APPLICATION NO:

F/2000/2725

LOCATION:

Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside Nine Mile Ride, Crowthorne.

APPLICANT:

Hodson Developments Ltd C/O The Graham Whitehouse Practice

PROPOSAL:

Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Angela Odell**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

01444 230761

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1665
your ref: AO/F/2000/2705 & 2725

11th December 2000

BY FACSIMILE & POST
0118 974 6484

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed replacement, 4 dwellings on land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.
Planning App. refs: AO/F/2000/2705 & 2725

Further to my faxed letter of 7th December and my subsequent telephone call to your office on the 8th December, I write to confirm that you have refused my request to defer determination of these applications in order to allow modification of the access arrangements, which would have overcome the Highway Officer's objections.

In view of the fact that this application has only been lodged just over four weeks and given that nobody in your Department was able to inform me how the matter was progressing (I telephoned to enquire four times during week ending 1st December alone), I think your decision is most regrettable.

I fully appreciate your desire to determine applications within the prescribed period. However, I am sure you will appreciate that a telephone call, or a brief note to inform an applicant, or their agent of an imminent refusal, or your dissatisfaction with a point on the proposal, would avoid a lot of abortive work in the long run.

As it is, my Clients have instructed me to request the withdrawal of both applications. We will re-submit an amended proposal with the upgraded access (and minor amendments to relationship of Plot 1 to No.11 Queens Ride) forthwith.

You will see that I am sending this letter by fax and post. I am concerned to learn that faxed correspondence can take 'several days' to reach you and would respectfully ask you to acknowledge the above withdrawal, in writing.

Yours sincerely

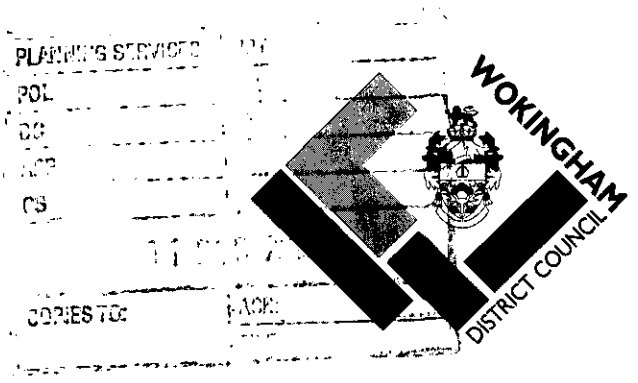
G. Whitehouse
The Graham Whitehouse Practice.

cc: Hodson Developments

Tel: (0118) 974 6445

Date: 7.12.00

My ref: F/2000/2725



CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/2725
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19.12.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/2725**
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 9.12.00

Councillor A Ross

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 6445

Date: 7.12.00

My ref: F/2000/2725

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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This form must be received no later than 17.12.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/2725**
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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 6445

Date: 7.12.00

My ref: F/2000/2725

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2000/2725
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 7.12.00

My ref: F/2000/2725

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 P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/2725
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

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Yours faithfully

John Mitchell
Development Control Manager

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2725

Applicant : Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Location : Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Proposal : Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

Site Notice Displayed ? :	YES	NO	DATE
	✓		20.11.00

Date of Neighbour Notifications : .....

Date of Site Visit : 20.11.00

Date Registered : 06/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application <u>will have expired on</u>: <u>01/01/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

As for F/2000/2705

See also for neighbour letters

Planning Issues :

Application Number: F/2000/2725

Appraisal :

As for F/2000/2705

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

Application Number F/2000/~~2705~~ 2725.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed access road is substandard as it would result in 8 dwellings being accessed from a private drive, ~~having a detrimental~~ resulting in adverse effects on road safety and convenience. The proposal is therefore contrary to RSP Policy LD5, SEALP Policy ST3 and WDLP Policy WT7.
2.			Due to its siting and design the proposed dwelling would have an unacceptably overbearing effect on existing neighbouring property and would contravene the Council's daylighting standard resulting in unacceptable loss of amenity. The proposal is therefore contrary to SEALP Policy SBE2 + ~~Policy~~ SBE5 and to WDLP Policy WBE1 + trees !

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside Nine Mile Ride Crowthorne.

