SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0419

LOCATION:
79 King Street Lane, Winnersh Wokingham.

APPLICANT:
Kingsway Homes Ltd Dusek Design Associates

PROPOSAL:
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Kingsway Homes Ltd
Dusek Design Associates
10 Love Lane
Pinner
Middlesex
HA5 3EF

Application Number: F/2000/0419

Parish: **WINNERSH**

Location: **79, King Street Lane, Winnersh, Wokingham.**

Proposal: **Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.**

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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 27/06/00 showing two storey element on plot 3 reduced in size and garage sizes amended and turning area on plot 3 amended.

Condition

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the east and west elevations.

Condition

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

Condition

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

Condition

7. 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 to and agreed in writing by the Local Planning Authority.

Condition

8. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 789/P/1. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

Condition

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
11. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
12. The use hereby permitted shall not be commenced until fences have been erected on the west of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority and thereafter maintained as such.

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

Condition
14. No construction work shall take place except between the hours of 8.00am and 5.00pm on weekdays, 9.00am to 1.00pm on Saturdays and not at all on Sundays or Bank Holidays and Public Holidays.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. For the avoidance of doubt.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

Reason
8. In the interests of highway safety.

Reason
9. In the interests of highway safety.

Reason
10. To enhance the appearance of the development.

Reason
11. To enhance the appearance of the development.

Reason
12. To safeguard the amenities of neighbouring residents and the locality.

Reason
13. To ensure a satisfactory external appearance.

Reason
14. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 01/08/2000

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

Tel. 0118 974 6463 (Direct Line)

Date. 11 October, 2000

My ref. JM/JM/CONDITIONS/F/2000/0419

Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr P Dusek
The Studio
10-12 Love Lane
Pinner
Middlesex
HA5 3EF

Dear Mr Dusek,

RE: CONDITIONS 6 AND 7 FOR THE ERECTION OF THREE NEW TERRACED HOUSES AT 79 KING STREET LANE, WINNERSH F/2000/0419

Thankyou for your letter which was received on 24 August 2000.

I can inform you that the levels shown on plan 789/BR/101/A are considered acceptable and, therefore, condition 6 can be discharged.

The cleaning of vehicle wheels by high pressure hosing would be considered acceptable providing this is undertaken within the confines of the site.

I will write again regarding the landscaping conditions when I have liased with the appropriate members of staff from each section.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF

Tel: 020-8426-1607

Fax: 020-8426-1608

E-Mail: DDA@btinternet.com

PLANNING SERVICES	HPT 33460
POL	TLS
DC JM	ENF
APP	
CS	
24 AUG 2000	
COPIES TO:	

23rd August 2000

WOKINGHAM DISTRICT COUNCIL.
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKS. R40 1BN

FOR THE ATTENTION OF:- JOSS MILLER

Dear Sirs

RE:-LAND AT 79, KING ST LANE, WINNERSH.

Thank you for your planning consent reference F/2000/0419.

Further to receipt of this we attach for your approval of conditions 6 (levels), 7 (site parking), 10 (landscaping), two copies of our drawing no 789/BR/101A.

With regard to the cleaning of vehicle wheels when leaving the site this will be undertaken by means of a high pressure water hose positioned in close proximity to the entrance of the site, and we would request your approval of this in relation to condition 9.

A request for the approval of condition 13 for external materials will be submitted to you direct by our clients.

Yours faithfully
for **DUSEK DESIGN ASSOCIATES.**

P.A.DUSEK.
cc. Client.

Encl:-Drawing nos 789/BR/101A

Tel. 0118 974 6463 (Direct Line)

Date. 13 December, 2000

My ref. JM/JM/F/2000/0419

Your ref. SB/wla/1116/wkdc1311.cle

Mr S Browne
Kingsway Homes
77 Horseshoe Crescent
Beaconsfield
Bucks.
HP9 1LJ

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Browne,

RE: CONDITIONS RELATING TO DEVELOPMENT AT 79 KING STREET LANE, WINNERSH. (F/2000/0419)

Thankyou for your letter which was received on 14 November 2000.

I can inform you that the Jewell Multi stock and Marshalls Lincoln Red bricks and Redland Plain concrete Manor House Mix vertical tiles and Redland Plain concrete tiles are considered acceptable and, therefore, condition 13 (the approval of external materials) can be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Kingsway Homes

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (0149[illegible]

PLANNING SERVICES	HPT 37008
POL	TLS
DC	ENF
APP	
CS	SKM

24 NOV 2000

COPIES TO:	ACK:
	FILE:

SB/wla/1116/wkdc2111.chg

21 November 2000

Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1BN

For the attention of Joss Miller

Dear Sirs

Re: Development at: 79 King Street Lane, Winnersh, Berks
Planning Consent No: F2000/0419

Thank you for your letter dated 13 November 2000, the contents of which are noted.

Please find attached a sample of a Redland Plain concrete tile proposed for all roofs at the above development.

I trust the sample is satisfactory and look forward to your approval as soon as possible.

Yours faithfully

SIMON BROWNE
Technical Manager

Enc

Kingsway Homes

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (01494) 676101

36510

DC JM	ENF
APP	
CS	
14 NOV 2000	
COPIES TO:	ACK:
	FILE:

SB/wla/1116/wkdc1311.cle

13 November 2000

Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1BN

For the attention of Joss Miller

Dear Sirs

Re: Development at: 79 King Street Lane, Winnersh, Berks
Planning Consent No: F2000/0419

I would be grateful if you would confirm clearance of Condition 13 (External Materials) as soon as possible.

The proposed materials are as follows:

Main Facing Brick:	Jewell Multi Stock
Contrasting Brick:	Marshalls Lincoln Red
Vertical Tile Hanging:	Redland Plain Concrete - Manor House Mix
Main Roof Tile:	Redland Mini Stonewold - Colour Tudor Brown
Render (where applicable):	Painted - Country Cream
Driveway:	Black Tarmac
Windows/Doors:	Painted - White

I have previously submitted brick and tile samples, however, should you require further samples, please do get in touch.

/cont...

13 November 2000

I look forward to hearing from you shortly.

Yours faithfully

pp **SIMON BROWNE**
Technical Manager

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF

Tel: 0181-426-1607

Fax: 0181-426-1608

E-Mail: DDA@btinternet.com

Your reference

Our reference

Date 19th April 2000

PLANNING SERVICES | RPT 28706

POL | TLS

DC | ENF

APP |

CS |

26 APR 2000

COPIES TO: | ACK:

FILE:

WOKINGHAM DISTRICT COUNCIL.
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKS. R40 1BN

FOR THE ATTENTION OF:- JOSS MILLER

Dear Sirs

RE:-LAND AT 79, KING ST LANE, WINNERSH.

Thank you for your letter dated 29th March 2000.

In response we now attach for your approval four copies of our revised drawings for this project, which have been amended in accordance with the parameters set out in your letter.

We hope that you will find the revised proposals acceptable and look forward to receipt of your approval in due course.

Yours faithfully
for **DUSEK DESIGN ASSOCIATES.**

P.A.DUSEK.
cc. Client

Tel. 0118 974 6463 (Direct Line)

Date. 10 November, 2000

My ref. JM/JM/F/2000/0419

Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr S Browne
Technical Manager
Kingsway Homes
77 Horseshoe Crescent
Beaconsfield
Buckinghamshire
HP9 1LJ

Dear Mr Browne,

RE: REMOVAL OF OAK TREE FROM THE EAST BOUNDARY OF THE SITE AT 79 KING STREET LANE, WINNERSH (F/2000/0419)

Thankyou for your letter which was received on 16 October 2000.

I can inform you that the site levels, the landscape details and the parking details shown on drawing No. 789/BR/101B are considered acceptable and, therefore, conditions 6, 7 and 10 relating to these matters can now be discharged.

