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APPLICATION NO:
F/2001/4541

LOCATION:
48 & 50 Butts Hill Road, Woodley Reading.

APPLICANT:
Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd

PROPOSAL:
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

EARLIEST DATE FOR DECISION: **30/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/09/2001

CASE OFFICER: **Nicola Lake**

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Millgate Homes
C/O The Barton Wilmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
Berkshire RG31 7BW

Application Number: F/2001/4541

Parish:	**WOODLEY**
Location:	**48 & 50, Butts Hill Road, Woodley, Reading.**
Proposal:	**Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at No 50.**

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

Reason
1. The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the wokingham District Local Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy H5.
Loddon Area Local Plan Policies LH1, LBE1, LBE2, LBE5, TL5 and TL6.
Deposit Draft Wokingham District Local Plan Policies WH6, WOS3, WBE1, WT6, WT7 and Housing Density Policy.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 24/10/2001

Notice checked by: C Hunter

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.

Appeal Decision

Hearing held on 5 February 2002

by S D Whitfield BA DipTP MRTPI

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
- 4 MAR 2002

Appeal A: APP/X0360/A/01/1074046
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Millgate Homes against the decision of Wokingham District Council.
- The application (Ref. F/2000/2862), dated 17 November 2000, was refused by notice dated 11 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Appeal B: APP/X0360/A/01/1077137
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Millgate Homes against Wokingham District Council.
- The application (Ref. F/2001/4541), is dated 26 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Appeal C: APP/X0360/A/01/1077138
Land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Millgate Homes against Wokingham District Council.
- The application (Ref. F/2001/4573), is dated 26 July 2001.
- The development proposed is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 8 No. 2 & 3 bed houses, garages, including replacement garage and parking bays.

Decision: The appeal is dismissed.

Procedural Matters

1. The Council considered the applications now subject to **Appeals B** and **C** at a meeting of its Development Control Committee on 24 October 2001. However, before the decision notices were issued the applicant made appeals against the Council's failure to give such notice within the prescribed period. The following 'reasons for refusal' given on the decision

notices that the Council issued form the basis of its case in respect of **Appeals B and C**. The bracketed non-italicised words in the second 'reason' apply to **Appeal C** only.

1. The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

2. The proposal, by reason of the number [and type] *of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would* [therefore] *have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.*

2. I shall take the above into account in determining **Appeals B** and **C**.

3. At the Hearing the appellant submitted a completed unilateral undertaking, which would require a financial contribution to be made to the Safe Routes to School Scheme in the district if any of the appeal proposals go ahead. The Council confirmed that it had no objections to this undertaking. I shall return to this matter later.

Main Issue

4. I consider the main issue in all cases is the effect of the proposal on the character and appearance of the area, with regard to trees, layout, siting, openness and previously developed land.

Planning Policy

5. The development plan for the area includes the Berkshire Structure Plan (SP) 1991-2006 Incorporating Alterations adopted in 1997 and the Loddon Area Local Plan (LP), adopted in 1995. Policy LD3 of the SP only allows proposals where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area or the amenities of neighbouring land uses. Policy EN1 seeks to protect the character and quality of the environment in built-up areas through the application of a number of general design criteria.

6. Policy LH1 of the LP generally favours housing development on sites within identified settlements, subject, among other matters, to local environmental constraints, including the protection of open and wooded areas, gaps and garden areas that are important to the character of the settlement concerned. Also there should be no significant adverse effect on the character of the area. Policy LTV6 protects open areas, including gardens, which contribute significantly to the character of settlements. Design issues are addressed in Policies LBE1 and LBE2, which generally require development to be appropriate to its setting and the character of the area.

7. The Council also draws attention to the Wokingham District Local Plan Deposit Draft 2000. Policies WOS3 and WBE1 set out a number of design criteria, both requiring assessment of development in its local context. This emerging plan is at a fairly advanced stage in the

process towards its final adoption in that it has undergone a Public Local Inquiry and the Council is considering the Inspector's Part 2 Report.

8. National advice in Planning Policy Guidance (PPGs) 1 – *General Policy and Principles* and 3 – *Housing* encourage good quality design that is informed by the wider context. PPG 3 also seeks the efficient use of land in urban areas, including previously developed land, and encourages higher densities in sustainable locations.

Appeals A and B

Reasons

Character and Appearance

9. In 1988 two schemes, each for 3 dwellings, at the rear of 46 and 48 Butts Hill Road were dismissed on appeal. In both cases the Inspector considered that the removal of trees near the southern boundary of the site and between 46 and 48 Butts Hill Road would harm the character of the area.

10. However, the current proposals differ from these earlier schemes in that the means of access would be taken between Nos. 48 and 50, not Nos. 46 and 48. Therefore the mature vegetation that the previous Inspector referred to, including a number of silver birches, would not be affected by the current proposals. Whilst a another line of silver birches would have to be removed in these cases, the appellant's arboricultural survey, which the Council did not dispute, indicates that these trees are generally not in good condition. I note that, when consulted on the applications, the Council's Landscape Officer considered them, together with a cherry tree, to be of poor quality and of little long-term value. On site I saw nothing that would lead me to a different view and I further note that none are subject to tree preservation orders. Also the submitted plans indicate that replacement trees would be planted in the front garden of No. 50.

11. With regard to the trees along the southern boundary of the site, I consider that under the current proposals the dwellings would be sited clear of their canopies. Furthermore, the appellant's arboricultural survey indicates that some trees, including a large mature oak in the south-west corner of the site, would require removal. My site visit confirmed that this oak's trunk is split below a fork.

12. In all the above circumstances I consider that the imposition of landscaping conditions would be sufficient to protect that element of the area's character derived from the presence of mature vegetation.

13. Under both schemes the main parts of three dwellings proposed to the rear of 46 and 48 Butts Hill Road would be set back from the boundaries with the back gardens of these houses and others in Rochester Avenue and Ravensbourne Drive. This gives a minimum separation distance of at least 30m at first floor level between the proposed dwellings and the backs of houses in Ravensbourne Drive, at least 45m to houses in Rochester Avenue and comparable distances to houses fronting Butts Hill Road. The other dwelling, which would be to the rear of 50 Butts Hill Road, would be sited nearer to that road than the other houses, but No. 50 itself is closer to Butts Hill Road than Nos. 46 and 48. I consider that this spacing, siting and layout would help to reduce to an acceptable level the loss of openness that would follow from this built form, which I consider would be consistent with

local and national design policies. It would also ensure that the proposals would not appear as cramped or otherwise incongruous backland development.

14. In respect of the latter, the Council's objection that the proposals would be piecemeal is not in my opinion consistent with the site characteristics. Under both schemes most of the built development would be sited within part of the large back garden to 48 Butts Hill Road, which is L-shaped and wraps around the end of the shorter back garden to No. 46. It forms an identifiable parcel of land larger than other neighbouring back gardens and has well-defined boundaries marked by mature trees and hedges.

15. Related to the matter of piecemeal development are local residents' fears about the proposals setting a precedent for further development in the back gardens of houses on Butts Hill Road. Indeed, the plans for **Appeal B** would allow such access to be taken in the future. However, if an application were to be submitted for development of the other back gardens it would be a matter for the Council to consider at the appropriate time. Moreover, I have treated the proposals before me on their own merits. The fact that the **Appeal B** scheme would not physically prevent the development of adjoining land would not mean that any favourable consideration by me would bind the Council to further permissions in this area.

16. As the appeals site is part of two residential curtilages it is previously developed land for the purposes of PPG3. To promote the efficient use of land there is a presumption in favour of developing such sites ahead of greenfield locations, and at higher densities than before. The proposals fall short of the minimum of 30 dwellings per hectare in PPG3, which is a net site density is intended to exclude major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips. However, these appeals are not examples of estate development or urban expansion, but involve a relatively small backland site where a number of site constraints are present that limit the appropriateness of such density calculations. Instead, I note the curtilages that would be sub-divided currently accommodate 2 dwellings, whereas either proposal would result in a total of 6. I consider that a threefold increase in the number of dwellings within these curtilages would strike a reasonable balance between the need to make efficient use of urban land and the prevention of unacceptable harm to the character and appearance of the area.

17. For the above reasons I conclude that the proposals subject to **Appeals A** and **B** would not significantly harm the character or appearance of the area. Nor would they conflict with Policies LD3 and EN1 of the SP, Policies LH1, LTV6, LBE1 and LBE2 of the adopted LP, Policies WOS3 and WBE1 of the draft LP, or the advice in PPGs 1 and 3.

Other Considerations

18. Local residents argued that the traffic generated by four houses would interfere with the free flow of traffic and generally worsen local highway conditions, which, they considered, were already unsafe. With regard to the new access onto Butts Hill Road, the submitted plans show that visibility splays could be provided in both directions that would meet the standards set out in *Places, Streets & Movement – A companion guide to Design Bulletin 32 – Residential roads and footpaths*. Following my site visit, I see no reason to disagree. However, local residents complained that traffic regularly exceeds the 30mph speed limit on Butts Hill Road and they contended that conditions are particularly difficult at peak periods and when schoolchildren have to cross Butts Hill Road. The appellant estimated that the proposals would generate around 32 daily vehicle movements, up to 4 during the peak hour.

No one disputed these estimates at the Hearing, which appear to me to be reasonable. On site I saw nothing to suggest that local highway conditions are significantly worse than might be expected in a busy suburban area such as Woodley. Furthermore, I consider that the appellant's unilateral undertaking would make a tangible contribution to the improvement of local highway conditions during the school run. Therefore, in my opinion the additional vehicles that 4 dwellings would generate is of little significance in terms of prejudicing the safe and free flow of traffic. In reaching this view I have taken account of a recent housing development to the north at Pound Lane.

19. The previous Inspector considered that the earlier schemes would have harmed local residents' living conditions by reason of a loss of privacy and outlook, and increased noise and disturbance. However, the siting of the dwellings and means of access would be different under the current proposals. Not only would the separation distances between new and old help to protect the character and appearance of the area, but also I consider that they would assist with preventing undue overlooking, loss of privacy or outlook and noise and disturbance for the nearest neighbours. This is not to say that the proposal would have no effect on neighbour's living conditions, but I do not consider it would be enough to warrant dismissing **Appeals A** and **B**. Moreover, a landscaping condition could be imposed to strengthen the boundary treatment, which I consider would further reduce the potential for such problems.

20. I noted that Butts Hill Road is on the bus network and a number of local facilities are within a reasonable distance of the appeals site. As such I consider that the proposals comply with the advice in PPG3 on sustainable locations for housing, which I consider weighs in the balance in their favour.