APPLICATION NUMBER: F/2000/2725

OFFICER: Angela Odell

DATE OF SITE VISIT: 20/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? 20/11/00

2. DESCRIPTION OF SURROUNDINGS

As for F/2000/2705

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/2725	Mr N Simmons 34 Queens Ride Crowthorne RG45 6LG
F/2000/2725	Mr & Mrs P Middleton 32 Queens Ride Crowthorne RG45 6LG
F/2000/2725	Mrs E Taylor 9 Queens Ride Crowthorne RG45 6LG
F/2000/2725	J Robins 7 Queens Ride Crowthorne RG45
F/2000/2725	Mr & Mrs N Moss 28 Queens Ride Crowthorne Rg45
F/2000/2725	L Aldridge 11 Queens Ride Crowthorne RG45 6LG
F/2000/2725	N Sinds, D Gillam & Petition 34 Queens Ride Crowthorne RG45 6LG
F/2000/2725	C Foster 1 Queens Ride Crowthorne RG45 6LG
F/2000/2725	Mr & Mrs C Eastwood 16 Royal Oak drive Crowthorne RG45 6LU

App withdrawn
Letter sent
14/12/00

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 10 November 2000

Application Number: F/2000/2725

Proposal: Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Applicant:
Hodson Developments Ltd C/O The Graham Whitehouse Practice.

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

✓ below as applicable;

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

These proposals do not comply with our standards. The maximum number of houses served by a private drive is five.

Currently house no.s 9, 11, 32 & 34 are served off the private drive and therefore only one additional house would be considered.

Signed: _____ **Print name:** Adam Coggins

21/11/00.

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2000 2725

Proposal erection of 4 detached dwellings garaging and ancillary landscaping (duplicate application)

Site land rear of The Oaks, Pine Crest, Three Birches and Sunnyside, Nine Mile Ride, Crowthorne.

POL	TLS 3656
DC	ENF
APP	
CS	
15 NOV 2000	
COPIES TO:	ACK:
	FILE:

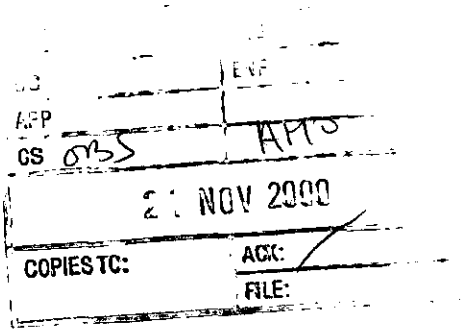
Committee's Comments

Refusal recommended. Traffic increase down Hatch Ride; loss off wildlife preserve in rear gardens along that stretch of Nine Mile Ride; increasing housing density to detriment of existing dwellings.

Signed : _____
Clerk to Wokingham Without Parish Council

14 November 2000

Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR



11 Queens Ride
Crowthorne
Berks
RG45 6LG

17.11.00

Dear Mr Mitchell

Application No. F/2000/2725
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude to your department as seen in the cutting and burning of the site, even before erecting a planning notice. In addition trying to make multi-application in an attempt to get round local objections.

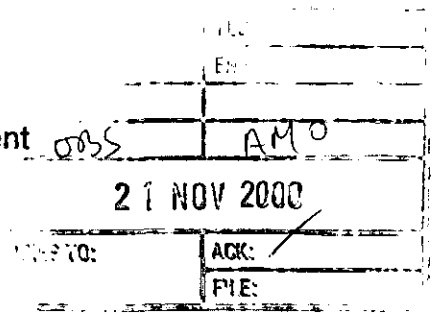
The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive would bring into question drainage and maintenance of the area between the road and the proposed new development. I believe the building standards states that a maximum of only 5 houses should share this type of drive.

I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

Yours sincerely,

LESTER ALDRIDGE

Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR



28 Queens Ride
Crowthorne
Berks
RG45

17.11.00

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I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

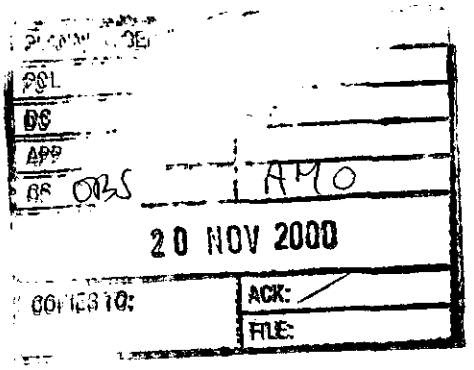
Yours sincerely,

R S Moss

MRS. RACHEL MOSS

MR NEIL MOSS

Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR



34 Queens Ride
Crowthorne
Berks
RG45 6LG

Dear Mr Mitchell

Application No. F/2000/2725
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude to your department as seen in the cutting and burning of the site.