I can also inform you that the removal of the oak tree on the east boundary would require a new planning application for the variation of condition 11 of F/2000/0419. I have enclosed the relevant forms and look forward to the receipt of your application. I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Enclosure: Planning application forms

Tel. (0118) 974 6469 (Direct Line)
E-Mail Neil.Etherington@wokingham.gov.uk
Date. 12 October, 2000
My ref. NE/TAB/442/WH/K
Your ref.

APP
CS
16 OCT 2000
COPIES TO: ACK:
FILE:

Mr S Browne
Technical Manager
Kingsway Homes
77 Horseshoe Crescent
BEACONSFIELD
Bucks
HP9 1LJ

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Browne

DEVELOPMENT AT 79 KING STREET LANE, WINNERSH
PLANNING CONSENT NO: F/2000/0419

Thank you for your letter of the 18th September.

I have inspected the Oak tree. I do not consider that this tree is significant enough in views from public places to warrant including it in a Tree Preservation Order. Therefore, I have no objection to its removal.

I have copied our correspondence to Joss Miller, the Case Officer for this site, so that she can decide whether to vary Condition 11 of the Planning Permission and allow this tree to be removed. She will write to you in the near future.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc. Joss Miller - Development Control

John,
It's towards the rear of the site what do you think?

Kingsway Homes

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (01494) 676101

PLANNING SERVICES	
POL	TLS
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19 SEP 2000	
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SB/wla/1116/wkdc1809.dem

18 September 2000

Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1BN

For the attention of Neil Etherington - Senior Tree Officer

RECEIVED

34375

Dear Sirs

Re: Development at: 79 King Street Lane, Winnersh, Berks
Planning Consent No: F2000/0419

REPLY REQUIRE

We are currently developing the above site and would like to remove an oak tree from the rear of the site. We would be grateful if you would confirm that it can be removed as soon as possible.

Should you have any questions, please do not hesitate to contact the writer.
Yours faithfully

SIMON BROWNE
Technical Manager

cc: Malcolm Katinas

Tree shown to shy.
dwg. 789/P/1
Cond. 11

No objection
Pair con.
a bit 1 sided.
check P.C.

Condition
11. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
12. The use hereby permitted shall not be commenced until fences have been erected on the west of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority and thereafter maintained as such.

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

Condition
14. No construction work shall take place except between the hours of 8.00am and 5.00pm on weekdays, 9.00am to 1.00pm on Saturdays and not at all on Sundays or Bank Holidays and Public Holidays.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. For the avoidance of doubt.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

Date: 26 October 2000

To: Highways

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0419

Location: 79, King Street Lane, Winnersh, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Applicant: Kingsway Homes Ltd Dusek Design Associates.

Case Officer: Joss Miller

The new plans show the following: Plans to comply with conditions 06 (levels), 07 (site parking) and 10 (landscaping) of consent F/2000/0419. Drawing no 789/BR/101B.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

NO OBJECTIONS TO DRG NO. 789/BR/101/B ;
REFERING TO CONDITION 7.

Adam Coggins
2/11/00.

Date: 26 October 2000

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0419

Location: 79, King Street Lane, Winnersh, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Applicant: Kingsway Homes Ltd Dusek Design Associates.

Case Officer: Joss Miller

The new plans show the following: Plans to comply with conditions 06 (levels), 07 (site parking) and 10 (landscaping) of consent F/2000/0419. Drawing no 789/BR/101B.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

1970

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

App No: S/2000/0419 (Planaps) / (Ludhouse) Date Rec. 28/9/00

Location: 79 King St Lane

Parish Dinnington

Applicant: Mr Dusek

Description of attached plans Conditions 6 (levels) 7 (site parking) & 10 (landscaping)

Drawing No's: 789/BR/101 B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ✓
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: _____

_____ Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM.

Consultations Sent by Admin. on 26.10.PS.

Yellow - Part One Copy
Green - Officer's Copy

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 3 November 2000

Location:	79 King Street Lane, Winnersh, Wokingham
Proposal:	Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.
Application Number:	F/2000/0419

In response to your consultation dated 26 October 2000 for the above application, the landscape comments are as follows:

The landscape details shown on drawing no. 789/BR/101B are acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

0419

Tel. 0118 974 6463 (Direct Line)

Date. 13 November, 2000

My ref. JM/JM/F/2000/0419

Your ref. SB/wla/1116/wkdc0109.dem

Mr S Browne
Kingsway Homes
77 Horseshoe Crescent
Beaconsfield
Bucks
HP9 1LJ

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Browne,

RE: CONDITIONS FOR PROPOSED TERRACED HOUSES AT 79 KING STREET LANE, WINNERSH (F/2000/0419)

Thankyou for your letters which were received on 26 September 2000 and 26 October 2000.

I can inform you that the materials submitted (Renaissance Multi Stock for facing bricks, Marshalls Lincoln Red for construction brick, Redland Plain Concrete for vertical tile hanging and and Block Paviours for the driveway) are considered acceptable.

However, the Redland Mini Stonewold Tudor Brown roof tiles specified on your letter received on 26 October 2000, are considered quite large and, therefore, would suggest that a smaller tile be submitted in its place.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Recd 9.10AM 26.10.00

Kingsway Homes

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (01494) 676101

PLANNING SERVICES	HPT 35792
	TLS
DC	ENF
APP	
CS	
26 OCT 2000	
COPIES TO:	ACK:
	FILE:

SB/wla/1116/wkdc2310.til

23 October 2000

Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1BN

For the attention of Joss Miller

Dear Sirs

Re: Development at: 79 King Street Lane, Winnersh, Berks
Planning Consent No: F2000/0419

I would be grateful if you would approve the attached alternative tile sample, i.e. Redland Mini Stonewold (colour: Tudor Brown) as soon as possible.

I look forward to hearing from you shortly.

Yours faithfully

SIMON BROWNE
Technical Manager

Enc

By hand 26/9/00.

Kingsway Homes

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (01494) 676101

SB/wla/1116/wkdc0109.dem

1 September 2000

Joss I have given a copy of this to Post clerk for booking in 26/9 Eileen

Check driveway

Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1BN

For the attention of Joss Miller

Dear Sirs

Re: Land at: 79 King Street Lane, Winnersh, Berks
Planning Consent No: F2000/0419

In accordance with Condition 13 of the above Planning permission, please find listed below the proposed external materials for your approval.

Main Facing Brick:	~~Jewell~~ Renaissance Multi Stock (sample panel enclosed) ✓
Constructing Brick:	Marshalls Lincoln Red (sample panel enclosed) ✓
Vertical Tile Hanging:	Redland Plain Concrete - Manor House Mix (sample enclosed) ✓
Main Roof Tile Hanging:	Redland Plain Concrete - Tudor Brown (sample enclosed)0 ✓
Render (where applicable):	Painted - Country Cream ✓
Driveway:	Block Paviours - Colour Brindle ✗
Windows/Doors:	Softwood - Painted White ✓

I look forward to your approval/comments as soon as possible.

Yours faithfully

SIMON BROWNE
Technical Manager

789/BR/501
Encs – Plans 789/BR/502

Date: 20 February 2001

To: Highways

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0419

Location: 79, King Street Lane, Winnersh, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Applicant: Kingsway Homes Ltd Dusek Design Associates.

Case Officer: Joss Miller

The new plans show the following: Details on site plan showing levels (condition 06), parking (condition 07), and landscaping (condition 10). Drawing no 789/BR/101/B.

Comments are required by 27/02/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

Comments as previous dated 2/11/00.