21. Compared with current the lack of public access to the existing rear garden areas, local residents also argued that the new road and fencing would be an invitation to criminal behaviour. Whilst crime in relation to the design of development is capable of being a material consideration, I consider that the presence of four houses off the new access road would to a degree have a self-policing effect. Nor do I find that there is any aspect of the design of the proposals that would make adjoining residents particularly vulnerable to criminal activity.

22. Some residents are concerned about the effect of the proposals on local wildlife. But the appeals site has no nature conservation designation and I neither read nor heard any technical evidence to suggest that significant harm would be caused in this respect.

Human Rights

23. With regard to **Appeal A,** Mr Redman of 28 Ravensbourne Drive, on behalf of residents of Rochester Avenue, made submissions relating to article 8 of the European Convention on Human Rights. I recognise that allowing **Appeal A** would result in an interference with the homes and private and family lives of residents in Rochester Avenue living near the appeal site. However, that interference must be balanced against the public interest in pursuing the legitimate aims stated in article 8, particularly the economic well-being of the country (which includes the preservation of the environment) and the protection of the rights and freedoms of others. In all the circumstances, I consider that the grant of planning permission is necessary in a democratic society in furtherance of the legitimate aims stated. It does not place a disproportionate burden on the occupiers of houses in Rochester Avenue, particularly if a condition controlling boundary treatment is imposed. I therefore consider

that allowing the appeals would not result in a violation of their rights under article 8 of the Convention.

24. Also in respect of **Appeal A**, representations were made to the effect that Mr and Mrs Matthews's rights under article 1 of the First Protocol would be violated if the appeal were allowed. I do not consider that a succession of planning applications made on a site adjoining their property at 22 Ravensbourne Drive amounts to a significant interference with the right to peaceful enjoyment of it. Therefore I do not consider the representations to be well founded because the degree of interference is insufficient to give rise to a violation of Mr and Mrs Matthews's rights under the article.

Conclusions

25. For the reasons given above and having regard to all other matters raised, I conclude that **Appeals A** and **B** should be allowed.

Conditions – Appeals A and B

26. At the Hearing the Council stated that conditions recommended by officers to be imposed on the development subject to **Appeal A** should be treated as the suggested conditions. As I consider it is necessary, in the interests of visual amenity, for the Council to control the appearance of the buildings I shall impose suggested condition 2, amended to reflect the wording of model condition 64 in Circular 11/95 – *The Use of Conditions in Planning Permissions*.

27. The Council suggests a separate condition dealing with boundary treatment. In view of the importance of ensuring adequate privacy I shall impose model condition 30 from the Circular, not the Council's version.

28. The Council wishes to remove permitted development rights for the formation of windows at first floor level. However, I do not consider this condition to be necessary as I have found that the proposed houses are sufficiently distant from the sensitive areas of neighbouring properties and the trees and hedges on the boundary, if strengthened through a landscaping condition, would help to screen the dwellings.

29. Suggested condition 5 would require the garage accommodation to be kept available for the parking of vehicles. However, each dwelling would have substantial hardstandings in front of the garage where at least two cars could be parked. Therefore I do not consider this condition is necessary. But in my opinion it is reasonable to require that those areas that are available for parking should be provided before any of the dwellings are occupied. I shall impose the Council's suggested condition 8, with some amendments for clarity.

30. The Council considered that hours of site preparation and construction work should be controlled to prevent noise and disruption for residents in the evenings and at weekends. But I am not satisfied that a condition would be reasonable as this may unduly inhibit flexibility in an industry prone to the vagaries of the weather. I shall not impose it.

31. I consider it is important on a backland site that the Council is able to control the overall height of the dwellings and so I shall impose the suggested condition regarding details of slab levels, with minor revisions to the wording.

32. The Council is seeking to ensure that all services are placed underground, with no overhead wire cables or other forms of overhead servicing. This could affect the erection of TV aerials and in general I consider that this condition would be so restrictive as to be unreasonable. I take the same view with regard to suggested condition 10, which would appear to remove some of the permitted development rights granted to construction sites.

33. I consider that the matter of mud and debris being deposited on the public highway during construction is a matter for the local highway authority, should it become a problem. Therefore I regard suggested condition 11 as unnecessary.

34. Suggested conditions 12 and 13 would respectively require the new access to be constructed before any other development takes place and the existing vehicular access nearby to be stopped up within one month of the new access being completed. In my opinion these would be reasonable conditions to impose in the interests of highway safety.

35. Both proposals would involve the removal of mature trees and shrubs on the site. It is essential in my view to require the retention of healthy species, suitable replacements for others and the landscaping of the site, with planting maintained for a reasonable period. I shall redraft suggested condition 14 to reflect model condition 25, to take account of the proposed hard landscaping, and I shall revised parts of 15 and 16 for clarity.

36. The Council also suggests two conditions recommended by the Environment Agency (EA). However, I do not consider that surface water source control measures need the Council's consent as local planning authority as other statutory controls could address this matter. Therefore I shall not impose suggested condition 17. The other condition that the EA recommends would help to prevent the pollution of groundwater, which I consider is capable of being a material planning consideration.

37. To meet national guidelines the visibility splays should be 2.4m x 90m. The Council's suggested condition seeks a higher standard in both directions. I shall impose a condition that takes account of the national guidance instead of the Council's suggestion.

Formal Decision – Appeals A and B

Appeal A:

38. In exercise of the powers transferred to me, I allow the appeal and grant planning permission is to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage on land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire, in accordance with the terms of the application Ref. F/2000/2862, dated 17 November 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. The approved

details shall be implemented prior to the first occupation of the development or as may otherwise be agreed in writing by the local planning authority.

4) No dwelling shall be occupied until the garage or parking space for that dwelling has been constructed and made available for use.

5) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) No other development shall take place until the means of access shown on the submitted plans has been constructed and made available for use.

7) The existing vehicular access to 50 Butts Hill Road shall be stopped up within one month of the completion of the new access to that property shown on the submitted plans.

8) 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 hardstandings; other vehicle and pedestrian access and circulation areas; hard surfacing materials; full details of new tree planting and planting along the boundaries of the site.

9) All planting, seeding or turfing comprised in the approved details of landscaping, including the replacement trees indicated on the arboricultural plan no. 3469/01B, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10) No trees, hedges or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the local planning authority during development and for a period of five years after completion of the development hereby permitted. These retained trees, shrubs and hedges shall be protected from any damage in accordance with the measures shown on the arboricultural plan no. 3469/01B. Any that are removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with new trees, hedges or shrub species (of such size, species and in such number and position as may be agreed in writing with the local planning authority) before the end of the first available planting season following their loss or removal.

11) No soakaways shall be constructed that penetrate the water table and they shall not in any event exceed 3m in depth below the existing ground level.

12) No development shall take place other than the construction of the means of vehicular access until visibility splays of 2.4m x 90m in both directions have been provided at its junction with Butts Hill Road. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation be allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

Appeal B:

39. In exercise of the powers transferred to me, I allow the appeal and grant planning permission to demolish existing garage and outbuildings at No. 50 Butts Hill Road and construct estate road, paths and 4 No. 3 & 4 bed houses and garages, including replacement garage on land at Nos. 48 and 50 Butts Hill Road, Woodley, Reading, Berkshire, in accordance with the terms of the application Ref. F/2001/4541, dated 26 July 200, the plans submitted therewith as clarified under the procedural matters above and subject to the following conditions:

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

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

4) No dwelling shall be occupied until the garage or parking space for that dwelling has been constructed and made available for use.

5) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) No other development shall take place until the means of access shown on the submitted plans has been constructed and made available for use.

7) The existing vehicular access to 50 Butts Hill Road shall be stopped up within one month of the completion of the new access to that property shown on the submitted plans.

8) 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 hardstandings; other vehicle and pedestrian access and circulation areas; hard surfacing materials; full details of new tree planting and planting along the boundaries of the site.

9) All planting, seeding or turfing comprised in the approved details of landscaping, including the replacement trees indicated on the arboricultural plan no. 3469/01B, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10) No trees, hedges or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the

prior consent of the local planning authority during development and for a period of five years after completion of the development hereby permitted. These retained trees, shrubs and hedges shall be protected from any damage in accordance with the measures shown on the arboricultural plan no. 3469/01B. Any that are removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with new trees, hedges or shrub species (of such size, species and in such number and position as may be agreed in writing with the local planning authority) before the end of the first available planting season following their loss or removal.

11) No soakaways shall be constructed that penetrate the water table and they shall not in any event exceed 3m in depth below the existing ground level.

12) No development shall take place other than the construction of the means of vehicular access until visibility splays of 2.4m x 90m in both directions have been provided at its junction with Butts Hill Road. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation be allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

Information – Appeals A and B

40. These decisions do not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

41. An applicant for any approval required by a condition attached to these permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

42. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

Appeal C

Reasons

Character and appearance

43. Nos. 44 to 50 Butts Hill Road are individually designed detached properties, a pattern of development that continues to the north. To the west of the appeal site the houses in Rochester Avenue and Ravensbourne Drive are semi-detached. In my opinion the visual distinction between the areas of detached and semi-detached properties is further emphasised by their common boundaries, which are marked by mature trees and hedges that limit the views from one area to another. The siting of the proposed dwellings would be similar to **Appeals A** and **B**. Therefore my earlier comments on the other appeals with regard to the effect on trees apply equally to this case.

44. However, in contrast to the neighbouring detached houses, including those within whose curtilages the proposal would be sited, the 8 dwellings would take the form of two semi-detached pairs and a terrace of 4. The latter would have a parking and turning area for 6 cars between the front elevation of the terrace and the end of the back gardens to No. 46 Butts

Hill Road. The semi-detached pairs would have a staggered relationship with each other on either side of the main turning area serving the development. I consider that these types of housing would appear as an incongruous built form at the rear of the detached properties fronting Butts Hill Road, especially as the new access would, in visual terms, align the appeal site more closely with the detached houses to the east and north. In particular, I saw nothing near the appeal site like the terrace of 4 houses and its parking area, either among the semi-detached properties in Ravensbourne Drive or on Butts Hill Road. In failing to respect the surrounding character of the area, I consider that the proposal would not meet the design criteria set out in local policies.

45. In its favour, the proposal would have a net density consistent with the advice in PPG3. However, PPG3 also emphasises that considerations of design and layout must be informed by the wider context. I do not consider that higher densities are inimical to good design, but in this case, taking account of my foregoing comments, the proposal fails to comply with the design advice in PPG3 and PPG1.