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive, would bring into question drainage and maintenance of the area between the road and the new development. Safety is also an issue; the traffic entering the proposed site would experience a chicane effect and reduced access width.

The service strip outside 34 Queens Ride would block the natural traffic flow and the existing turning point opposite would restrict access width. Also a planning error by Laing, the original developer of Queens Ride, would also restrict the width to under 4 metres if the service strips are maintained on both sides and land is not taken from 34 Queens Ride or the property opposite.

I would strongly object to the developer extending the roadway to the new site and again question the restriction in width between the two existing houses.

I wait to hear from you in due course, and hope you can stop this development.

Yours sincerely,

Nick Simmonds

9 Queens Ride
Crowthorne
Berkshire
RG45 6LG

Tel: 01344 751390

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS OBS AMO
20 NOV 2000
COPIES TO: | ACK:
FILE:

16th November 2000

Ms. Angela Odell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Odell,

Application Number: F/2000/2725

Site Address: **Land Rear of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne**

Proposal: **Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)**

I refer to John Mitchell's letter dated 10th November 2000.

I wish to strongly object to the above proposed development for the following reasons:

i) Access via Queens Ride is totally inappropriate because:

a) roadway width is unlikely to meet applicable planning regulations;
b) drive would be too narrow to permit lorry access, given regular vehicle parking;
c) the type of drive construction will be unsuitable for additional number of houses it would be required to service;
d) drive construction would not support contractors/developers vehicles.

ii) The current development consists of 64 recently constructed houses. Plots 1-8 are accessed from Hatch Ride, which is an adopted highway. However, you should be aware that Plots 9-64 are accessed via a private roadway. As you are aware there is a set of electronic vehicle gates to access. As the residents are responsible for contributing to the maintenance and upkeep of the driveway I therefore doubt the legality of granting access unless the Trustees have consulted with the freeholders, which I do not believe has happened. No doubt the Council's solicitors will be in a position to determine whether or not

the Trustees have power to enter into any agreement without the knowledge and consent of the beneficiaries.

In conclusion, I believe that our right to quiet enjoyment of our property will be prejudiced by additional access. As the properties which are the subject of the proposal are comparatively close to Nine Mile Ride I would suggest that consideration be given to access from that road. No doubt the developers would be prepared to assist in the overall improvement of the site lines of Nine Mile Ride to assist.

May I finally say how disappointed I am in the Council's acceptance of the desecration of the trees and fauna on the site and can only assume that the Tree Officer has been negligent in his duties to preserve the area.

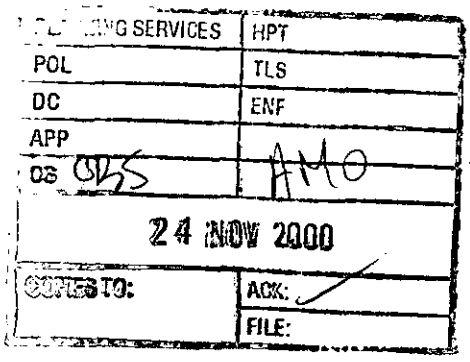
I look forward to receiving your comments.

Yours sincerely,

EM Taylor

Mrs E.M. Taylor

Cc: John Mitchell, Development Control Manager, Wokingham District Council
Tree & Landscape Officer, Wokingham District Council
OM Management Services Limited



Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

7 Queens Ride
Crowthorne
Berks
RG45

17.11.00

Dear Mr Mitchell.

Application No. F/2000/2725
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

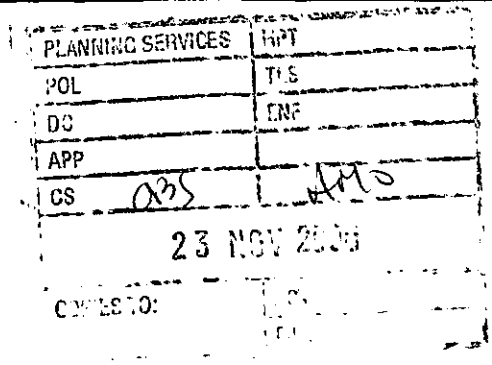
The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude to your department as seen in the cutting and burning of the site, even before erecting a planning notice. In addition trying to make multi-application in an attempt to get round local objections.

