APPLICATION NO:

CON/2000/2723

LOCATION:

Oakwood Park Kennels Waterloo Road, Wokingham Berks.

APPLICANT:

Oakwood Park Kennels C/O Martin Butler Planning

PROPOSAL:

Consultation from Bracknell Forest B C on application for the proposed erection of a detached dwelling to replace mobile home.

EARLIEST DATE FOR DECISION: **29/11/2000**

APPLICATION WILL HAVE EXPIRED ON: 06/12/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 6 December, 2000
My ref: EC/CON/2000/2723
Your ref: 00/01045/FUL

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

Mr E Konig
Planning Officer
Planning & Transportation
Bracknell Forest Borough Council
Time Square
Bracknell
Berkshire
RG12 1JD

Dear Mr Konig

PLANNING APPLICATION 00/01045/FUL
ERECTION OF ONE THREE BEDROOMED DETACHED HOUSE REPLACING EXISTING MOBILE HOME AT OAKWOOD KENNELS, WATERLOO ROAD, WOKINGHAM.

I refer to your letter of 8th November 2000 regarding the above development.

The proposal would have no direct impact upon the district of Wokingham. However, the Local Planning Authority is concerned at the possibility of a residential use becoming established in the countryside.

Wokingham Without Parish Council, as the adjoining Parish have commented on the application and have recommended that the proposal be refused as the site is located in a rural green gap. They feel that such development would set an unwelcome precedent, in allowing further encroachment on an area which it is hoped will be preserved, despite other pressures.

I hope these comments are of use to you.

Yours sincerely

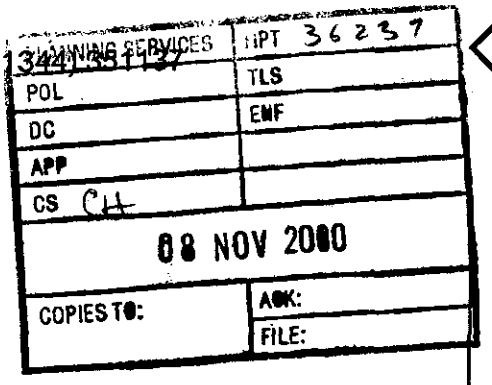
JOHN MITCHELL
Development Control Manager

CON/2000/2723

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Erich Konig (01344) 351137





Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

1st November 2000

Our Ref: 00/01045/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sir/Madam

DESCRIPTION: Erection of 1no. three bedroomed detached house replacing existing mobile home.

LOCATION: Oakwood Park Kennels Waterloo Road Wokingham

REFERENCE: 00/01045/FUL

CASE OFFICER: Erich Konig (01344) 351137

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Erich Konig, on direct line (01344) 351137, should you have any queries on this matter.

Yours faithfully

E.A.Konig

For Borough Planning Officer

Enc.

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Connor
No	CON 2000 2723
Proposal	Adjoining Parish, (Bracknell Forest), erection of three bedroom detached house replacing existing mobile home.
Site	Oakwood Park Kennels, Waterloo Road, Wokingham.

PLANNING SERVICES	HPT 36571
POL	TLS
DC	ENF
APP	
CS	
15 NOV 2000	
COPIES TO:	ACK:
	FILE:

Committee's Comments

Refusal recommended. Application is in rural green gap area, and to allow it would set unwelcome precedent, in allowing further encroachment on an area which it is hoped will be preserved, despite other pressures.

Signed : _____
Clerk to Wokingham Without Parish Council

14 November 2000

Application for the erection of a detached dwelling to replace an existing mobile home.

Oakwood Kennels, Waterloo road, Wokingham

This application falls within the administrative boundary of Bracknell Forest Borough Council, close to the boundary with Wokingham. The application proposes the erection of a detached dwelling on the site of Oakwood Kennels. No information has been provided regarding the reason for the development or indeed any justification of need for the dwelling.