46. My conclusion on this issue is that the proposal subject to **Appeal C** would harm the character and appearance of the area, contrary to Policies LD3 and EN1 of the SP, Policies LH1, LTV6, LBE1 and LBE2 of the adopted LP, Policies WOS3 and WBE1 of the draft LP and the design advice in PPGs 1 and 3.

Other Considerations

47. Applying the appellant's traffic generation estimate to **Appeal C**, it could be expected that there would be 64 daily vehicle movements. However, I consider that the smaller size of some of dwellings proposed in this case would be likely to attract households with lower levels of car ownership. Indeed, I note that the terrace of 4 houses would be provided with only 6 parking spaces. Consequently I do not consider that traffic generation would necessarily be doubled in comparison with **Appeals A** and **B**. I have already found that visibility would be satisfactory at the proposed junction, but although more vehicles would be using it, there would still be relatively few movements during the peak hours, when Butts Hill Road is at its busiest. Therefore I do not consider that 8 dwellings would significantly prejudice the safe and free flow of traffic. Also the financial contribution under the unilateral undertaking would be increased accordingly to reflect the additional dwellings compared with **Appeals A** and **B**.

48. As the siting of the proposed dwellings in relation to adjoining properties is similar when compared to **Appeals A** and **B**, I do not consider that local residents would experience any unacceptable overlooking, loss of privacy or outlook. With 8 as opposed to 4 dwellings there would inevitably be an increase in noise and disturbance, although the smaller size of the dwellings in this case indicates that it would not be doubled. Overall, in view of the similar degree of separation from existing houses, I do not consider that the domestic activity associated with 8 dwellings, including the comings and goings of vehicles, would cause significant harm to neighbours' living conditions.

Conclusions

49. Nevertheless, for the reasons given above in respect of the main issue and having regard to all other matters raised, I conclude that **Appeal C** should be dismissed.

Formal Decision – Appeal C

50. In exercise of the powers transferred to me, I dismiss the appeal.

***Information* – Appeals A, B and C**

51. A separate note is attached setting out the circumstances in which the validity of any of these decisions may be challenged by making an application to the High Court within 6 weeks from the date of the decision.

S D Whitfield

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mark Sitch BSc(Hons) DipTP MRTPI	Agent; The Barton Willmore Planning Partnership, Beansheaf Farmhouse, Bourne Close, Calcot, Reading
Dermot McCaffery Eng Tech MIHIE	Agent; Buchanan Consulting Engineers, Newcombe House, 43-45 Notting Hill Gate, London

FOR THE LOCAL PLANNING AUTHORITY:

Edward Oteng BA (Hons) DipUPI MRTPI	Planning Officer, Wokingham District Council

INTERESTED PERSONS:

Peter Redman	On behalf of Rochester Drive Petitioners; 28 Ravensbourne Drive, Woodley, Reading
Mr M and Mrs C Matthews	Local residents; 22 Ravensbourne Drive, Woodley, Reading
Mr O'Donnell	Local resident; 16 Ravensbourne Drive, Woodley, Reading
Pauline Bentley	40 Butts Hill Road, Woodley, Reading
Mr M C Powell	24 Ravensbourne Drive, Woodley, Reading
Councillor Terry Dredge	Ward Councillor; Wokingham District Council

DOCUMENTS

Document	1	List of persons present at the Hearing
Document	2	Letter of notification and persons notified
Document	3	Bundle of letters in response to Document 2
Document	4	Appeal B: Drawing No. 08 (submitted by the appellant)
Document	5	Appendix 12 to Mr Sitch's statement (submitted by the appellant)
Document	6	Unilateral undertaking dated 5 February 2002 (submitted by the appellant)
Document	7	Land to the rear of 48 Butts Hill Road; Appeal Decision dated 1 November 1988

PLANS

Appeal A Plans	A to L	Nos. 01J, 02, 05, 06, 11A, 12A, 13 (double garage plans & elevations), 13 (house type D1 plans), 14, 15 and 3469/01B
Appeal B Plans	1 to 10	Nos. 100, 02, 05, 06, 07, 08, 11, 12, 13 and 3469/01B
Appeal C Plans	I to XI	Nos. 02, 200, 201, 202, 203, 204, 205 (sheet 1), 205 (sheet 2), 206, 207 and 3469/01D

Tel: (0118) 974 6481

Date:

My ref: F/2001/4541

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/4541
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/4541**
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Lennard

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 6481

Date:

My ref: F/2001/4541

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2001/4541
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/4541**
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor McCann

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 6481

Date:

My ref: F/2001/4541

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 Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2001/4541
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/4541**
48 & 50, Butts Hill Road, Woodley, Reading.
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Dredge

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

Please see Part I for remaining plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Nicola Lake

Date: 09 May 2002 10 MAY 2002

Application Number: F/2002/6409

Proposal: Proposed erection of 4 dwellings. Amendment to consent 2001/4541 with addition of conservatories to plots 2,3 & 4 plus minor amendments to house designs..

Site Address:
48 & 50, Butts Hill Road, Woodley, Reading.

Applicant:
Millgate Homes C/O Barton Willmore P/Ship Reading Ltd.

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

NL

PL	48540
PO	
DC	
APP	
CS	
-9 OCT 2001	
COPIES TO:	ACK:
	FILE.

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Planning Officer
Wokingham District Council
Environmental Services Department
P O Box 157 Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Nicola Lake

Our Ref:9522/A3/LRSV/JCR

9 October 2001

Dear Sirs

APPLICATION NO F/2001/4541 PROPOSED ERECTION OF 4 DWELLINGS ON LAND AT NOs 48/50 BUTTS HILL ROAD

Following our telephone conversation this morning with Nicola Lake we write now to confirm our client's agreement to make a contribution of £12,000 for improvements to safe routes to schools.

Please note that this offer is made on the basis that the application is approved at local level.

Yours faithfully

L R S VERNON

cc
N Jackson – Millgate Homes

Certificate No. FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman, Nick Pitcher

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading RG31 7BW
Registered in Cardiff Number: 2112957

48966

PLANNING SERVICES	HP
POL	TLS
DC NL	ENF
APP	
CS	

22 OCT 2001

COPIES TO:	ACK:
	FILE:

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Head of Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/335
18th October 2001

FOR THE ATTENTION OF MISS NICOLA LAKE

Dear Sir,

48-50 BUTTS HILL ROAD, WOODLEY
REF: F2001/4541, F2001/4573

Please find attached copy correspondence with Woodley Town Council regarding the Woodley Shopping Centre Enhancement Scheme.

I confirm that we are prepared to contribute £10,000 (Ten Thousand Pounds) to this initiative through the proposed Section 106 Agreement in connection with either application if it is approved at next Wednesday's meeting. Although this contribution is not necessary to enable the development to proceed it is connected with the scheme being related to facilities that serve the future occupants of the site. Therefore the Council can accept this contribution in the same way as a similar contribution was accepted for local facilities in Hurst in connection with our Bonhomie Court application at the last Committee Meeting.

We would also ask Members to bear in mind that the emerging Urban Capacity Study, has identified a preliminary figure of 1866 new homes likely to arise from infill schemes such as this and in such circumstances we hope members will conclude that it is not reasonable to continue opposing this development in principle.

Finally I confirm that we will withdraw the outstanding Appeal if either of these applications is approved.

Yours sincerely

N S JACKSON Dip TP MRTPI
Land & Planning Director

cc: Lorne Vernon / M. Sitch - Barton Willmore

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury
Home 1998 - 1999

Best Small Builder
1996

Millgate Developments Ltd. Registered in England No. 2229073

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Gillian Kaye
Town Centre Manager
Woodley Town Council
Woodford Park
Haddon Drive
Woodley
RG5 4LY

Ref:GS/SC/50
18th October 2001

Dear Mrs Kaye,

WOODLEY SHOPPING CENTRE

Further to your letter of 15th October 2001 and Paul Westcott's response dated 16th October, I am pleased to confirm that we have now had further discussions with an alternative firm of Architect James Smith Associates who are keen to become involved in the project.

The timing of this matter is also convenient in that we currently have two alternative Planning Applications coming up for a decision next Wednesday relating to the site at 48-50 Butts Hill Road, Woodley both of which are recommended for approval. We have already appealed against an earlier refusal and we are confident of success on Appeal as this site is very similar to many other infill schemes that have been permitted in Wokingham District in recent years.

If these applications are permitted we will have an income stream from which to make a contribution to the Woodley Town Centre enhancement project and therefore I am happy to confirm that we will contribute £10,000 (Ten thousand Pounds) to include the Architects fees if these applications are approved at next Wednesday's meeting. I appreciate that it is Wokingham District Council not Woodley Town Council that makes the decision on these applications, but in the past the Town Council has opposed the scheme, in our view without justification. We therefore hope your Council will reconsider its opposition to the scheme in the circumstances.

Yours sincerely

Graeme Simpson
Managing Director

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

0118 969 0356

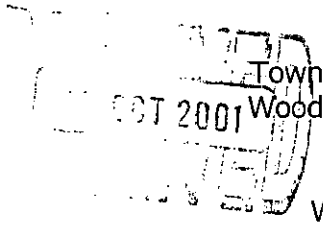
Tel: 0118 961 8805
Fax: 0118 962 8654
e-mail: tcmi@woodley.gov.uk

WOODLEY TOWN CENTRE MANAGEMENT INITIATIVE

Date: 15 October 2001

Please reply to:

Gillian Kaye
Town Centre Manager
Woodley Town Council
Woodford Park
Haddon Drive
Woodley RG5 4LY



Mr Paul Wescott
Millgate Homes
Terrace Road North
Binfield
Berks RG42 5HZ

FAXED MONDAY 15 OCTOBER – ORIGINAL IN POST

Dear Paul

WOODLEY SHOPPING CENTRE

I am writing because I have been unable to contact you by telephone, despite leaving several messages.

When we last spoke I asked whether Millgate Homes had managed to come to a satisfactory arrangement with the landscape architect originally asked to redesign the brick planters in the centre. I have received no reply to this question and therefore would like to know whether Millgate Homes intend to continue with their original offer of sponsorship. The AGM of the TCMI Steering Group is being held on Wednesday 17 October and the Chairman wishes to inform the committee of the status of this project.

It would be a shame if Millgate Homes have decided not to continue with their offer, as it offered me a life-line with regard to moving forward on doing something positive with the brick beds, but what is more of a shame is that you will not even give me the courtesy of phone call to tell me one way or the other.