Adam Coggins 22/02/01

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF Tel: 020-8426-1607

Fax: 020-8426-1608

E-Mail: DDA@btinternet.com

PLANNING SERVICES RECEIVED 34769

FOL	TLS
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28 SEP 2000	
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	FILE:

0419

26th September 2000

WOKINGHAM DISTRICT COUNCIL.
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKS. R40 1BN

FOR THE ATTENTION OF:- JOSS MILLER

Dear Sirs

RE:-LAND AT 79, KING ST LANE, WINNERSH.

Further to our letter dated 23rd August 2000, we now attach three copies of our latest drawings for the above, and would remind you that we are still awaiting your approval of the details shown, as requested in our original letter.

The details shown are for your approval of conditions 6(levels).7(siet parking),and 10(landscaping).

We would be grateful to receive your approval of these details as soon as possible.

Yours faithfully
for **DUSEK DESIGN ASSOCIATES.**

P.A.DUSEK.
cc. Client.

Tel. 0118 974 6463 (Direct Line)

Date. 21 March, 2001

My ref. JM/JM/F/2000/0419

Your ref.

Mr P Dusek
The Studio
10/12 Love Lane
Pinner
Middlesex
HA5 3EF

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Dusek,

RE: ERECTION OF THREE TERRACED HOUSES AT 79 KING STREET LANE, WINNERSH. (F/2000/0419)

Thankyou for your letter which was received on 28 September 2000, and my apologies for the delayed response.

I can inform you that the levels, parking and landscaping as shown on the submitted drawing 789/BR/101/B are considered acceptable and, therefore, conditions 6, 7 and 10 of the above application can now be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 12 March 2001

Location:	79 King Street Lane, Winnersh, Wokingham
Proposal:	Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.
Application Number:	F/2000/0419

In response to your consultation dated 20 February 2001 for the above application, the landscape comments are as follows:

The landscape details shown on drawing no. 789/BR/101B are acceptable and the condition can be discharged. These comments were originally made on 3 November 2000 in response to your consultation dated 26 October 2000.

Catherine Brimble

Catherine Brimble
Landscape Architect

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF Tel: 020-8426-1607

Fax: 020-8426-1608

E-Mail: DDA@btinternet.com

PLANNING SERVICES UNIT 34769

POL	TLS
DC	ENF
APP	
CS	

28 SEP 2000

COPIES TO:	ACK:
	FILE:

0419

26th September 2000

WOKINGHAM DISTRICT COUNCIL.
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKS. R40 1BN

FOR THE ATTENTION OF:- JOSS MILLER

Dear Sirs

RE:-LAND AT 79, KING ST LANE, WINNERSH.

Further to our letter dated 23rd August 2000, we now attach three copies of our latest drawings for the above, and would remind you that we are still awaiting your approval of the details shown, as requested in our original letter.

The details shown are for your approval of conditions 6(levels).7(siet parking),and 10(landscaping).

We would be grateful to receive your approval of these details as soon as possible.

Yours faithfully
for **DUSEK DESIGN ASSOCIATES.**

P.A.DUSEK.
cc. Client.

Date: 20 February 2001

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0419

Location: 79, King Street Lane, Winnersh, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Applicant: Kingsway Homes Ltd Dusek Design Associates.

Case Officer: Joss Miller

The new plans show the following: Details on site plan showing levels (condition 06), parking (condition 07), and landscaping (condition 10). Drawing no 789/BR/101/B.

Comments are required by 27/02/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No. 2000/0419 (Planaps) / (Ludhouse) Date Rec. 28/09/00

Location: Land at 79 King St Lane,

Parish Dunnerdale

Applicant: Dusek Design Associates

Description of attached plans Details on site plan showing levels (6), parking (7), and landscaping (10)

Drawing No's: 789/BR/101/B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) _____ ✓
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: _____

Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 20-02-01

Yellow - Part One Copy
Green - Officer's Copy

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF Tel: 020-8426-1607

Fax: 020-8426-1608

E-Mail: DDA@btinternet.com

PLANNING SERVICES RPT 34769

POL	TLS
DC JM	ENF
APP	
CS	
28 SEP 2000	
COPIES TO:	ACK:
	FILE:

0419

26th September 2000

WOKINGHAM DISTRICT COUNCIL.
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKS. R40 1BN

FOR THE ATTENTION OF:- JOSS MILLER

Dear Sirs

RE:-LAND AT 79, KING ST LANE, WINNERSH.

Further to our letter dated 23rd August 2000, we now attach three copies of our latest drawings for the above, and would remind you that we are still awaiting your approval of the details shown, as requested in our original letter.

The details shown are for your approval of conditions 6(levels).7(siet parking),and 10(landscaping).

We would be grateful to receive your approval of these details as soon as possible.

Yours faithfully
for **DUSEK DESIGN ASSOCIATES.**

P.A.DUSEK.
cc. Client.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 2 april 2002
My ref: EXC/F/2000/0419
Your ref:

P A Dusek
Riverside House
87A Paines Lane
Pinner, Middlesex
HA5 3BX

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

Dear Mr Dusek

SUBMISSION OF FENCING DETAILS TO COMPLY WITH CONDITION 12 OF PLANNING PERMISSION F/2000/0419 – ERECTION OF THREE DWELLINGS AT 79 KING STREET LANE, WINNERSH

I write in response to your fax of 26 September 2001, which has recently been passed to me, and apologise for the long delay in replying.

Having visited the site, it appears that there is an existing wall, along the front part of the western boundary and that this has been retained and a 1.8 metre fence erected along the remainder of the boundary. Retention of the existing wall appears to be preferable to its removal and erection of a 1.2 metre high fence along this section of the boundary and, therefore, the boundary treatment as observed on site is considered acceptable.

If you would like any further advice regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

48143

~~JKM~~ ~~JKM EXC~~

EXC. ~~AT~~

F/2000/0419

27 SEP 2001

DUSEK DESIGN ASSOCIATES.

ARCHITECTURAL AND PLANNING CONSULTANTS

Riverside House, 87A Paines Lane, Pinner, Middlesex. HA5 3BX
Tel: 020-8426-1607
Fax 020-8426-1608.
E-Mail: design@dusek.co.uk

original wall at front of side boundary + 1.8 fence
high wall / piers at gateway - no gates
≈ continuation of neighbours

FAX COVER PAGE

TO:- WOKINGHAM DISTRICT COUNCIL

FOR THE ATTENTION OF:- Miss Jess Mutton / Mr. Mike Thorpe

FROM:- [signature]