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive would bring into question drainage and maintenance of the area between the road and the proposed new development. I believe the building standards states that a maximum of only 5 houses should share this type of drive.

I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

Yours sincerely,

James Robins



Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

Queens Ride
Crowthorne
Berks
RG45

17.11.00

* NO NUMBER

Dear Mr Mitchell

Application No. F/2000/2725
Proposal: Erection of 4 Houses.

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Yours sincerely,

A. R. Pearce

PLANNING SERVICES
POL
DC
APP
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AMO
COPIES TO:

Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

Queens Ride
Crowthorne
Berks
RG45

17.11.00

NO HOUSE NUMBER

Dear Mr Mitchell

Application No. F/2000/2725
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

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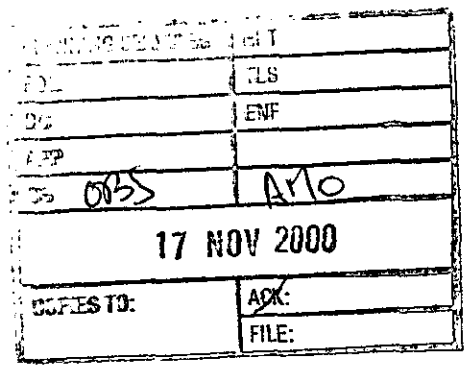
Yours sincerely,

G J RAWLINGS



15 November 2000

Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell,

Planning Application Number: F/2000/2725

We would like to make some comments about the above application whilst it is being considered.

It has become apparent that the Developer has a blatant disregard for normal procedures and is manipulating the process for 'his' own gains. During October we witnessed the felling of several mature Oaks, Birches, etc, on this site. The work was conducted on a Saturday when we were unable to verify their actions. It is our understanding that planning permission should be sought first so that the Tree Preservation Department may inspect the site and place on any necessary orders. As this land was formerly half of the back gardens to the adjoining houses on Nine Mile Ride, preservation orders had not been placed on what would undoubtedly have been considered valuable trees. These trees were then set fire to when they should have been mulched, with the latter only being conducted following complaints from residents due to the resulting dense smoke and ash.

The Developer is assuming success for his application, with Romans, the estate agents who are selling The Oaks on 'his' behalf, having held 'plans' for several months. Interested buyers have been informed that a development is going to take place to the rear of the property and are shown the plans. Why has the developer waited until now to go through the formal channels?

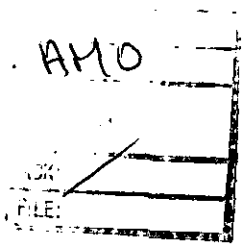
Working practices aside, the proposed development itself is an alarming prospect for several reasons.

Fax 0118 974 6844

CC ANGELA ODELL

Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

OBS . AMO



34 Queens Ride
Crowthorne
Berks
RG45 6LG

Dear Mr Mitchell

Application No. F/2000/2725
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council particularly with the bullish attitude to your department as seen in the cutting and burning of the site.

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive, would bring into question drainage and maintenance of the area between the road and the new development. Safety is also an issue; the traffic entering the proposed site would experience a chicane effect and reduced access width.

The service strip outside 34 Queens Ride would block the natural traffic flow and the existing turning point opposite would restrict access width. Also a planning error by Laing, the original developer of Queens Ride, would also restrict the width to under 4 metres if the service strips are maintained on both sides and land is not taken from 34 Queens Ride or the property opposite.

I would strongly object to the developer extending the roadway to the new site and again question the restriction in width between the two existing houses.

I wait to hear from you in due course, and hope you can stop this development.