I hope you receive and can respond to this letter in time for me to inform my committee at the meeting.

Yours sincerely

GILLIAN KAYE
Town Centre Manager

Faxed to 01344-489967

Received by Wokingham District Council

Application No: F/2001/4541

Proposal:
Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Location:
48 & 50, Butts Hill Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4541 to enable the library staff to locate the correct information.

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/08/2001. Written comments submitted will become available for public inspection.**

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

Head Planning and Transportation

07 August 2001

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/4541

Applicant : Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Location : 48 & 50, Butts Hill Road, Woodley, Reading.
Proposal : Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.08.01

Date of Neighbour Notifications : .....

Date of Site Visit : ....16.08.01.....

Date Registered : 30/07/2001

Earliest Date for Decision : 30/08/2001

Latest Consultation Date/Site Notice Expiry Date : 30/08/2001

This application will have expired on: 24/09/2001. 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 :

Planning Issues :

Application Number: F/2001/4541

Appraisal :

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

Application Number F/2001/4541
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 48 & 50 Butts Hill Road Woodley Reading.

APPLICATION NUMBER: F/2001/4541

OFFICER: Nicola Lake

DATE OF SITE VISIT: 16.05.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes to the front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING Two large detached dwellings with Gap between

4. RELATIONSHIP TO ADJOINING PROPERTIES See previous notes and photographs also see new photographs from No 16 and No 22.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

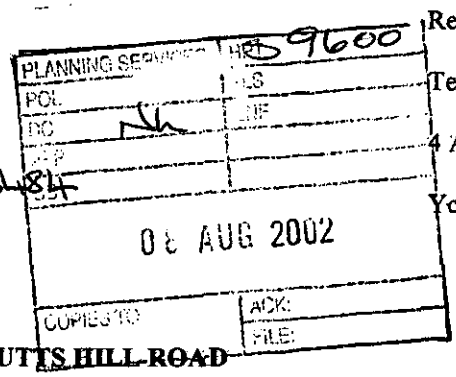
LEVELS

BOUNDARY TREATMENT

OTHERS

Head of Development Control
Wokingham District Council
PO box 157
Shute End
Wokingham
Berks. RG40 1WR

BY FAX. 974684



4 Rochester Avenue
Woodley
Reading RG5 4NA

Tel: 0118 9618017

4 August 2002

Your ref: F/2000/2862
F/2001/4541

Dear Sir

DEVELOPMENT AT 48/50 BUTTS HILL ROAD
MILLGATE HOMES
APP/X0360/A/01/1074046 OR
APP/X0360/A/01/1077137

With reference to the above planning applications, approval for one of which was given by the Inspector earlier this year, we wish to **formally complain** that the work carried out by Millgate Homes tree contractor appears to differ widely from the actions that were proposed on the arboricultural plan no 3469/01B that formed part of both of the applications.

Under both Appeal A and B (page 8, para. 38 (10) and page 9, para. 39(10) in the Inspector's report it states that 'no trees, hedges etc. etc. shall be felled etc. etc. without the consent of the local planning authority etc. On the 1 August work commenced on the site and we would be interested to know why the tree contractor has felled a 50/60 year old sycamore tree that was in the corner of the site bordering our property when the plan showed that it was recommended to be retained. Similarly, trees also recommended to be retained bordering 16 Ravensbourne Drive have also been felled. The demolition of the tree was reported to Nicola Lake's office on the 1 August just after it had happened. The sycamore tree would have given us a lot of privacy from the development and had it been shown on the plan to be felled at the time the application was lodged with your authority, our original objections to the development would have been considerably more justified.

We would be grateful if you could let us know if, since the plan was approved by the Inspector, your authority has now given permission to the developers to fell the said trees and if so, why. If no permission has been given by yourselves, will any action be taken against the developers for ignoring the Inspector's recommendations. In either case, will you be insisting that replacement trees are planted to give us the privacy that we have lost?

We would also like to complain about the condition the site was left in whilst the tree contractors were working. The site was left wide open, there was no security for our property, the bonfires caused a considerable nuisance to residents and one was, in fact, left burning overnight.

We understand that Jerry Hadley visited the site on Friday afternoon 2 August, following two or three complaints by telephone and we would be interested to see his report.

The plan also shows a protective fence and we would be grateful to know when this will be erected.

We hope that this is not going to be the first of many complaints concerning work on this development.

We look forward to hearing from you.

Yours faithfully

PAT LIVESEY (MRS)
JOHN WILLCOCKS

cc Nicola Lake

Application No **Received** **Woodley.**
F/2001/4541 **30.07.01**

Applicant: ***Millgate Homes***
Location : **48 & 50 Butts Hill Road, Woodley.**
Proposal : **Proposed erection of 4 dwellings with garages and construction of estate roads and paths plus garage at No.50. Demolition of the existing garage and outbuilding at No.50.**

1. **Planning History** – The relevant planning history on this site has been outlined at the start of the previous report. However, the most recent application (F/2000/2862) was for the erection of 4 detached dwellings. The application had an officer's recommendation for approval and was refused planning permission at the Development Control Committee of the 11 July 2001. The grounds for the refusal were stated as: 1.) The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposal would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. 2.) The proposal by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. An appeal has been recently lodged against this refusal.

2. **Proposal** – The proposed development is the same as the original plans that were submitted on application F/2000/2862, but do not include the subsequent alteration to this application, which block any future access to the remaining adjoining gardens. Therefore the current access road on this application would terminate in a turning head. All other aspects of the development would remain unchanged. The proposed access road would be located between the existing dwellings on number 48 and 50, resulting in the demolition of number 50's existing garage and outbuilding. The land to the rear of number 46 and the rear garden area of number 48 would be used to locate three detached dwellings and part of the rear garden area of number 50 would be used to site a four bed detached dwelling. There would be 3 four-bed and one three-bed dwelling.

3. **Consultations** -
   - ***Woodley Town Council:*** Recommend refusal. (See attached comments.)
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Ecologist:*** No objection.
   - ***Landscaping:*** The proposal is acceptable as the trees which are shown for removal are poor quality trees of little long-term value. Therefore no objection subject to condition.
   - ***Letters:*** There have been 25 letters of objection received, plus a petition with 36 signatures. These objections can be summarised as follows:
     - The new junction would be a highway hazard.
     - Overdevelopment.
     - Precedent for further development.

- Out of keeping with the character of the surroundings.
- Overlooking and loss of privacy.
- Increase in traffic generation.
- Noise and disturbance.
- Loss of trees and habitats.
- No significant change from the previous application.
- Piecemeal and backland development.
- Loss of view.
- Impact upon existing services and infrastructure.

4. **Appraisal** – Main issues.

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
C. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
D. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Highway Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
F. Concerns of Residents and Woodley Town Council.

A. Principle of Development.

The site is located within the identified settlement where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site would be designated as 'previously-used land' as it is currently garden area. Therefore, the principle of development would be in accordance with government guidance as outlined in PPG3 – Housing.

B. Housing Mix and Density.

The site is approximately 0.38 hectares in size and would accommodate 4 proposed dwellings. This would generate a proposed housing density of 11 dwellings per hectare. This is below the target figure of 30 dwellings per hectare or more as set down in PPG3 and the District's Housing Density Policy. The housing density for the area of Butts Hill Road, to the north of the development site is around 8 dwellings per hectare, while the density of Ravensbourne Drive which adjoins the development site to the south and west is approximately 28 dwellings per hectare.

The proposed development would create 3 four-bed and one three-bed dwellings, which would not provide smaller dwelling accommodation. However

Angela Odell

To: JAMES HAGENS
Subject: RE: AO/F/22001/14541

received and contents noted, thank you

Regards

Angela Odell

-----Original Message-----
From: JAMES HAGENS [SMTP:james.hagens@virgin.net]
Sent: 05 February 2003 19:47
To: Angela odell
Subject: AO/F/22001/14541

Dear Mrs, Odell. I object in the most strongest terms to the proposal to cut down the conifers. one of the main considerations when i bought the property (1980) was the maturity of the flora, a premium was paid by owners for this mature outlook ,compared to south woodley which had open & over looked properties.It would be a crime to destroy literally many decades of cultivation, but, i suppose vandalism of parks & property is becoming the "norm" in are society, Yours faithfully

--
http://www.virgin.net/

the size of the dwellings are comparable to those within the surrounding area and in the light of recent appeal decisions relating to small sites of this nature, it is considered that a refusal could not be substantiated on the basis of housing mix or density.

C. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development would have a similar layout to that of the previous scheme. The three dwellings shown to be located across the rear of the site would be located a minimum of 14m from the rear boundary of the site and a minimum of 33m from the rear of the nearest dwelling in Ravensbourne Drive. This would be the same relationship as the previously refused scheme.

The proposed dwelling on plot 1 would be a detached four-bed dwelling, which would be located a minimum of 15m from the rear boundary fence and a minimum of 31m from the rear of the closest dwelling. There would also be a gap of 5m from the south side elevation and the boundary. As such the dwelling would be a minimum of 32m from the rears of the dwellings in Ravensbourne Close.

Therefore the proposed development would not overshadow, overlook or be overbearing. Hence there would be no material adverse impact upon the residential amenity of the neighbouring dwellings and the proposed development would be in accordance with the policies of the district's development plans.

D. Impact upon the character and appearance of the surrounding area.
The proposed development would result in the removal of a number of trees from the site. However the landscape officer is satisfied that the 4 Silver Birch and 1 Cherry Tree which are shown for removal from the front of the site are of a poor quality and of little long-term value. The plans also show the location of a protective fence which would surround the trees to the rear of the site during construction. The landscape officer considers these details to be acceptable on the condition that the area within the fencing is not intruded upon and that no work should be carried out within these areas without first gaining approval in writing from the Local Planning Authority.

The area to the north of the application is characterised by detached dwellings located well within substantial garden areas, which continue back from the dwellings for approximately 65m. However the garden areas of number 46, and dwellings 52 through to 58 are considerably smaller, with lengths of around 20m. This is also true of the dwellings along Ravensbourne Drive. Therefore the proposed dwellings would be in keeping with the size and design of the dwellings within the surrounding area and would have no significant detrimental impact upon the character and appearance of the surrounding area.

E. Highway Safety.
The Highway officer is satisfied that subject to the imposition of a number of conditions and the signing of a legal agreement for a £12,000 financial contribution towards improving sustainable transport initiatives and local traffic management schemes, that the proposed development including the creation of the new accessway would have no detrimental impact upon the highway safety of the existing surrounding highway network.