NUMBER OF PAGES TO FOLLOW (Excluding cover sheet) 1

DATE SENT:- 26/9/01

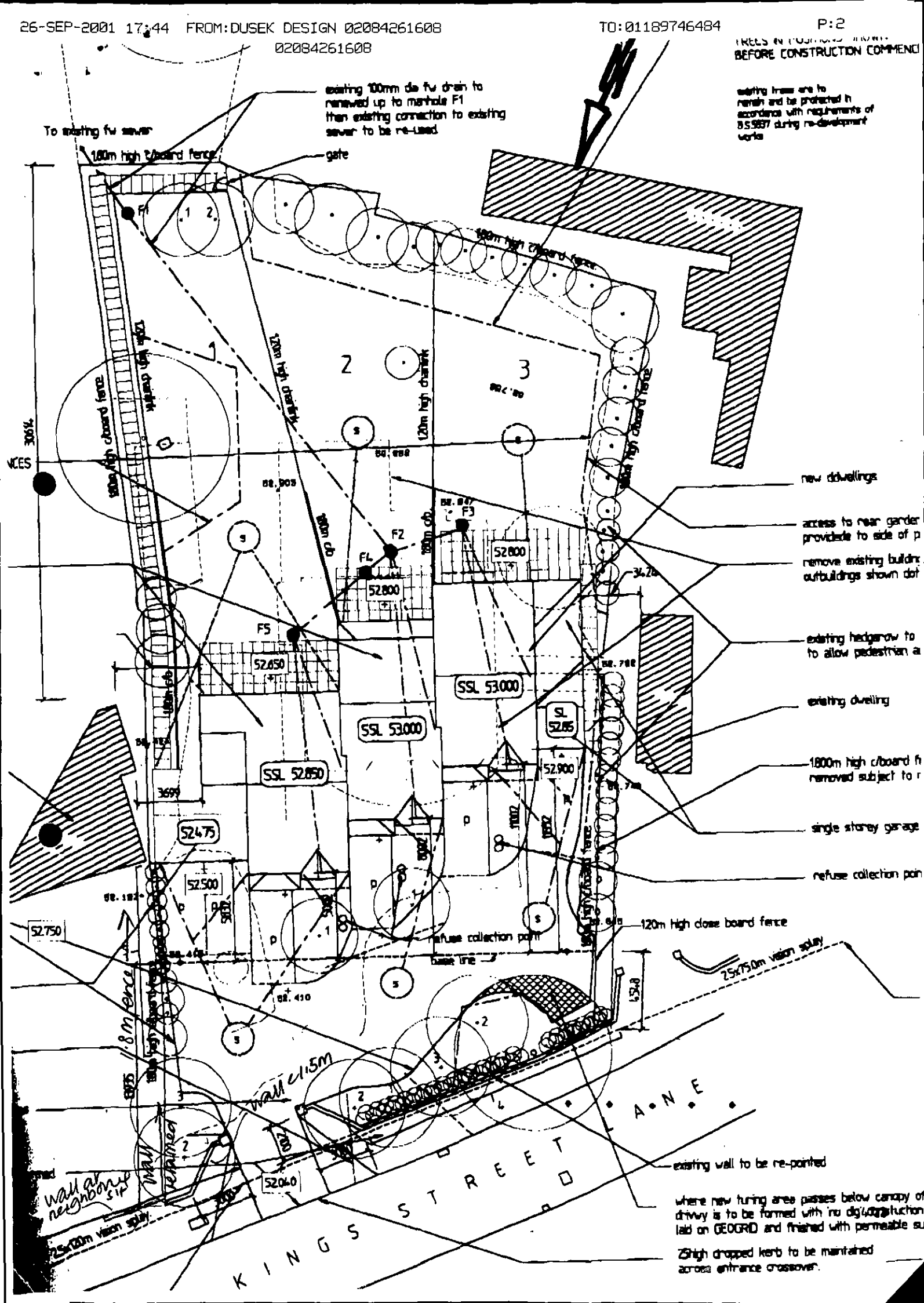
REFERENCE:- 79. KING ST LANE, WINNERSH

MESSAGE:- 0118-974 6484

Please find attached details of site layout for above.
In accordance with condition 12 of planning consent ref no. F/2000/0419, we request your approval of condition 12 relating to fencing along the West boundary of the site.
The details show this to be 1.80m high timber closeboard fence reducing in height to 1.20m at front of site.
Appreciate your earliest response
With thanks:

[signature]

02084261608



Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 23 December, 2001

My ref. AJT/MLT/F/2000/0419

Your ref. SB/wla/1116/wkdc2310.til

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) 977 8909
DX: 33506 – Wokingham

Mr. Simon Brown
Kingsway Homes,
77, Horseshoe Crescent,
Beaconsfield,
Bucks,
HP9 1LJ

Dear Mr. Simon Brown,

RE: PROPOSED DEVELOPMENT – 79, KING STREET LANE, WINNERSH.

I refer to your letter and roof tile sample submitted for the above proposal dated 23rd October 2001. I apologise for the delay in replying.

The alternative tile sample submitted i.e. Redland Mini Stonewold (colour: Tudor Brown) for the proposed development is quite acceptable and therefore I have no objection to it being used.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on the direct line above.

Yours sincerely,

M L THORP
pp Principal Development Control Officer

Recd 9.10AM 26.10.00

Kingsway Homes

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (01494) 676101

PLANNING SERVICES	RPT
	TLS
DC	ENF
APP	
CS	
26 OCT 2000	
COPIES TO:	ACK:
	FILE:

SB/wla/1116/wkdc2310.til

23 October 2000

Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1BN

For the attention of Joss Miller

Dear Sirs

Re: Development at: 79 King Street Lane, Winnersh, Berks
Planning Consent No: F2000/0419

I would be grateful if you would approve the attached alternative tile sample, i.e. Redland Mini Stonewold (colour: Tudor Brown) as soon as possible.

I look forward to hearing from you shortly.

Yours faithfully

SIMON BROWNE
Technical Manager

Enc

This has been built! I checked the site on 21/11 and materials are acceptable.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/0419
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Kingsway Homes Ltd
C/o Dusek Design Ltd
10-12 Love Lane
PINNER
Middlesex
HA5 3EF

Dear Sirs

PLANNING PERMISSION F/2000/0419
SITE: 79 KING STREET LANE, WINNERSH

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

I would like to take this opportunity to remind you that Planning Permission Number F/2000/0419 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

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0419	JM
BUILDING CONTROL NUMBER.	FP 2000/1051 Panel	
~~APPLICANT~~/AGENT	Durek Design Associates	
ADDRESS OF SITE	79 King Street Lane WINNERSH.	
DESCRIPTION OF PROPOSED WORK	demolish existing dwelling + erect 3 dwellings with integral garages	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	789/BR/101A	789/P/1B
ELEVATIONS	789/BR/501 789/BR/502	789/P/2B
FLOOR PLANS	789/BR/301 789/BR/302	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC - rear garage door added - side garage door added Seen Joss - OK		
DATE	1/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6463

Date: 19/7/00

My ref: F/2000/0419

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2000/0419
79 , King Street Lane, Winnersh, Wokingham.
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31/7/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0419**
79 , King Street Lane, Winnersh, Wokingham.
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 19/7/00

My ref: F/2000/0419

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2000/0419
79 , King Street Lane, Winnersh, Wokingham.
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31/7/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0419**
79 , King Street Lane, Winnersh, Wokingham.
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 19/7/00

My ref: F/2000/0419

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

CONFIDENTIAL

Councillor ~~D Ball~~ Prue Bray
7 ~~Grovelands Avenue~~ 45 Bluebell meadow
Winnersh
RG41 ~~5BB~~ 5WJ .

Dear Councillor

Application Number: F/2000/0419
79 , King Street Lane, Winnersh, Wokingham.
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31/7/00

Yours faithfully

John Nutcher

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0419**
79 , King Street Lane, Winnersh, Wokingham.
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Application Number F/2000/0419
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking and garaging
3	SC04	SR04	Permission 'plans' '27/6/00' 'Two storey element on plot 3 reduced in size & garages sizes amended & turning area on plot 3 amended.
4	SC08	SR05	first floor level and above. except @ west elevations
5.	SC17	SR05	
6	SC18	SR05	
~~7~~	~~SC33~~	~~SR04~~	
7	SC33	SR05	
8	SC30	SR13	789/P/1
9	SC34	SR13	
10	SC40	SR15	
11.	SC49	SR15	
12	SC51	SR05	'fences' 'erected' 'west'
13	SC52	SR12	
14			Hours of construction: No construction work shall take place except between the hours of 8am and 5pm, and on weekdays, 9am - 1pm on Saturdays and not at all on Sundays or Bank and public holidays.
			In the interests of residential amenity

RECORD OF SITE VISIT

SITE ADDRESS: 79 King Street Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0419

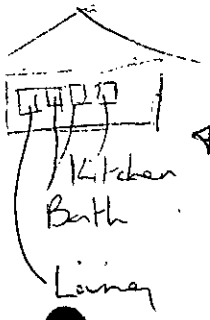
OFFICER: Joss Miller

DATE OF SITE VISIT: 7/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on boundary

2. DESCRIPTION OF SURROUNDINGS
Detached houses 75, 77 & bungalow 81.
Detached bungalow set in centre of site of brick & tile.