Yours sincerely,

Nick Simmonds

Received by Wokingham District Council

Application No: F/2000/2725

Proposal:
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)

Location:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. 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

10 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 2 ~~0 OCT 2000~~	Map No. 100 Site 0.18
Officer: AO	Application No. F/2000/2725
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF 4 DETACHED DWELLINGS GARAGING AND ANCILLARY LANDSCAPING (DUPLICATE APPLICATION)

Location: LAND R/O PINE CREST, THREE BIRCHES, SUNNYSIDE + THE OAKS, NINE MILE RIDE

Parish: WOK W/OUT Ward: Wok W/Out 10.11.2000

Applicant: HODSON DEVELOPMENTS LTD

Fee Received 760-00 (3) 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	Garage Plot 7	phoned 3/11	✓ 6/11
6	Floor plans	Plot 4 – Bathroom window shown in 1st floor plan but not on W. elevation Plots 1,2,4 – Chimney omitted from some elevations	to check	✓ 6/11
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	? Access ? Serve notice	to check	✓ 6/11

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.11.2000 R Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓.....
Trees TPOs on site .....
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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency re new access road ✓.....

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

HERITAGE BODIES

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

(Rural Area)

OTHERS:

No pre-apps
- C.P.R.E. ✓

NEIGHBOURS:

2 x site notices (Nine mile Ride & Queens Ride)

Pine Crest
Three Birches
Sunny Side
The Oaks
Hill Rise
} Nine Mile Ride, Crowthorne ✓

26-32 (evens) & 1-11 (odds) Queens Ride
16 Royal Oak Drive
8, 9, 10 Palmer Close
} Crowthorne

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

06.NOV.2000* 2725

Chartered Architects

Ref: NAM/RH/1665

20 November 2000

Mrs. Hurst
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs. Hurst

Re: Proposed development of four detached dwellings including garaging and access, together with ancillary landscaping on land to the rear of The Oaks, Sunnyside, Three Birches, and Pinecrest, Nine Mile Ride, Crowthorn, Berkshire

I refer to our telephone conversation today in respect of the above duplicate applications and have pleasure in enclosing twelve copies of the following amended drawings (being six copies per application):

Drawings: 1665/SK02A, DK04B, DK08B, SK10A, and new drawing 1665/SK11 being details of the proposed garage to plot no. 2.

As you will note on drawing 1665/SK10A we have now included the access area to the south of the proposed development plot to Queens Ride within the red line area.

We also confirm that a Notice No. 1 has been issued to Laing Homes, Thames Valley today and as confirmation of this we enclose your signed certificate B together with a copy of the Notice No. 1 for your information.

Thank you for providing the address and telephone number for Laing Homes and we have been advised by them that they have since moved from their Indigo Mulberry Business Park address.

We trust you now find the enclosures in order and that the application can proceed for processing by your department. Should you require any additional information or have any queries regarding this matter please do not hesitate to contact me at the above.

Yours sincerely

N A Millbank
The GRAHAM WHITEHOUSE PRACTICE

Encs: drawings

cc. S Pasco Esq
Hodson Developments plc

"THE OAKS,"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property O.S. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/355/61	Mr. F. L. Gardner	Garage & New Bathroom	10.8.61	App N/A
348/71	Mr J. Cussens	Sun/Screen extension	15.4.71	App C/A
BR 4433	" "	Addition of chimney	25 3 76	App N/A
04458	" "		15 4 76	N/A C/A
12657	"	3/STOREY EXT, INT. ALTS.	13.3.80	N/A C/A
AR 13047 (Sec. 66)	"	" "	27.3.80	App N/A
3675		REAR	5.11.80	C/A
BRA 4625	"	GARAGE	6.11.90	App
99/70068/F	Mr R Gilder	2/St Side Ex + S/St R. Ext	18.08.99	C.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"SUNNY SIDE,"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property O.S. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05908	MR. S.C. Mc DONALD	2/STOREY EXTENSION	17.2.77	N/A C/A
BR 6299	"	"	30.3.77	APP N/A
11025	"	"	2.8.79	N/A C/A
BR 11156	"	Bedroom over Kit & WC	30 7 79	App N/A
BR 17185	"	GARAGE	16.7.81	App. N/A
BRA 10725	"	"	19.8.91	App
38362	"	GARAGE	20.11.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"PINE CREST",