F. Concerns of Residents and Woodley Town Council.
The concerns of the local residents and the Parish Council have been noted and some of these concerns have been addressed in the above appraisal. However it has been raised that should the proposed development be granted planning permission it would set a precedent for further such development within the area. However, each application must be considered on its own merits.

Some of the local residents have commented on the proposed development's impact upon the existing services and infrastructure of the surrounding area. The proposal is for 4 additional dwellings, which is below the Council's threshold for seeking contributions toward education and leisure. However as stated above, the development would contribute towards sustainable transport initiatives and local transport management schemes.

The issue of the potential loss of Green Habitats for wildlife has also been raised. The Council's Ecologist has been consulted on this application and there are no protected species which would be adversely effected by the proposed redevelopment of these rear garden areas.

The issues of loss of view and loss of value of existing dwellings are not material planning considerations.

5. **Conclusion** – The proposed development is almost the same as the previously refused application (F/2000/2862). Officers have weighed the application against the national guidance and local planning policy and are of the opinion that the proposed development would have no significant detrimental impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to safeguard the financial contribution of £12,000 towards improving local sustainable transport initiatives and local traffic management and the following conditions:

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

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

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings

shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

11 Precautions shall be taken for the duration of 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.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 9522/200. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No development shall be commenced until visiblity splays of 2.5m by 90m to the left and 4.5m by 90m to the right have been provided at the junction of Butts Hill Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the residential amenity of the neighbouring dwellings.

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

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

17. To prevent the increased risk of flooding and to improve water quality.

18. In the interest of highway safety.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. No soakaways shall be constructed such that penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

Nicola Lake.

FROM: Nicola Lake

DATE: 07 August 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4541

Proposal: Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50..

Site Address: 48 & 50, Butts Hill Road, Woodley, Reading.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Your observations are required in respect of this application **by 30/08/2001** .

Sixteen residents were present and the Chairman adjourned the meeting to enable them to express their views.

The general consensus was that this application was almost identical to the previously refused application and residents considered that the reasons for refusal of F/2000/2862 were still relevant.

A number of concerns were expressed about the implications on the existing highway, and reference was made to at least three recently witnessed incidents which had occurred as a result of heavy and fast traffic. Butts Hill Road was a continually busy cut through between the A329(M) and South Oxfordshire. A further tragic accident had happened only the previous day.

After the meeting was reconvened, the committee supported the residents' concerns and recommended that the application be refused based on the reasons for refusal of Plan No. F/2000/2862.

SIGNED: _____ DATE: 23.8.01.

Clerk To Woodley Parish/Town Council.



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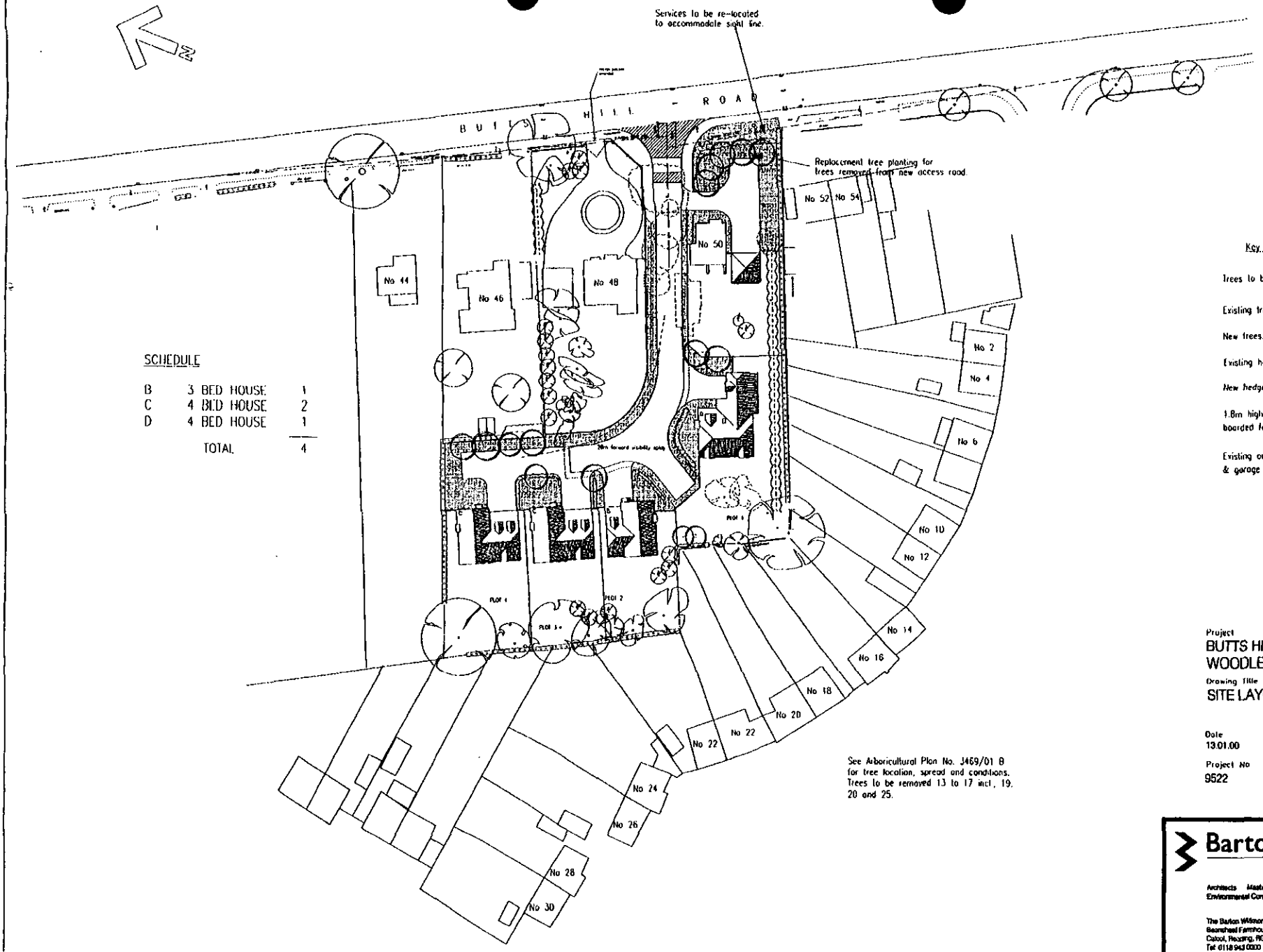
Development Control Section, Environmental Services, Wokingham District Council.

24 October 2001

Scale: 1 : 2500



SCHEDULE

B	3 BED HOUSE	1
C	4 BED HOUSE	2
D	4 BED HOUSE	1
	TOTAL	4

Key to features

- Trees to be removed.
- Existing trees retained.
- New trees.
- Existing hedge retained.
- New hedge.
- 1.8m high close boarded fencing.
- Existing outbuilding & garage demolished.

See Arboricultural Plan No. 3469/01 B for tree location, spread and conditions. Trees to be removed 13 to 17 incl., 19, 20 and 25.

30 JUL 2001 * 4541

1246

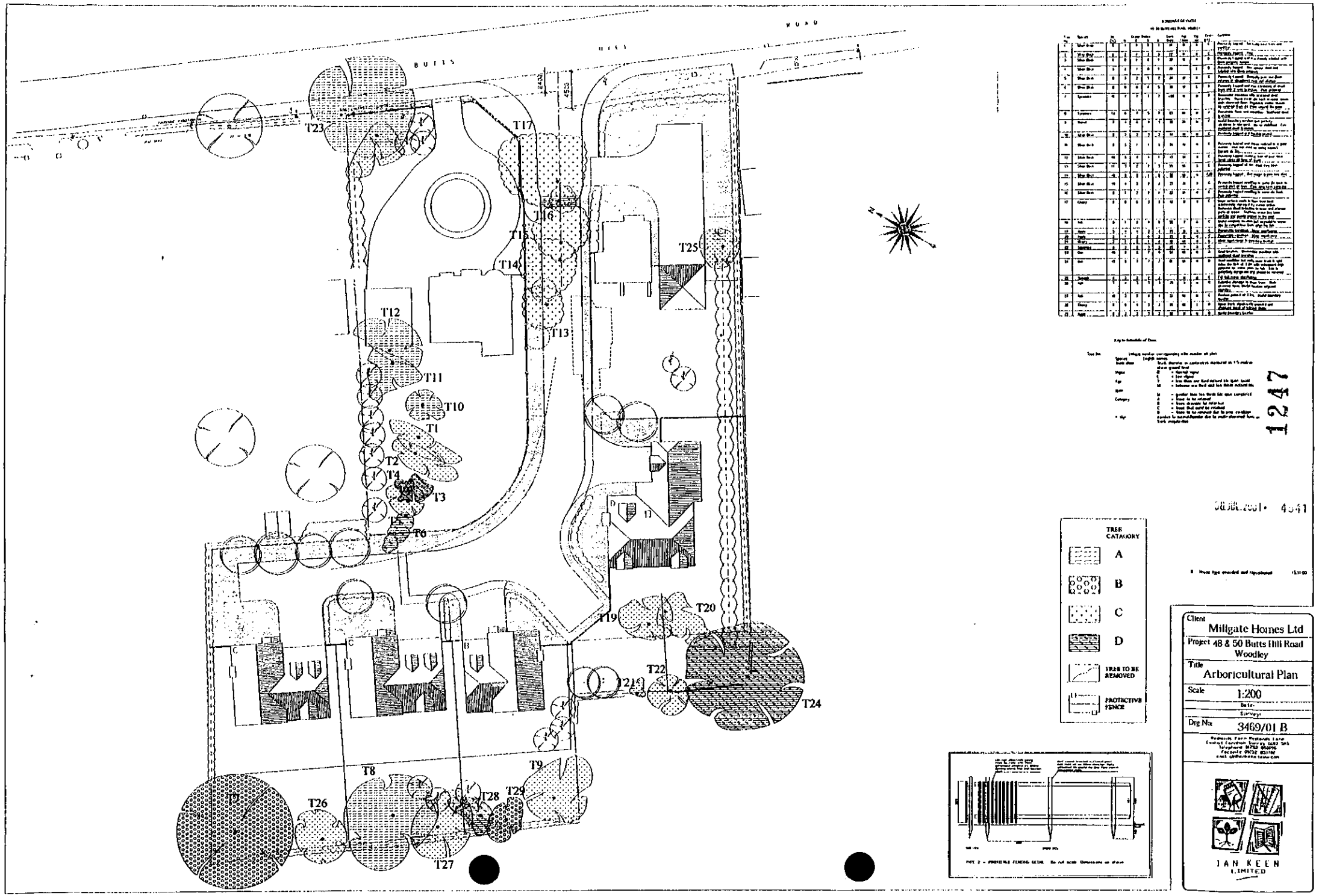
Revision Date By

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

Date	Scale	Drawn by
13.01.00	1:500	TJ
Project No	Drawing No	Revision
9522	100	-

Barton Willmore
Architecture
Architects Master Planners Town Planners
Environmental Consultants Project Services
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001