3. DESCRIPTION OF SITE/BUILDING
1.8m brick wall at front, 1.8m deciduous hedge at side of bungalow. Open boundary with various shrubs at side of house. Outbuildings to rear.



4. RELATIONSHIP TO ADJOINING PROPERTIES
77. No side windows - Dwelling sited on boundary.
81, Glazed back door & small side window.

5. SITE CONSTRAINTS

TREES 1 behind garage.

ACCESS/PARKING \

LEVELS \ .

BOUNDARY TREATMENT See above.

OTHERS & 2.5m shrubery to rear

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0419

Applicant : Kingsway Homes Ltd Dusek Design Associates.

Location : 79 , King Street Lane, Winnersh, Wokingham.
Proposal : Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : 31/1/00

Date of Site Visit : 7/2/00

Date Registered : 24/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

No 81 - object. over development, increase in traffic increase in noise. Loss of daylight Loss of privacy

Winnersh PC - object. over development. Honour needs not addressed. Out of keeping with surroundings. Outline app for 3 bed houses. Access difficult. Excess traffic generated

Policy - Outline app. not acceptable. site within settlement of Bindlesham. Cramped layout. Landscape needed.

Environmental Design. Detrimental impact on street scene. Landscape - Landscape scheme needed

Planning Issues :

Effect on street scene & neighbouring properties WBC identified settlement.

Highways - Proposal acceptable.

Application Number: F/2000/0419

Appraisal :

This application is for the demolition of a bungalow and erection of three terraced houses.

Neighbours.

No 81 is a bungalow with a glazed back door and small side window. The nearest terrace will be to the east of the property with the garage and dining area a single storey element only. This will be situated 1m from the boundary at the nearest point and will have a small gable roof at the front ~~with~~ with the remaining roof hipped on all sides. This element will be 9.6m in depth, 2.6m at eaves height and 4.8m at ridge height. The two storey element will be approx 2.7m from the boundary with a gable to the side elevation. This two storey element has a depth of 10.5m eaves height of 5.1m and ridge height of 9.3m. However any impact on No 81 in terms of overbearing, overshadowing and privacy are not considered sufficient to warrant a refusal.

No 77 is a 2 storey dwelling with no side windows. A single storey garage is situated approx 0.9m from the boundary at the closest point. The two storey element is 3.0m from the boundary at the closest point. The proposal will be situated to the west of No 77 and its ~~[illegible]~~, depth will be roughly to same as the footprint of the neighbouring property, thereby minimising any impact regarding overbearing overshadowing and privacy issues. All other neighbours are a sufficient distance for any impact to be minimised.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Street Scene.

These terraced houses have been sited in such a way that they are in balance with the front footprint of the neighbouring properties. There is a housing mix in this area, with other terraced houses nearby. ~~There is~~ A previous application resulted in concerns regarding overdevelopment of the

site. Although detached houses were considered inappropriate, terraced houses are considered more acceptable. This is because they don't have the same cramped appearance as the need to provide space between each dwelling is removed. The fact that each dwelling is stepped back provides a break in the bulk of the development. All these issues serve to reduce the impact on the street scene.

There is sufficient parking on the site for each dwelling. It is not considered that the addition in traffic resulting from the extra dwellings would be sufficient to cause an adverse impact on the safety of the highway.

Applicationo	Name & Address
F/2000/0419	Mr H Freeman 81 King Street Lane Sindlesham Wokingham RG41 5BA

App approved,
Letter sent 03/08/00

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF Tel: 020-8426-1607

Fax: 020-8426-1608

E-Mail: DDA@btinternet.com

PLANNING

POL

DC JM

APP

CS 31066

27 JUN 2000

COPIES TO: ACK: FILE:

26th June 2000

WOKINGHAM DISTRICT COUNCIL.
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKS. R40 1BN

FOR THE ATTENTION OF:- JOSS MILLER

Dear Sirs

RE:-LAND AT 79, KING ST LANE, WINNERSH.

Further to my telephone conversation with your Joss Miller, we now have pleasure in attaching five copies of our amended drawings for the above.

You will note that the revisions include amendments to the internal garage sizes, and to the reversing and turning areas behind the garage to plot 3.

We trust that the details shown will now meet with your satisfaction, and will look forward to receipt of your approval in due course.

Yours faithfully
for **DUSEK DESIGN ASSOCIATES.**

P.A.DUSEK. & on holiday
cc. Client.

John Wheatcroft
01494 678266.

Encl:-Drawing nos 789/1B and 789/P/2B

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

(Engineering Services)

MEMORANDUM

FROM: **Steve Auton**
Senior Assistant Engineer

MY REF: SNA/KMJ/P14
Extension: 6322

TO: **Joss Miller**
Plan. & Trans.

YOUR REF:

DATE: 30 June, 2000

I refer to the latest drawing from Mr Dusek regarding the required turning area for the development at the above address and confirm that the proposal is now acceptable.

Steve Auton

STEVE AUTON

0494873655 Amends received 26/4 . phoned to say - COPY Prop 81 pkg + trip bins sizes of garages

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10-12, Love Lane, Pinner Middlesex HA5 3EF Tel: 081-426-1607 02408
Fax: 081-426-1608

Your Ref.
Our Reference

Date

File

VERY URGENT

Joss
Woss appenin?? Nettie

FAX COVER PAGE

Spoke to Mr Dusek will make amendments & return as revised plans. 14/6 LeB.

TO: WOKINGHAM D.C.

FOR THE ATTENTION OF: Lynette Baker

FROM: [signature] Dusek

NUMBER OF PAGES TO FOLLOW: 0
(Excluding Cover Page)

DATE SENT: 13/6/2000

REFERENCE: 79, KING ST LANE WINNERSH

MESSAGE:

We do seem to be suffering from extensive delays on our project, due mainly to the abscence of Joss Miller from the office.

Our clients are extremely annoyed that we have not made better progress with this application but we do not seem to be able to contact Joss Miller to sort it out.

Would you please look into this situation for me and arrange a meeting with all the relevant consultees so that we can conclude on any further requirements you may have. With thanks [signature]

Tel. 0118 974 6463 (Direct Line)

Date. 29 March, 2000

My ref. F/2000/0419

Your ref.

Mr Dusek
10 Love Lane
Pinner
Middlesex
HA5 3EF

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Dusek,

RE: DEVELOPMENT AT 79 KING STREET ROAD, WINNERSH (F/2000/0419)

I have now had the opportunity to assess your application and would make the following comments.

I would suggest the terraced house to the west of the site (adjacent to no. 81) be reduced in size, by removing the two storey element to the rear of the garage. This would minimise any possibility of having an overbearing impact on the neighbour.

With regard to the front gates, while I note that the height of the proposed front wall is similar to that of the existing wall, I suggest the gates be removed in order to reduce any potential adverse impact on the street scene and comply with highway requirements.

The visibility splays at the entrance need to be a minimum of 2.5m x 75m (towards the roundabout) and 2.5m x 120m (to the east) should be confirmed on the drawings. Pedestrian visibility splays also need to be indicated in accordance with the guidance set out on the attached sheet.

A bin store needs to be located not more than 25m from the highway boundary.

The spaces in front of the garages should be not less than 5.5m in length.

The minimum internal garage dimensions should be 2.5m wide by 5m in length.

The turning space behind the parking spaces should be at least 6m.

The turning for the plot adjacent to no. 81 appears inadequate as it involves reversing the length of the site before turning can be achieved.

I would appreciate revised plans resolving these issues at your earliest convenience. If you have any queries regarding these matters, please do not hesitate to contact either the highways officer, Neil Trotter, or myself, on the above telephone number.