In terms of the impact upon Wokingham it is not considered that the proposed dwelling would in itself have any direct impact upon the district. However the site is located in the Green Gap between Wokingham and Bracknell, where there is a strong presumption against such development. It should therefore, be noted to Bracknell Forest Borough Council that Wokingham District Council is concerned about the possibility of a residential use becoming established in the countryside

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	8 NOV 2000
Officer: EC	Application No. CON | 2000 | 2723

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) PROPOSED ERECTION OF DETACHED DWELLING TO REPLACE MOBILE HOME
Consultation from Bracknell Forest BC on application for the

Location: Oakwood Park Kennels, Waterloo Rd

Parish: Wokingham Ward: Wok Wour – Ross Lewis Heller Symons

Applicant: Oakwood Park Kennels

Fee Received... ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish won w/out ✓ : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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NEIGHBOURS:

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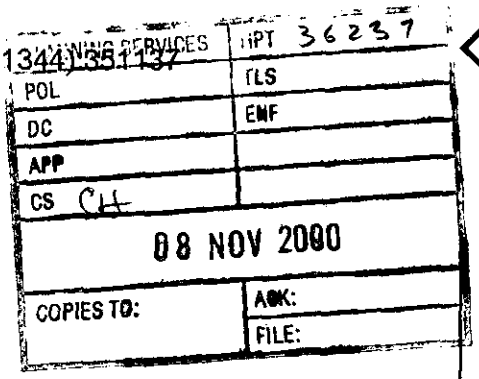
Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Erich Konig (01344) 351137



1st November 2000

Our Ref: 00/01045/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
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Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Erection of 1no. three bedroomed detached house replacing existing mobile home.

LOCATION: Oakwood Park Kennels Waterloo Road Wokingham

REFERENCE: 00/01045/FUL

CASE OFFICER: Erich Konig (01344) 351137

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Erich Konig, on direct line (01344) 351137, should you have any queries on this matter.

Yours faithfully

E.A.Konig

For Borough Planning Officer

Enc.

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Time Square Market Street Bracknell Berkshire RG12 1JD
☎ 01344 424642 Fax 01344 351104 DX 33611
M.A. Holmes BSc (Econ) Dip TP MRTPI Borough Planning Officer

RECEIVED
02 NOV 2000
PLANNING AND TRANSPORTATION
B.F.B.C.
01045

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer ALL QUESTIONS in BLOCK LETTERS
- If a question is not applicable, answer N\A
- Applicants Notes are available to assist completion of this form
- Please submit SIX copies of forms and plans to the address above

CONSULTATION

PART 1

1	Applicants Name Address Post Code	OAKWOOD PARK KENNELS PEACOCK LANE WOKINGHAM BERKSHIRE	Phone: 01189 9793399
2	If the applicant has an agent, all correspondence will be sent to the agent. Agents Name Address Post Code	MARTIN BUTLER PLANNING CONSULTANT 31 TATTERSALL CLOSE WOKINGHAM BERKSHIRE RG40 2LP	Phone: 01189 787292
3	On the plans show the site outlined in RED. Show also OTHER land in the applicants ownership or control in BLUE (see note 4). Site Location/ Address	AS APPLICANT	
4	Description of Proposal: Give brief details and state for what purpose this site and any buildings will be used.	PROPOSED 3 BEDROOM HOUSE REPLACING MOBILE HOME	
5	Give the area in hectares or part of a hectare (see note 2)	Area of Site	2.7 ha
6	State the applicants interest in the land e.g.owner, prospective purchaser, lessee.	Ownership	OWNER
7	List all the plans and drawings submitted with this application or provide a schedule.	Plans/ Drawings	2010/01 PLANS ELEVATIONS & SECTION

8 Does the application involve any of the following? Please tick the relevant boxes.

RECEIVED
24 OCT 2000
PLANNING AND TRANSPORTATION
B.F.B.C.