BUTTS
HILL
WOOD
T1
T2
T3
T4
T5
T6
T8
T9
T10
T11
T12
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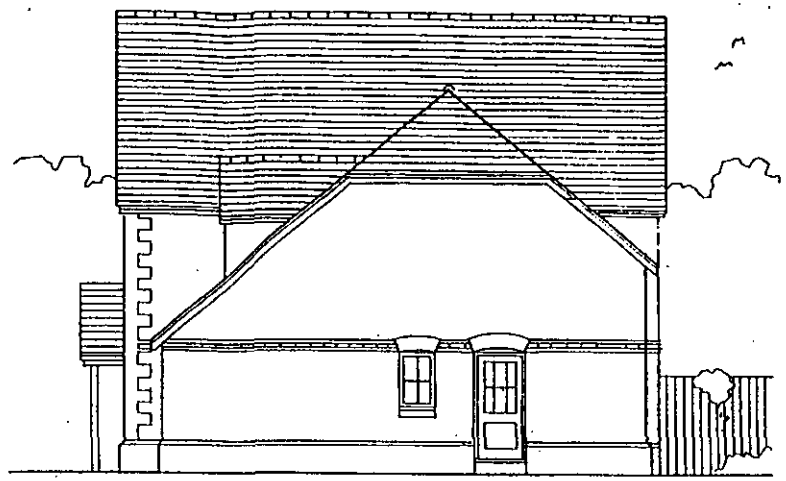
T14
T15
T16
T17
T19
T20
T22
T23
T24
T25
T26
T27
T28
T29
TREE CATAGORY
A
B
C
D
TREE TO BE REMOVED
PROTECTIVE FENCE
1247
Client
Millgate Homes Ltd
Project
48 & 50 Butts Hill Road
Woodley
Title
Arboricultural Plan
Scale
1:200
Date
Surveyor
Drg No:
3469/01 B
IAN KEEN
LIMITED

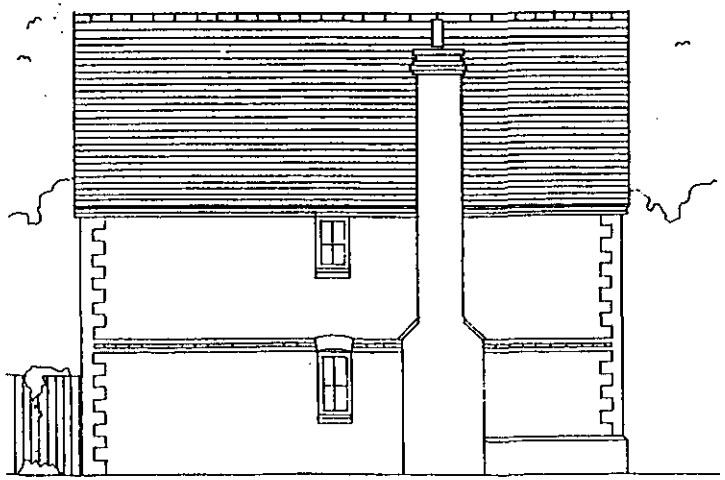
Revision	Date	By
	30.JUL.2001	4541



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

1243

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	06	-

Barton Willmore
Architecture

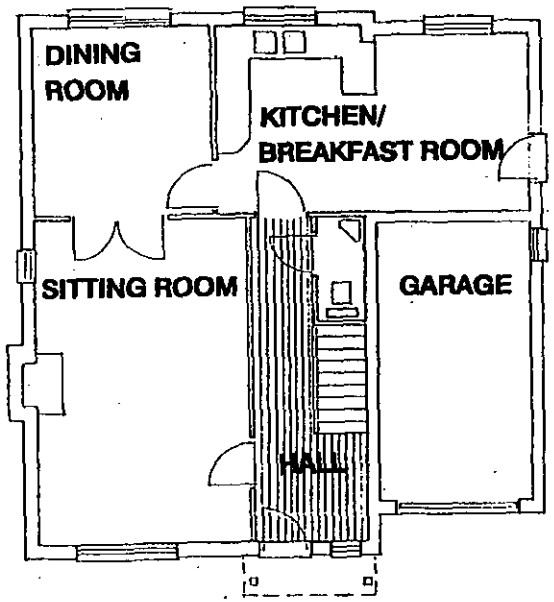
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Blagrave House, Blagrave Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

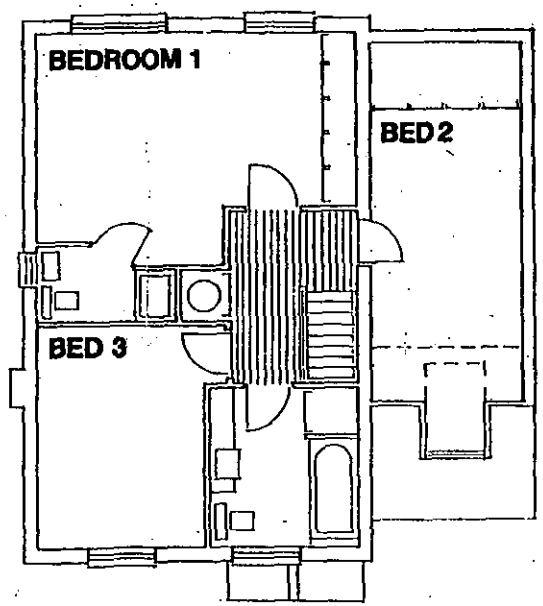
Revision Date By

30.JUL.2001 4541

1249



GROUND FLOOR



FIRST FLOOR

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	05	-

Barton Willmore
Architecture

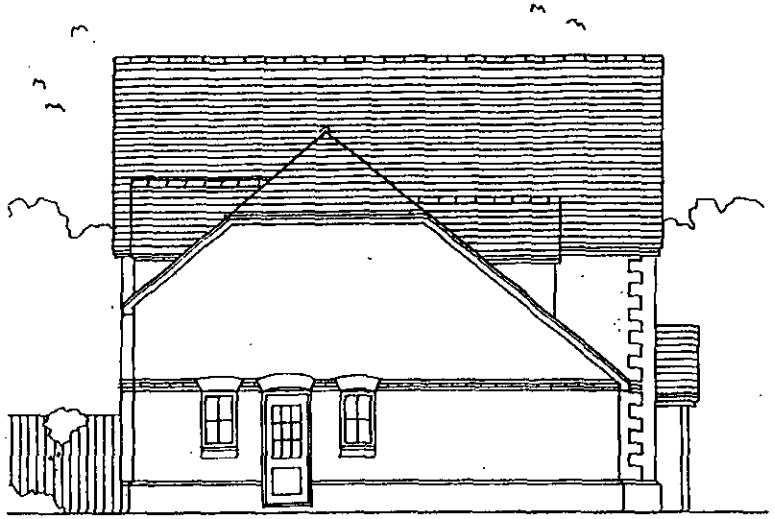
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: reading@bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London Red Hemp (Kent)

Revision Date By

30.JUL.2001* 4541



SIDE ELEVATION

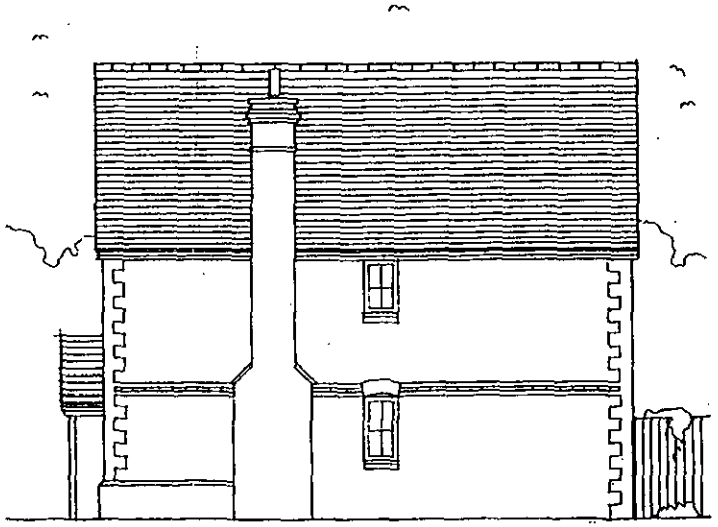


FRONT ELEVATION

1250



REAR ELEVATION



SIDE ELEVATION

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

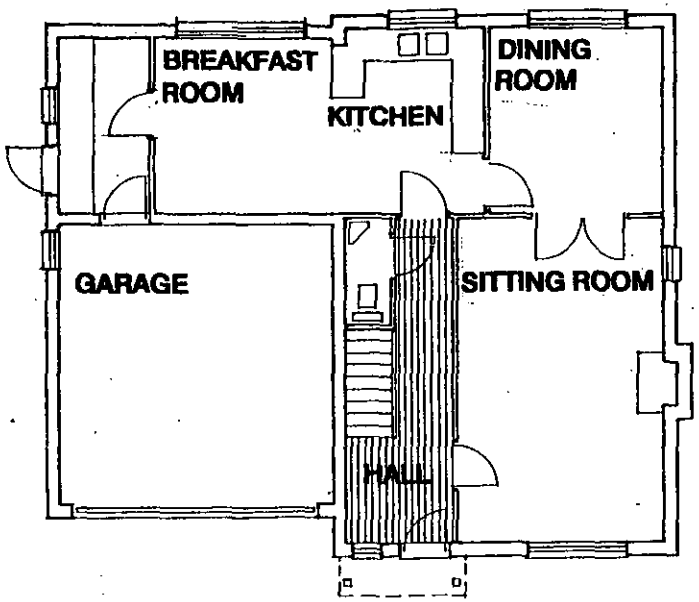
Project No	Drawing No	Revision
9522	08	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