Yours sincerely

JM

Joss Miller

Assistant Planning Officer

Enclosure: Guidance on pedestrian visibility splays

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Joss Miller

DATE: 7th March 2000

Location:	79 King Street Lane, Winnersh, Wokingham
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3 DWELLING AND GARAGES
Application Number:	F/2000/0419

In response to your consultation dated 31st January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

The Planning Proposals indicated on drawing 789/P/1. Does not satisfactorily show the existing trees to be retained and new landscape proposals.

A detailed tree survey should be submitted to BS 5837 showing trees to be removed, retained, any tree surgery works and protective fencing for those trees to be retained during construction works.

A detailed landscape scheme should be submitted by the applicant showing proposed planting. All new planting should be identified on a separate plan indicating species, size of plant at time of planting and planting densities.

A Landscape Management Plan should also be submitted detailing landscape objectives, prescriptions and a five year maintenance schedule.

ROBERT PETROW
Consultant Landscape Architect

26970

TO: DEVELOPMENT CONTROL
Joss Miller

FROM: Environmental Design

DATE: 7th March 2000

PLANNING SERVICES | DC | COL | CS | TLS | ENF | COPIES TO: | FILE

Location:	79 King Street Lane, Winnersh, Wokingham
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3 DWELLING AND GARAGES
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A Landscape Management Plan should also be submitted detailing landscape objectives, prescriptions and a five year maintenance schedule.

ROBERT PETROW
Consultant Landscape Architect

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

DATE: 01/03/00

Location:

79 KING ST LANE, WINNERSH

Proposal:

DEMOLITION of existing dwelling ERECTION OF 3 NO TERRACE HOUSES WITH GARAGES

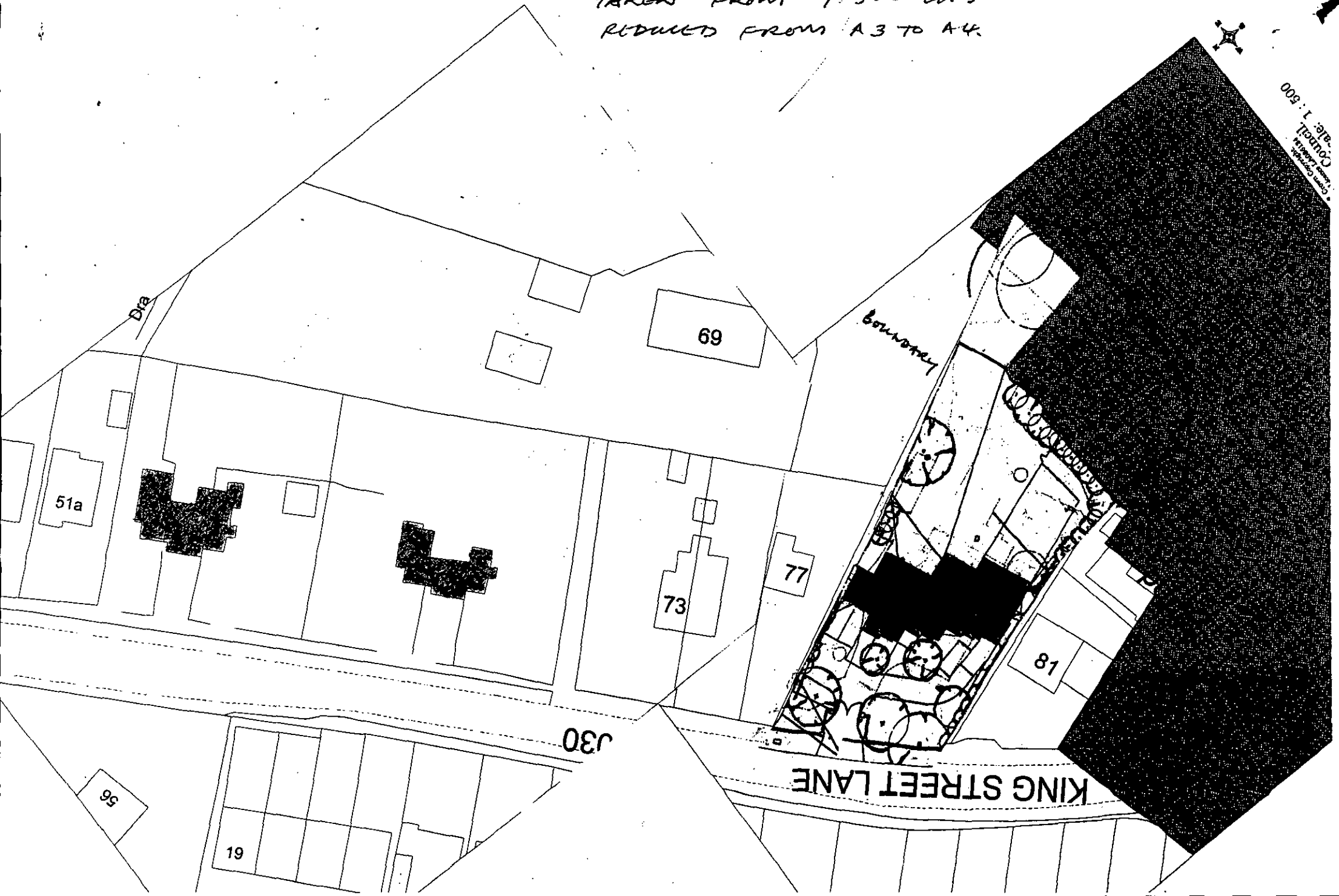
Application Number: F/2000/0419

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

1. This proposal compared to other estate cottages is larger and does not provide the space around the units. (see extract from GIS)
2. This scheme although reflecting some of the detailing of the Walter Estate fails to acknowledge the scale of the estate cottages which characterise the adjoining Conservation area.
3. I consider the development would have a detrimental visual impact on the street scene and edge of the Conservation Area and is inappropriate to this location. The form of the entrance gates reflects the over-development of this site
4. I could not support a proposal of this size and mass.

Harold Sanders
Conservation Architect

TAKEN FROM 1:500 GIS
REDUCED FROM A3 TO A4.



file copy.

TO: **DEVELOPMENT CONTROL**
Miss Naomi Dawes

FROM: Environmental Design

DATE: 18 June 1999

Location:	79 King Street Lane, Winnersh
Proposal:	OUTLINE APPLICATION FOR PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING
Application Number:	99/69814/O

In response to your consultation dated 7 June 1999 for the above application, the landscape comments are as follows:

The site layout as shown on drawing number 162/99/1 does not take into consideration the wall at the front of the property adjacent to the footpath along King Street Lane. This should be retained as it is a significant feature in the street scene unifying this part of the road with properties on either side (nos. 77 & 81) which also have the same design of wall.

The scheme should retain as much of the existing vegetation on site as possible. This is especially important along the frontage where the trees are small but significant in this location, as there is limited vegetation on this side of the road.

The position of the houses shown on the drawing are very close to the boundaries of the neighbouring properties in comparison to the existing house on the site. This will severely restrict any boundary planting which should be included as part of the overall landscape scheme.

CB

Catherine Brimble
Landscape Architect

To:
Highways

From: Joss Miller

Date: 31 January 2000

Application Number: F/2000/0419

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works..

Site Address:
79 , King Street Lane, Winnersh, Wokingham.

Applicant:
Kingsway Homes Ltd Dusek Design Associates.

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

COMMENTS

COULD THE APPLICANT CONFIRM THAT VISIBILITY SPLAYS OF AT LEAST 2.5 x 75m (TOWARDS R/BOUT) AND 2.5m x 120m (TO THE EAST CAN BE ACHIEVED ON SITE).

