARBORFIELD PARISH

Site Address:
8, Anderson Crescent, Arborfield Cross, Reading.

Applicant:
R E & J A Maslin C/O Colin Dawson & Associates.

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).

* 1. C049, R049
*2. C122, R122
*3. C126 (INSERT: D653-02A), R126
4. C129, R129
5. C130, R130
6. C133, R133
7. C137 (INSERT: dwelling), R137.
8. C140 (INSERT: 9 metres), R140.
*9. C139 (INSERT: 5 metres), R139. (NB. Not as shown on plan submitted).

all on o/l consent ∴ don't need to be added to RM consent

NO7. – added on o/l consent

Signed: _____ **Print name:** AE 21/06/02

* to be added to RM consent.

Application Number : RM/2002/6593	Map No : 89
Case Officer : NAB	Site Area : 0.06
Valid Date : 7/06/02	Received Date: 13/05/2002

Level : Delegated Application

Description : Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.

Location : 8, Anderson Crescent, Arborfield Cross, Reading.

Parish : AB Ward : ARB

Applicant : R E & J A Maslin C/O Colin Dawson & Associates.

Fee Required: £220 Fee Received: £220 (1)

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		phoned 27/5	
ELEVATION PLANS	Show elevations of both - School Rd is classified Rd West elevation show chimney. Garage should be 5m deep on floor plan	to follow	7/6
FLOOR PLANS	Check position of east elevation windows. Width of South elevation measures 30m too wide.		
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

THAMES WATER

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

No pre-apps

NEIGHBOURS

S/D + sel map (School Rd + Anderson Crescent) + address within red line

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

Tel: (0118) 974 6492

Date: 18 June 2002

My ref: RM/2002/6593

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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: RM/2002/6593
8, Anderson Crescent, Arborfield Cross, Reading.
Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **RM/2002/6593**
8, Anderson Crescent, Arborfield Cross, Reading.
Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.
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 G Cowan

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

Received by Wokingham District Council

Application No: RM/2002/6593

Proposal:
Application for Reserved Matters on outline consent 2002/5307 for the erection of one detached dwelling with access from School Road.

Location:
8, Anderson Crescent, Arborfield Cross, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number RM/2002/6593 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/07/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

18 June 2002

Organisation_Name	Building_Name	address1	Postcode
		10ANDERSON CRESCENTREADING	RG2 9PB
		6ANDERSON CRESCENTREADING	RG2 9PB
		7ANDERSON CRESCENTREADING	RG2 9PB
		8ANDERSON CRESCENTREADING	RG2 9PB
		9ANDERSON CRESCENTREADING	RG2 9PB
	BETTISCOT	BETTISCOTSCHOOL ROADREADING	RG2 9NX
	HIGH BANK	HIGH BANKSCHOOL ROADREADING	RG2 9NX
	2 WOODLANDS COTTAGES	2 WOODLANDS COTTAGESSCHOOL ROADREADING	RG2 9NY
	CHARMSBURY	CHARMSBURYSCHOOL ROADREADING	RG2 9NX

Neighbour consultation list RM/2002/6593

07.JUN.2002 6593

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Tuesday, 07 May 2002

Dear Sir or Madam

RE: NEW DWELLING 8 ANDERSON CRESCENT, ARBORFIELD

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £220.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

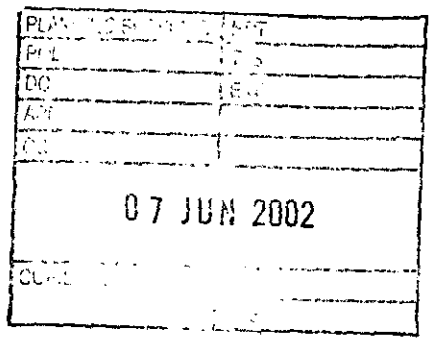
Encs:

07 JUN 2002 6593

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs C Hurst

Our Ref; CED/BK/653
28th May 2002

Dear Sir

RE; PROPOSED NEW DWELLING LAND TO THE REAR 8 ANDERSON CRESCENT, ARBORFIELD

In response to our telephone conversation, please find attached 6 copies of my revised drawing D653-02 Revision A with the amendments suggested.

I would be pleased if you could accept these in preference to the drawings originally submitted with the Planning Application and register them for a determination.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

1769a

07 JUN 2002 6693

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

1.	**APPLICANT'S NAME**	R E & J A Maslin
	ADDRESS	c/o Colin Dawson & Associates
		~~1 Malvern Way, Twyford, Reading, Berks~~
	POST CODE	RG10 9PY **PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	Colin Dawosn & Associates
	ADDRESS	1 Malvern Way, Twyford, Reading, Berks
	POST CODE	RG10 9PY **PHONE** 0118 9343322
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**	8 Anderson Crescent, Arborfield Cross Reading, Berks
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		~~Proposed erection of one detached dwelling~~ with access from School Road.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.53 hectares approx.
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**	D653-01 Exisitng site survey D653-02 Planning proposals

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?	**CHANGE OF USE**	☐	**REDEVELOPMENT**	☐
Tick the boxes(x)	**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	O/2002/5307
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.

Refer to drawing D653-02

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 fence

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

~~NONE~~
~~1 x 3.6 metre vehicle and pedestrian access~~ to Church Road

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

In accordance with Part M of the Building Regulations

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	/ *	/ *	/ *
BUNGALOW	1 / 7 *	*	/ *
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.