30.JUL.2001* 4541



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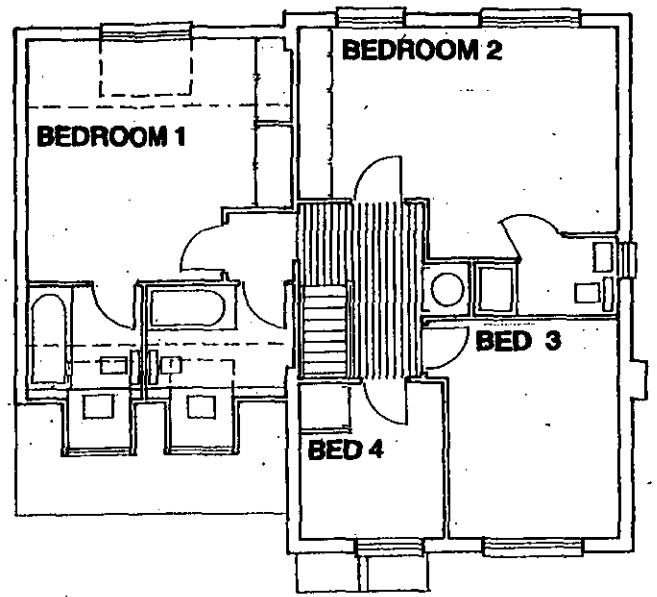


FIRST FLOOR

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	07	-

Barton Willmore
Architecture

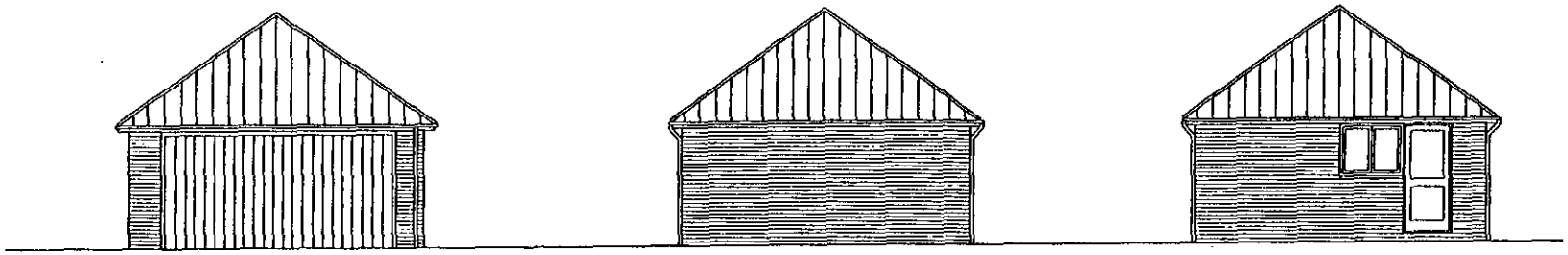
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

1231

Revision	Date	By

30.JUL.2001* 4541

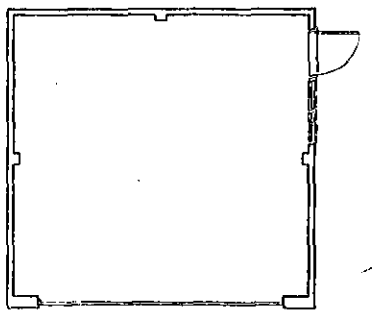


Front Elevation (No. 50 Butts Hill Road)

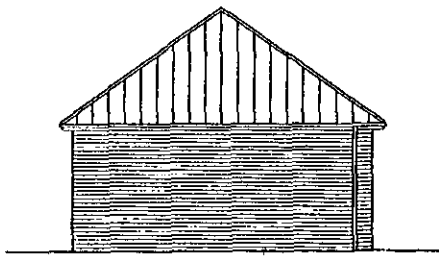
Side Elevation

Side Elevation

1272



Plan (No. 50 Butts Hill Road)



Rear Elevation

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
DOUBLE GARAGE
PLANS & ELEVATIONS

Date	Scale	Drawn by
01.02.00	100	TJ

Project No	Drawing No	Revision
9522	13	

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

0868

Angela Odell

To: JAMES HAGENS
Subject: RE: AO/F/22001/14541

received and contents noted, thank you

Regards

Angela Odell

PLANNING SERVICES	HPT
PDI	TLS
DX	ENF
APP	
CS	
06 FEB 2003 logged	
COPIES TO	ACK:
	FILE:

7/2/03 Unable to ack by letter - no address

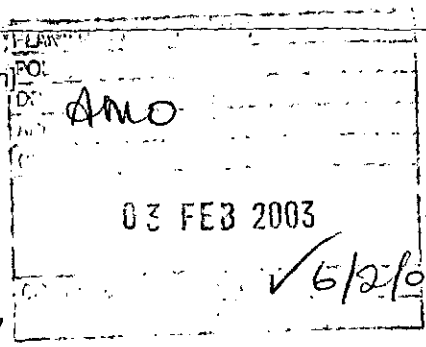
-----Original Message-----
From: JAMES HAGENS [SMTP:james.hagens@virgin.net]
Sent: 05 February 2003 19:47
To: Angela odell
Subject: AO/F/22001/14541

Dear Mrs, Odell. I object in the most strongest terms to the proposal to cut down the conifers. one of the main considerations when i bought the property (1980) was the maturity of the flora, a premium was paid by owners for this mature outlook ,compared to south woodley which had open & over looked properties.It would be a crime to destroy literally many decades of cultivation, but, i suppose vandalism of parks & property is becoming the "norm" in are society, Yours faithfully

--
http://www.virgin.net/

Angela Odell

From: Peter Hawkins [Peter.Hawkins3@btinternet.com]
Sent: 02 February 2003 14:47
To: Angela.Odell@wokingham.gov.uk
Subject: f/2001/451 48 and 50 Butts Hill Rd



Attention Mrs A Odell

4541.

Ref Planning Application F/2001/451 48 and 50 Plot 2 Butts Hill Rd Woodley

I do object strongly to the felling of conifers on the above property. I stated that I would have no objection to houses being built on this land providing the Boundary Hedge and the Conifer Trees remained as they are at the present time. (Letter Dated 8th April 2000.)

According to the plans that went before the planning committee these trees and boundary hedge were to remain in situ.

I do find it rather strange that if the developers now want to fell the trees they must have know of this in the planning stages. They knew that the house would be built close to the boundary and the trees, so why wait till the house is built before asking permission.

I feel rather aggrieved that we will lose privacy and to a certain extent security.

I would like to be kept informed of progress.

Yours sincerely,

P Hawkins
10 Ravensbourne Drive,
Woodley,
Reading Berks
RG5 4LH
0118 9694154

Angie - I have raised Obs decision letter to Mr Hawkins - should I just send or do you want to add comments? Sharon

Telephone Number: (0118) 9746428

Date: 6 February, 2003

APPLICATION NUMBER: F/2002/6409

P. HAWKINS
10 RAVENSBOURNE DRIVE
WOODLEY
RG5 4LH

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

Application No: F/2002/6409

Location: 48 & 50, Butts Hill Road, Woodley Reading

Proposal: Proposed erection of 4 dwellings. Amendment to consent 2001/4541 with addition of conservatories to plots 2,3 & 4 plus minor amendments to house designs.

Thank you for your observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Approve** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

Telephone Number: (0118) 9746428

Date: 6 February, 2003

APPLICATION NUMBER: F/2001/4541

WOKINGHAM UNITARY
Aiming for Excellence

P. HAWKINS
10 RAVENSBOURNE DRIVE
WOODLEY
RG5 4LH

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

Dear Sir/Madam

Application No: F/2001/4541

Location: 48 & 50, Butts Hill Road, Woodley Reading

Proposal: Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Thank you for your observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Refuse** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

Angela Odell

From: Peter Hawkins [Peter.Hawkins3@btinternet.com]
Sent: 02 February 2003 14:47
To: Angela.Odell@wokingham.gov.uk
Subject: f/2001/451 48 and 50 Butts Hill Rd

Attention Mrs A Odell

Ref Planning Application F/2001/451 48 and 50 Plot 2 Butts Hill Rd Woodley

I do object strongly to the felling of conifers on the above property. I stated that I would have no objection to houses being built on this land providing the Boundary Hedge and the Conifer Trees remained as they are at the present time. (Letter Dated 8th April 2000.)

According to the plans that went before the planning committee these trees and boundary hedge were to remain in situ.

I do find it rather strange that if the developers now want to fell the trees they must have know of this in the planning stages. They knew that the house would be built close to the boundary and the trees, so why wait till the house is built before asking permission.

I feel rather aggrieved that we will lose privacy and to a certain extent security.

I would like to be kept informed of progress.

Yours sincerely,

P Hawkins
10 Ravensbourne Drive,
Woodley,
Reading Berks
RG5 4LH
0118 9694154

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 February, 2003
My ref. AO/F/2001/4541
Your ref. GM/SC/48

Millgate Homes
Millgate Court
Terrace Road North,
Binfield, Berks
RG142 5HZ

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 Meier

PLANNING APPLICATION F/2001/4541
PROPOSED ERECTION OF 4 DWELLINGS AT 48 & 50 BUTTS HILL ROAD, WOODLEY

Thank you for your letter of 28 January and enclosed drawing. I advise you that your proposal to remove the row of trees along the side boundary of plot 1 is not approved. This is because of the effect on neighbouring properties in Ravensbourne Drive. The applications that have been approved by the Committee show these trees to be retained, and expect them to be retained.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

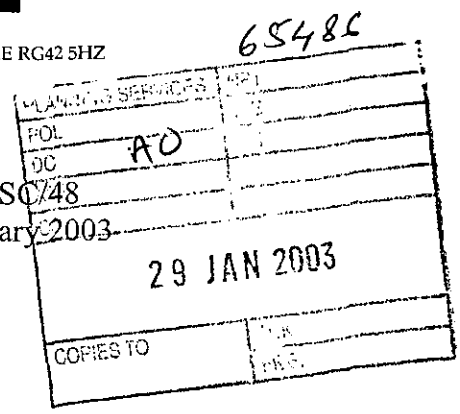
Yours sincerely

AO.

MRS A ODELL
Planning Officer

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

6548C



Angela O'Dell
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:GM/SC/48
28th January 2003

Dear Ms Odell,

RE: TOWN & COUNTRY PLANNING ACT 1990, PLANNING REF: F/2001/4541 - 48 & 50 BUTTS HILL ROAD, WOODLEY, BERKSHIRE

Following my conversation with your Neil Etherington (Local Authority Tree Officer), he has asked me to write to you in respect to the removal of a conifer hedge that runs along the side boundary of plot 1, as identified on the attached plan, the reason for this is that we have a purchaser interested in buying this plot, however they feel that the 6 meter conifer hedge restricts natural light to the side elevation.