THE APPLICANT SHOULD ALSO SUBMIT A REVISED PLAN TO SHOW THE PROVISION OF PEDESTRIAN VISIBILITY SPLAYS IN ACCORDANCE WITH GUIDANCE SET OUT IN ADB32 (COMPANION GUIDE TO) (COPY ATTACHED) AND THE REMOVAL OF THE PROPOSED GATES, WE WOULD REQUIRE GATES TO BE SET BACK AT LEAST 10 m FROM THE HIGHWAY TO ALLOW FOR TWO VEHICLES TO WAIT CLEAR OF THE HIGHWAY BEFORE ENTERING THE SITE. COULD THE APPLICANT ALSO INDICATE A BIN STORE LOCATED NOT LESS THAN 25m FROM THE HIGHWAY BOUNDARY.

SPACES IN FRONT OF GARAGES SHOULD BE AT LEAST 5.5m LONG (5m ON PLAN).

MINIMUM INTERNAL GARAGE DIMENSIONS TO BE 2.5 m WIDE x 5m LONG (2.4 m ON PLAN).

TURNING SPACE BEHIND PARKING SPACES TO BE AT LEAST 6m.

TURNING FOR PLOT ADJACENT No. 81 APPEARS TO BE NOT CONVENIENT, INVOLVING REVERSING THE LENGTH OF THE SITE BEFORE TURNING CAN BE ACHIEVED.

N.S.T

23-2-00

RECD P+P 2.2.00

See part 1 plans.

To:
Policy And Plans Section

25453 16.2.00 L12W.

From: Joss Miller

REPLY REQUIRED

25927:

Date: 31 January 2000

Application Number: F/2000/0419

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works..

Site Address:
79 , King Street Lane, Winnersh, Wokingham.

Applicant:
Kingsway Homes Ltd Dusek Design Associates.

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

Please see attached sheet.

POLICY AND PLANS CONSULTATION

Case Officer: Joss Miller

Location: 79 King Street Lane, Winnersh

Application Number: F/2000/0419

Proposed Demolition of Existing Dwelling and Erection of 3 Dwellings, Garages and Associated Works.

Planning History
The principle of redeveloping this site for 3 dwellings was established with the resolution to grant planning permission for application 99/69814/O. An informative was added to the permission which stated that the layout attached to the application, for illustrative purposes, was not considered to be acceptable.

Change in Policy
Since the previous application for the site was submitted a proposed amendment to alter the settlement boundary for Sindlesham (Additional Proposed Amendment A10) was agreed by the Environmental Services Committee on 13.9.99. The whole of the site is now contained within the settlement boundary for Sindlesham, providing the Inspectors accept the amendment.

Proposed Layout
It is noted that the proposed layout of this application is very similar to the illustrative layout attached to application 99/69814/O. This layout was not considered to be in keeping with the character of the surrounding (see note above on informative). The proposed site layout appears cramped. One way in which to reduce the over-development of this site would be to alter the size of one or two of the dwellings proposed.

Landscape
As stated in the policy consultation for application 99/69814/O, landscape advice should be sought to ensure that 3 dwellings could be accommodated without unacceptable loss of vegetation and that any loss of vegetation is not such that it would be detrimental to the local character (setting of conservation area and adjacent to green gap).

Liz Walker
Policy & Plans
14.2.00

seen

FROM: Joss Miller

DATE: 31 January 2000

DELEGATED

Winnersh Parish Council Consultation Sheet

PLANNING
POL
DC
APP
CS
16
COPIES TO:
ACK
FILE:

2009

Application Number: F/2000/0419

Proposal: Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works..

Site Address: 79 , King Street Lane, Winnersh, Wokingham.

Applicant: Kingsway Homes Ltd Dusek Design Associates.

Your observations are required in respect of this application **by 24/02/2000** .

The Committee **OBJECTED** on the following grounds:

1 It would be over-development of the site
2 Four bedroomed houses do not address the overall housing needs of Sindlesham/Winnersh
3 A row of terraced houses would be out of keeping with the surrounding detached and semi-detached properties
4 The outline application had been for three 3 bedroomed houses
5 Access onto King Street Lane would be difficult
6 Excess traffic would be generated

SIGNED: _____ DATE: 16.02.00

CLERK TO Winnersh Parish Council

Chief Planning & Development Officer,
Atten. of Miss Naomi Dawes,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

81 King Street Lane,
Sindlesham,
Wokingham,
Berkshire,
RG41 5BA

Your Ref. ~~99/00814/0~~ F/2000/0419

~~15th June 1999~~ 17/02/00.

Dear Miss ~~Dawes~~, Müller

With reference to the proposed development to 79,King Street Lane, I object on the following grounds:-

1) This would be overdevelopment of this site, and surely as such would not comply with the intentions of the current Local Plan.
2) I object to the incongruity of such a development in its inconformity with existing buildings in the road.

3) It is hard to see how putting three dwellings in line on a site with such a relatively small frontage could be anything but an eyesore. A disastrous visual effect on this well established road of mature dwellings.

4) Despite the traffic noise from the road outside,relative peace and quiet is an amenity enjoyed in the rear gardens by the residents of the dwellings adjacent to No.79. This would obviously be threatened by the increase in inhabitants of the site from one family to three. Probably families with young children living on this busy stretch of road with all the cocomitant dangers attached to that.
5) Despite speed limits, this is a very busy stretch of road with many speeding vehicles. Anyone slowing down to turn into the driveway of the site in question or the adjacent dwellings is only too well aware of the traffic bearing down on one. Traffic that is perhaps thinking one is turning left at the mini roundabout rather than into these driveways just before that junction.
At school times, there are many children and mothers with pushchairs walking along the pavement outside this property, and any extra vehicles turning into or out of the site would cause additional hazards for drivers and pedestrians alike.

* 6) Any increase in frontage development would be bound to effect the light received by No.81 especially if the dwellings were built closer to the boundary than at present, and of more than one storey, as the kitchen of No.81 enjoys light from two sources facing that boundary, through a window and a glazed door.Also the privacy enjoyed by the small rear garden to No.81 would be severely compromised by the existence of a dwelling as positioned in 'Plot 3'

I would be grateful if you could put my objections to the Planning Applications Panel or the Planning Officer.

I would also be grateful if you could notify me of the decision on the application, and for that purpose I enclose a stamped addressed envelope.

Yours sincerely

H.J. Freeman

H.J.Freeman (Mr) 9782257 please notify if problem.

Privet hedge between no 81 + site is dying. NB condition of hedge.

LEB.

Received by Wokingham District Council

Application No: F/2000/0419

Proposal:
Proposed demolition of existing dwelling and erection of 3 dwellings garages and associated works.