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/134/70	Mr. N. R. Gutteridge	Addit. to Bedroom	16.4.70	App. N/A
22963	MR & MRS J. DRYE	S/ST. HT., GARAGE & PORCH	7.3.85	N/A C/A
BR24540	"	"	18.5.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"~~SUNNY REST~~," "THREE BIRCHES"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property ORD. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/436/69	Mr. K. W. Peel	Double Garage	1.1.70	App. App
R/298/70	"	Single Storey Extn.	9.7.70	App. App
R/298/70	"	Waiver of building regs on window position.	26.11.70	Refuse N/A
PD/588/71	"	Window in side elevat. (Relax of Bldg Regs)	30.9.71	App N/A
BR 5225	MR. E. E. BUTLER	ALTERATIONS TO WINDOWS	3.8.76	APP. N/A
05182	"	"	28.10.76	N/A C/A
34826			12.1.90	C/A
BRA8247	MR K. ARLOTTE	S/St. HT.	27.11.89	APP
F/2000/1638	Mrs. Joseph	S/St/S - Garage	8.9.00	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

SCHEDULE 2 **Articles 6, 7 and 9**

PART 1

Town and Country Planning (General Development Procedure) Order 1995

COPY

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* LAND TO THE REAR of PINECREST, SUNNYSIDE, THREE BIRCHES + THE OAKS NINE MILE RIDE · CROWTHORNE · BERKS.

I give notice that *(b)* HODSON DEVELOPMENTS PLC

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT 4No DETACHED DWELLINGS, GARAGING & ANCILLARY LANDSCAPING.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PLANNING DEPT · P.O. BOX 157, SHUTE END · WOKINGHAM · RG40 1WR

by *(f)* 24 NOVEMBER 2000

COPY

* "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 or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed [signature]

† On behalf of HODSON DEVELOPMENTS PLC

Date 3 NOVEMBER 2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

COPY

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

COPY

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1789/a

SECTION 66 CERTIFICATE

Application No. 06.NOV.2000* 2725

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
LAING HOMES THAMES VALLEY	ASHRIDGE HOUSE OAKLANDS PARK OFF FISHPONDS ROAD WOKINGHAM RG41 2FD	3.11.00

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . Neil Mumford . . . .

On behalf of . . . HODSON DEVELOPMENTS . . . .

Date . . . 3 : 11 : 00 . . . . . .

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

Recd 1.00pm 19.10.00

1509/ab

PLANNING APPLICATION PART 1

06. NOV. 2000 WOKINGHAM DISTRICT COUNCIL 2725

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	HODSON DEVELOPMENTS LTD
	ADDRESS	FORGE LANE · HALLOWELL ROAD
		NORTHWOOD · MIODX ·
	POST CODE	HA6 1DP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE GRAHAM WHITEHOUSE PRACTICE
	ADDRESS	FAIRFIELD HOUSE · FAIRFIELD ROAD
		BURGESS HILL · W·SUSSEX
	POST CODE	RH15 8QB Tel No. 01444·239019
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND TO REAR OF PINECREST·THREE
		BIRCHES·SUNNYSIDE & THE OAKS
		NINE MILE RIDE · CROWTHORNE · BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·160ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 4 DETACHED DWELLINGS,
		GARAGING & ANCILLARY LANDSCAPING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:~~2500~~ 1250 Location Plan	6	1:100 Floor Plan	6
1:500 Block Plan	6	Other	
1:100 Elevations	6		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. N/A.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL LAND

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOFS: CONCRETE TILES TO BE SELECTED
WALLS: F/FACE BRICKWORK WITH SOME FLINT. TRAD. SW CASEMENT WINDOWS. UPVC RW GOODS

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	0
	2	0
	3	0
	4	2
	5 or more	2
	TOTAL	4
Nos. of residential units lost through demolition or conversion		NONE
NET CHANGE		gain 4

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £760

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF HODSON DEVELOPMENTS DATE 18.10.02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1509/ab

PLANNING APPLICATION PART 1

06.NOV.2000 * 97/25

WOKINGHAM DISTRICT COUNCIL

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CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
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TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. N/A.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL LAND

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOFS: CONCRETE TILES TO BE SELECTED
WALLS: F/FACE BRICKWORK WITH SOME FLINT. TRAD. SW CASEMENT WINDOWS. UPVC RW GOODS

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	0
	2	0
	3	0
	4	2
	5 or more	2
	TOTAL	4
Nos. of residential units lost through demolition or conversion		none
NET CHANGE		gain 4

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £760 —

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF HODSON DEVELOPMENTS DATE 18-10-02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.