£220.00

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 W K Swan ON BEHALF OF R E & J A Maslin DATE 7th May 2002

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

07.JUN.2002

Application No. 07.JUN.2002 6593

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 th my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . .

On behalf of . . R E & J A Maslin . . . . . .

Date . 7th May 2002 . . . . . .

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

✓ADDRESS 8 ANDERSON CRESCENT PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DRA 1175	MRS. S. JOHNSON	INT ALTS.	21.7.86	Ref
RP99/9197	Mr. R. MASLIN	Loft Con./Garage Ext	12.10.99	C/A
99/70690/F	Mr R Maslin	s/st side ext. + r. ext conserv.	13.12.99	C
F/2000/1588	Mr R Maslin	s/st side ext s/st r ext conserv.t garden shed.	19/07/00	C
O/2001/5307	"	O/L - Erection of 1 Det. dwelling - access from School Rd.	30/1/02	C/
RM/2002/6593	R.E + J A MASLIN	RM on O/L 5307 for erection of 1 det dwelling, access from School Rd.		

DATE OF COMPLETION

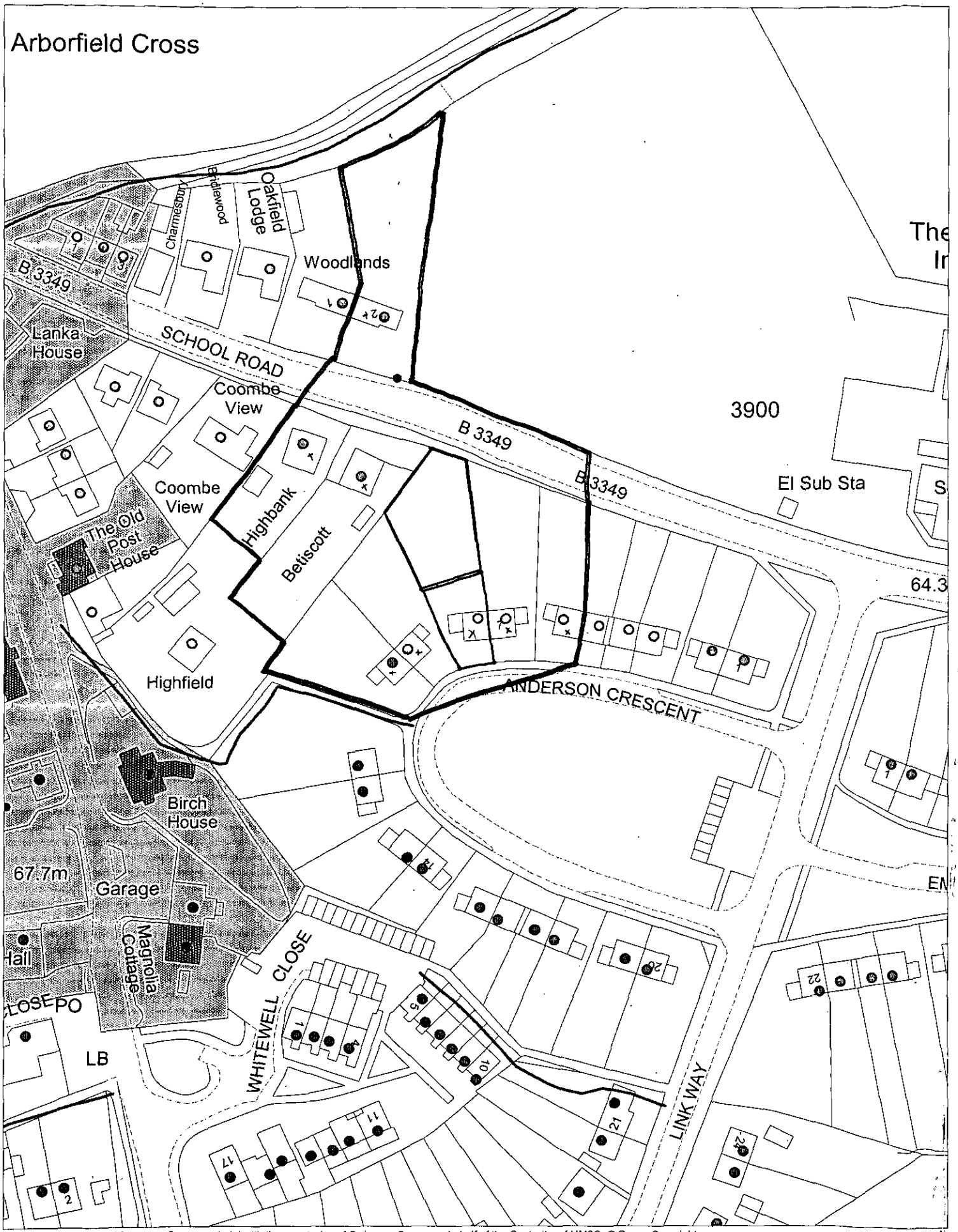
MINISTRY DECISION

SPECIAL ORDERS PD Enq. Mr R. Maslin. Loft conversion & s/st/extn (new garage).

DRAINAGE 29/9/99. DD Enq. - Conservatory - 29/10/99

091074

07. JUN. 2002 6593



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2002

Scale: 1 : 1250