Change of use		Redevelopment	
Erection of a new building	✓	Alteration/ Extension	
Demolition			

9 What type of application is this? (see note 2)
Tick one box only

Outline permission (see question 10 overleaf)		State relevant outline permission number. Also complete Q.10	
Full permission	✓		
Approval of details/ reserved matters		State relevant application No and Condition number(s) to be varied	
Temporary permission			
Variation of conditions		State period required	

10	If this is an outline or an approval of reserved matters, which details, if any do you wish to be considered as part of this application?		Design ☐ Siting ☐ External appearance ☐ 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.		KENNELS
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 existing trees on the site?	Yes (No)	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.
14	State external materials to be used (if known).		FACING BRICKWORK / ETERNIT SLATES & TIMBER STAINED WINDOWS
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.		EXISTING FENCE
16	How will the surface water be disposed of?		TO SOAKAWAYS
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system? (Yes)/No	If no, please give details:
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing	EXISTING PRIVATE DRIVE
		As proposed	/
19	Has provision been made for the disabled? (see note 8).		YES.

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5)

	Number of Dwellings			Number of Habitable Rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House	1	-	1	6	-	5
Bungalow						
Flat/ Maisonette						
Other						

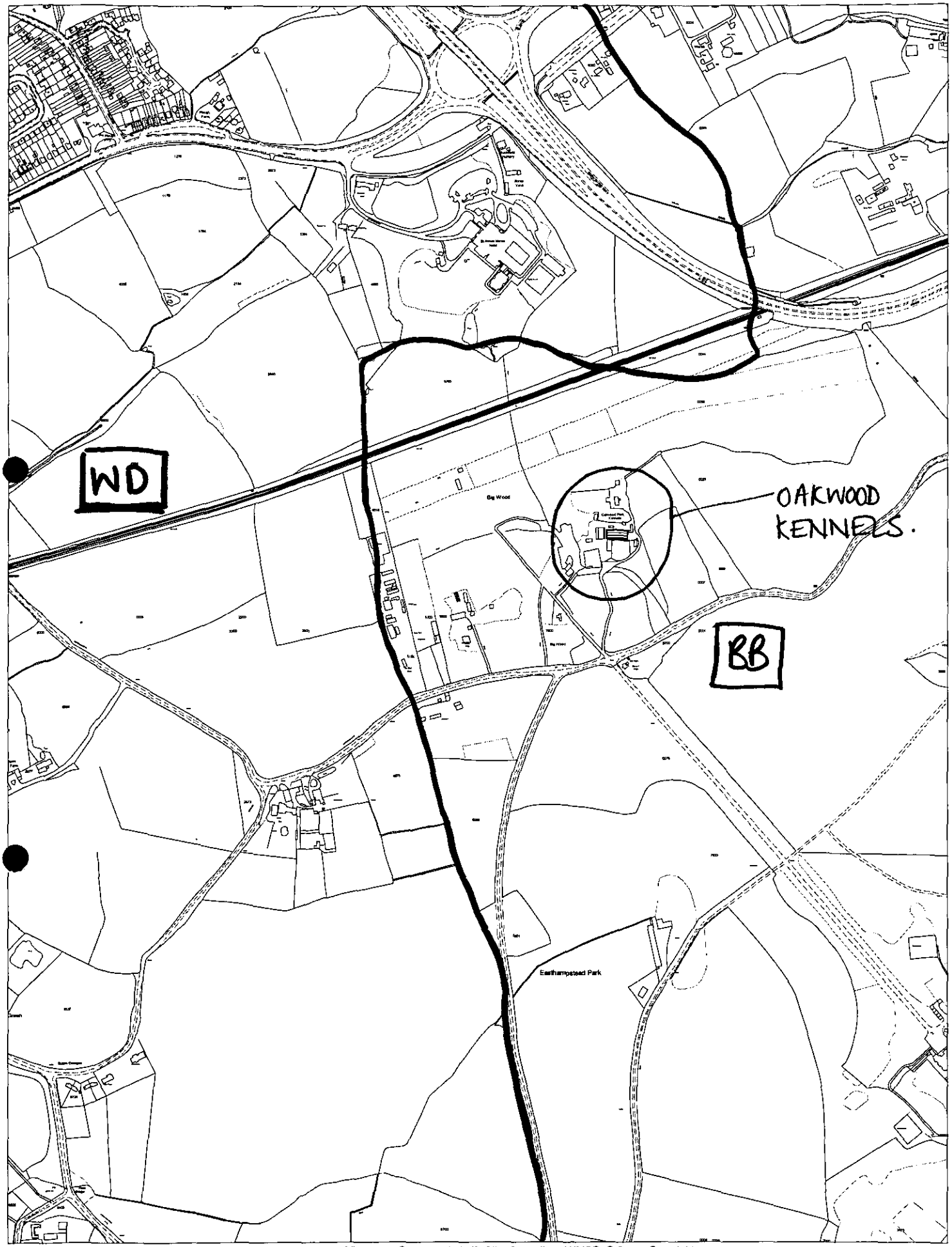
21	Does the proposal involve any non-residential building or use?	Yes (No)	If yes, complete part 2 of the form
22	State the fee enclosed with this application	£190	N.B. A separate fees schedule must be completed and enclosed with this application form