Location:
79 , King Street Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	Map No. 67 Site 015
Officer: JM	Application No. F/2000/0419
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3 DWELLINGS GARAGES AND ASSOCIATED WORKS

Location: 79 KING STREET LANE

Parish: WINNERSH Ward: Winnersh 31.1.2000

Applicant: KINGSWAY HOMES LTD

Fee Received 570-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) 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	~~Q14 – external materials?~~		
4	Correct S 66 certificate	~~None – there is a white Cert B declaration with app forms.~~		
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 : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-app attached

NEIGHBOURS:

75, 81, 77, King Street Lane

35-43 (odds) St. Mary's Road

Sindlesham Baptist Church

"LAURELDENE"

E

ADDRESS 79 KING STREET LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7769

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/55	Mr. J. Walter	Outline	8.3.55	N/A - Cl
779/55	Mr. F. Froud	Det. Semi-Bungalow	11.10.55	App. Cl
BR 11032	MR L EDWARDS	EXT TO LIVING + BATHROOMS	7.6.79	APP N/A
99/69814/0	A.C. Bailey	O/L - Erect 3 Dwellings + Demolish existing	5.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Re: 72 King St Road, Winnersh - Berks. 19/1/2000

DUSEK DESIGN ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

The Studio, 10/12 Love Lane, Pinner, Middlesex HA5 3EF
Tel: 0181-426-1607
Fax: 0181-426-1608
E-Mail: DDA@btinternet.com

For the attention of Dev: Control

Please find attached our detailed planning application for the above.

with compliments

yours sincerely

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 FIVE copies of this form and plans to:

For office use only

24 JAN 2000 * 0419

PLEASE READ "NOTES TO HELP APPLICANTS" BEFORE COMPLETING THIS FORM

1.	APPLICANT'S NAME	KINGSWAY HOMES LIMITED
	ADDRESS	77, HORSESHOE CRESCENT BEACONSFIELD BUCKS
	POSTCODE	HP9 1LW PHONE 01494-678266.
2. If the applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	DUSEK DESIGN ASSOCIATES
	ADDRESS	10, LOVE LANE PINNER MIDDLESEX
	POSTCODE	HA5 3EF PHONE
3. Show the site outlined in RED on the plans. Other land in the applicant's ownership or control must be shown outlined in BLUE.	SITE ADDRESS OR LOCATION	79, KING ST ROAD WINNERSH BERKSHIRE
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose the site and any buildings will be used.	PROPOSED DEVELOPMENT	DEMOLITION OF EXISTING DWELLING ERECTION OF THREE TERRACED HOUSES WITH GARAGES AND DRIVES & ANCILLARY WORKS
5. Give the area in hectares or part of a hectare.	AREA OF SITE	
6. State the applicant's interest in the land. E.g. owner, prospective purchaser, lessee.	OWNERSHIP	PROSPECTIVE PURCHASE
7. List all the plans and drawings submitted with the application.	PLANS/DRAWINGS	789/P/1 AND 2
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? *Tick the box(es)*	CHANGE OF USE	☐ REDEVELOPMENT ☐
	ERECTION OF NEW BUILDING	☑ ALTERATION or EXTENSION ☐
9. WHAT TYPE OF APPLICATION IS THIS? *(Tick one box only)*	OUTLINE PERMISSION	☐ → See question 10
	FULL PERMISSION	☑
	APPROVAL OF DETAILS/RESERVED MATTERS	☐ → State relevant outline permission number ☐
	TEMPORARY PERMISSION	☐ → State period required ☐
	RELAXATION OF CONDITIONS	☐ → State relevant permission no ☐ → Conditions to be relaxed ☐
10. IF THIS IS AN OUTLINE APPLICATION, which details, if any do you wish to be considered as part of this application? If none, state none. *(Tick the box(es))*	NONE	☐ SITING ☐
	EXTERNAL APPEARANCE	☐ N/A DESIGN ☐
	MEANS OF ACCESS	☐ LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND/BUILDING? 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/ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If YES, show existing route(s) and any proposed alterations on the plans.

13. ARE THERE ANY TREES ON THE SITE? YES/NO

IF YES, ARE ANY TO BE FELLED? YES/NO — If YES, show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED

As on plan 789/P/2

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.

NEW WALLS AND FENCES AND EXISTING HEDGROWS

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? Give details of pedestrian and vehicular accesses

(a) As they exist

(a) Access from King St Road

(b) As they are proposed

(b) Re-use existing Access from King St Road

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants YES/NO

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

NO. OF DWELLINGS/HABITABLE ROOMS			
	PROPOSED Dwellings / Habitable	TO BE RETAINED Dwellings / Habitable	TO BE LOST Dwellings / Habitable
HOUSE	3 / 18	0 / 0	1 / 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. 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 fee is payable, say why.

£570-00.

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 and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ..... ON BEHALF OF KINGSWAY HOMES LTD DATE 19/1/2000

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 shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Section 66 Certificate. See NOTES TO HELP APPLICANTS.

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 FIVE copies of this form and plans to:

For office use only

24.JAN.2000* 0419

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	ADDRESS	10, LOVE LANE PINNER MIDDLESEX
	POSTCODE	HA5 3EF PHONE
3. Show the site outlined in RED on the plans. Other land in the applicant's ownership or control must be shown outlined in BLUE.	SITE ADDRESS OR LOCATION	79, KING ST ROAD WINNERSH BERKSHIRE
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose the site and any buildings will be used.	PROPOSED DEVELOPMENT	DEMOLITION OF EXISTING DWELLING ERECTION OF THREE TERRACED HOUSES WITH GARAGES AND DRIVES + ANCILLARY WORKS
5. Give the area in hectares or part of a hectare.	AREA OF SITE	0.1411 H
6. State the applicant's interest in the land. E.g. owner, prospective purchaser, lessee.	OWNERSHIP	PROSPECTIVE PURCHASE
7. List all the plans and drawings submitted with the application.	PLANS/DRAWINGS	789/P/1 AND 2
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? *Tick the box(es)*	CHANGE OF USE	☐ REDEVELOPMENT ☐
	ERECTION OF NEW BUILDING	☑ ALTERATION or EXTENSION ☐
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	FULL PERMISSION	☑
	APPROVAL OF DETAILS/RESERVED MATTERS	☐ → State relevant outline permission number ☐
	TEMPORARY PERMISSION	☐ → State period required ☐
	RELAXATION OF CONDITIONS	☐ → State relevant permission no ☐ → Conditions to be relaxed ☐
10. IF THIS IS AN OUTLINE APPLICATION, which details, if any do you wish to be considered as part of this application? If none, state none. *(Tick the box(es))*	NONE	☐ SITING ☐
	EXTERNAL APPEARANCE	☐ N/A DESIGN ☐
	MEANS OF ACCESS	☐ LANDSCAPING ☐

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/ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If YES, show existing route(s) and any proposed alterations on the plans.

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

14. STATE EXTERNAL MATERIALS TO BE USED

As on plan 7891/P/2

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.

NEW WALLS AND FENCES AND EXISTING HEDGROWS

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To existing system? YES/NO
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Give details of pedestrian and vehicular accesses
(a) As they exist

(a) Access from King St Road

(b) As they are proposed

(b) Re-use existing Access from King St Road

19. HAS PROVISION BEEN MADE FOR THE DISABLED? YES/NO
See notes for applicants

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

	NO. OF DWELLINGS/HABITABLE ROOMS		
	PROPOSED Dwellings / Habitable	TO BE RETAINED Dwellings / Habitable	TO BE LOST Dwellings / Habitable
HOUSE	3 / 18	0 / 0	1 / 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. 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 fee is payable, say why.

£570-00.

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 and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ..... ON BEHALF OF KINGSWAY HOMES LTD DATE 19/1/2000

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 shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Section 66 Certificate. See NOTES TO HELP APPLICANTS.

24.JAN.2000* 0419

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

PLEASE COMPLETE EITHER CERTIFICATE B OR CERTIFICATE A OVERLEAF

Certificate B*(a)*

I certify that:

~~I have~~/The applicant has/~~The appellant has~~* given the requisite notice to everyone else, who, on the day 21 days before the date of the accompanying application/appeal*, was the owner*(b)* of any part of the land to which the application/appeal* relates, as listed below.

Owner's *(b)* name	Address at which notice was served	Date at which notice was served
Mr. A.C. Bailey	C/O Becker Grindrod Suite 3 Dudley House High St Bracknell Berks. RG12 1LL	19/1/2000.

Agricultural Holdings Certificate *(a)*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/~~appeal~~ relates is, or is part of, an agricultural holding.

or

● I have/The applicant has/The appellant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
N/A.		

Signed .....

*On behalf of KINGSWAY HOMES LTD

Date 19/1/2000.

*delete where inappropriate

(a) This Certificate is for use with application and appeal for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C, or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).