I hereby apply for permission in respect of the particulars described above and enclose the attached plans and drawings.

Signed: M Bruce on behalf of: OAKWOOD PARK KENNELS Date: 23:10:00

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 and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

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 and may be used by the Council only for purposes registered under the Data Protection Act.



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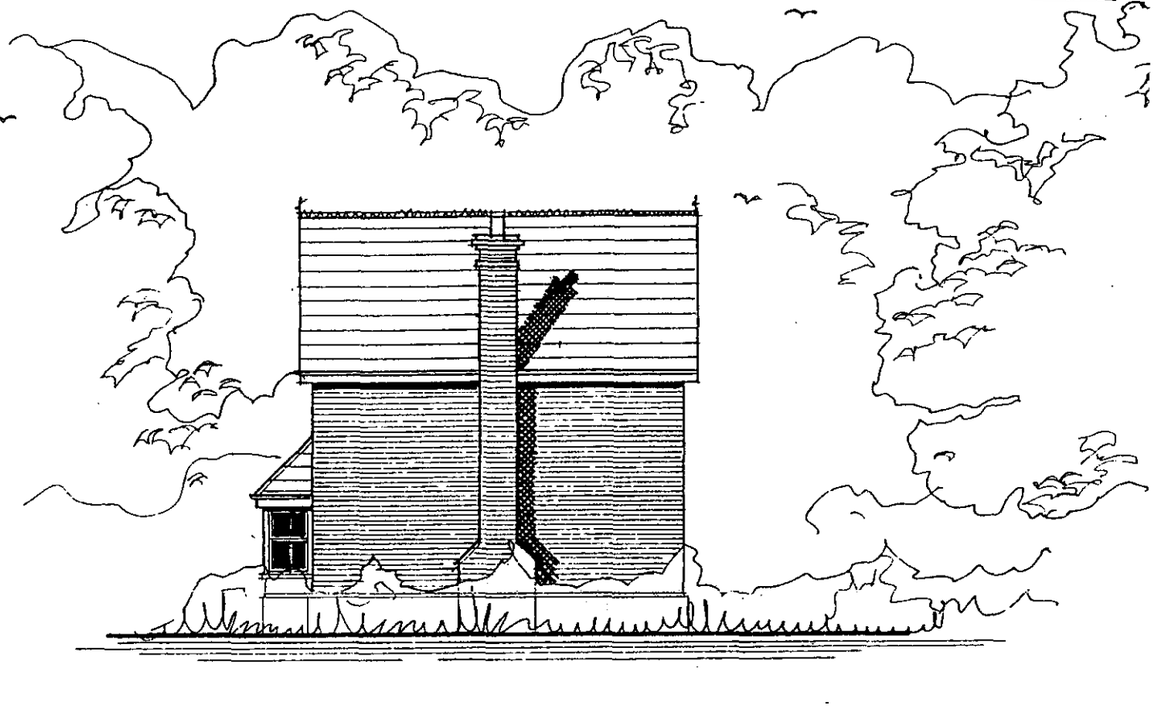
Development Control Section, Environmental Services, Wokingham District Council.
6 December 2000 Scale: 1 : 8000

N
W E
S

WD: WOKINGHAM DISTRICT.
BB: BRACKNELL BOROUGH



East Elevation



North Elevation