Would you as a matter of urgency provide us with your approval to these works, subject to Neil Etherington being happy with them, so that we can progress these matters with the purchaser.

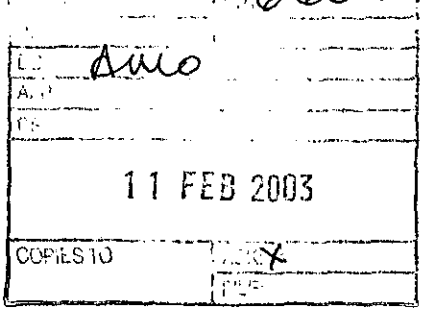
Should you have any comments or queries with the enclosed, then please do not hesitate to contact me.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

4541

66042 & OBS.



14 Ravensbourne Drive
Woodley
READING
RG5 4LH

7th February 2003

Dear Mrs Odell

PLANNING APPLICATION F/2001/4541
ERECTION OF 4 DWELLINGS AT 48 & 50 BUTTS HILL ROAD, WOODLEY
APPLICATION TO FELL A ROW OF CONIFERS

I wish to protest most strongly against the proposed felling of the row of conifers, which currently form part of the boundary at the bottom of my garden and provide a small amount of security and screening.

For the past 20 years I have enjoyed a secluded back garden and an aspect of mature trees supporting a variety of wildlife. Following the granting of planning permission for the building of 4 new houses in the gardens of 48 & 50 Butts Hill Road many of these trees have been felled, including the large oak tree at the end of my garden. Now, not only do the new houses overlook my house and garden but also the security afforded by the big oak tree has gone. The new boundary fence fell down within one week of being erected and has yet to be repaired. I feel this has severely compromised the security of my property and for the first time ever I close the curtains at the back of my house against possible prowlers in my back garden.

In my opinion the felling of yet more trees would further compromise the security of my garden and that of my neighbours as well as removing the final small amount of screening between myself and the new properties.

I trust you will take my views into account and refuse to grant permission to fell these trees.

Yours sincerely

S Faulkner

Mrs S. Faulkner

OBS

Carol Hurst

From:	Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent:	17 February 2003 09:19
To:	development.control@wokingham.gov.uk
Subject:	Feedback Received : Standard Enquiry

AMD

17 FEB 2003

CONSULTO | ACK: X | FILE:

The following information was sent from the Standard Enquiry Form on 2/17/03 9:18:59 AM

What do you want to do?: Object

Planning application number: F/2001/4541

Your comments

I oppose the removal of the trees. When the plans were submitted I did not oppose on the understanding that the trees stayed. As work progressed there have changed the plans. The houses incorporate the changes as integral. It gives the impression of a ploy to submit acceptable plans and then pre-planned alterations are easy. The trees were there before the building was planned, the architect was experienced and aware of the impact they would have, the views of the residents were clear; the trees should remain for aesthetic and environmental reasons. The plans kept the trees. I will feel very mislead by the developer and the council if they capitulate over this issue. I feel they had always intended to remove the trees; it was a telling comment from the contractor who removed the oak tree when he said "you've not seen the last of us". If the trees are removed what will replace them to maintain the privacy of my garden and replace the home for the wildlife that live in and use them.

Name : Mr D Savage

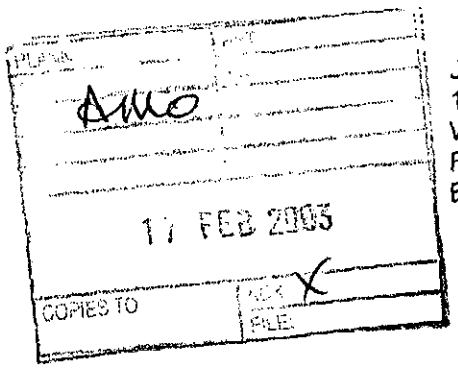
Address
---
8 Ravensbourne Drive
Woodley
Reading

Postcode : RG5 4LH

Telephone : 0118 9698447

Email Address : dtrsavage@yahoo.co.uk

ORS



J & S Miszke
12 Ravensbourne Drive
Woodley
Reading RG5 4LH
Berkshire

Environmental Services Dept.
Planning Services
P.O. Box 157
FAO Ms A Odell
Shute End
Wokingham RG40 1WR
Berkshire

11.02.2003

Dear Sirs,

PLANNING APPLICATION F/2001/4541
ERECTION OF 4 DWELLINGS AT 48 & 50 BUTTS HILL ROAD, WOODLEY

with reference to your last correspondence dated January 31, 2003 we are hereby strongly protesting against the planned felling of the row of conifers adjacent to our property.

May we remind you that in your first letter announcing the planned erection of the dwellings at 48 & 50 Butts Hill Road it was initially stated that the development of the 4 properties would *not* require the removal of the said conifers.

You are undoubtedly aware that the charm of our property to-date was the fact that established flora – to which the conifers belong – yields a level of privacy to the bordering gardens, which will be impossible to regain in a short space of time should the conifers be removed. We are most disappointed that initial building plans are not being honoured at the expense of *our* well-being.

Your correspondence refers to „applicants" having requested removal of the said conifers. Are the said „applicants" interested buyers for the properties in question ? Should this be the case, then we feel it is a fair request that such applicants respect existing owner/occupiers' views. We, the occupiers of one of the bordering dwellings, have been living in the property at 12 Ravensbourne Drive for more than 40 years. Is our well-being of no relevance at all ?

If the „applicants" are dissatisfied as to the lay-out of the surrounding flora then we are certain alternative properties would prove more suitable for their needs. We stress again that one of the outstanding features of such a property as on offer at 48 & 50 Butts Hill Road is the *existing* stock of trees.

We are counting on your support to respect our objections in this matter.

Yours sincerely

J. Miszke

Jerzy Miszke

OBS RR

PLANNING SE...
POL
DC Amo
APP
CS
12 FEB 2003
COPIES TO
LDP X
FILE

Angela Odell

From: Dave Savage [dtrsavage@yahoo.co.uk]
Sent: 13 February 2003 08:26
To: angela.odell@wokingham.gov.uk
Subject: F/2001/4541 - objection to removal of trees

Dear Mrs Odell

Your Reference: AO/F/22001/4541
Planning Application F/2001/4541

I write to inform you of my opinion regarding the application to remove the trees adjacent to my border, which I oppose in the strongest possible terms.

When the initial plans were submitted I did not oppose them on the understanding that the trees remained and were maintained to a height of 20 feet. The plans showed that the trees would remain.

As the building work has progressed here have been several changes to the original plans – from velux windows to conservatories – having visited the houses the layout clearly incorporates these features as integral – the conservatories are a part of the kitchens/family rooms, as if they were intended from the outset. It all gives the impression of a cynical ploy by the developer to initially submit acceptable plans, and once the go ahead has been obtained any planned alterations are more or less a formality to get through – it being far harder to object once the project is underway.

The trees were there before the development was planned, the architect was surely sufficiently experienced and aware of the impact they would have on the plot before the design was finalised, the views of the existing residents were perfectly clear – that the trees should remain – for both aesthetic and environmental reasons, and the plans retained the trees.

These trees should remain – I will feel very aggrieved, mislead and abused by the developer and the council if they capitulate to the developer over this issue. I made my feelings very clear from the outset; I feel the developer (who was fully aware of the trees and their impact, and has attempted to squeeze as much floor area into the development as possible in order to make as much money as possible) had intended from the outset to remove the trees – it was a telling comment from the contractor who removed the oak tree and topped the conifers when he said to a local resident "you've not seen the last of us".

If these trees are to be removed, which I firmly oppose, I would like to know what will replace them in order to maintain the privacy of my garden and to replace the home for the wildlife which live in and use the trees. I feel sorely treated by the developer and for the distain and distress caused by them riding roughshod over the views and feelings of the local residents whose environment they plunder for their own gain and then move on.

Mr D Savage
8 Ravensbourne Drive

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http://uk.my.yahoo.com

TO NICKI LAKE DEVELOPMENT CONTROL (FROM COLIN EXT 6524)

DATED 23 April 2002

54450

NL	
13 JUN 2002	
COPIES TO	ACK:
	FILE:

MR AND MRS G F ELLIOTT (1)

-and-

MR A J R SMITH (2)

-and-

MILLGATE DEVELOPMENTS LIMITED (3)

-and-

WOKINGHAM DISTRICT COUNCIL (4)

UNILATERAL UNDERTAKING
of Wokingham District Council

Relating to Land at 48 and 50
Butts Hill Road Woodley Reading

Penman Johnson
5 George Street
Watford
Hertfordshire
WD18 0SQ

PLEASE DO NOT DATE

THIS UNILATERAL UNDERTAKING is made the 23 day of April 2002

By **GERALD FREDERICK ELLIOTT** and **CONSTANCE ELLIOTT** of 48 Butts Hill Road Woodley Berkshire and **ARNOLD JAMES RICHARD SMITH** of 50 Butts Hill Road Woodley aforesaid (hereinafter call "the Owners") of the one part and **MILLGATE DEVELOPMENTS LIMITED** whose registered office is at Amberley Place 107-111 Peascod Street Windsor Berkshire (hereinafter called "the Developer") in favour of **WOKINGHAM DISTRICT COUNCIL**

INTERPRETATION

IN this Deed the following words and expressions shall have the following meanings:-

"the 1990 Act"	the Town and Country Planning Act 1990
"the Contribution"	means the Safe Routes to School Contribution to be spent in the immediate locality, as follows:

(1) F/2000/2862 – the sum of £12,000.00; or
(2) F/2001/4541 – the sum of £12,000.00; or
(3) F/2001/4573 – the sum of £24,000.00

"the Council"	means the Wokingham District Council
"the Development"	means the Development described in the Planning Applications
"the Material Start"	the carrying out in relation to the Development of a material operation as defined in Section 56 (4) of the 1990 Act
"the Planning Applications"	(1) F/2000/2862 (2) F/2001/4541 (3) F/2001/4573

"the Planning Permission"	means permission for development of the Property pursuant to any of the Planning Applications
"the Property"	means 48 and 50 Butts Hill Road Woodley aforesaid shown edged red on the plan attached to this deed

W H E R E A S

(1) the Council is the Local Planning Authority for the administrative area within which the Property is situate for the purposes of the 1990 Act

(2) the Owners are the proprietors of the freehold interest in the Property and the Developer has Options to purchase with the Owners for the purchase of the Property

(3) The Owners have agree to pay certain contributions for the provision of Safe Routes to School in the District of Wokingham in the event that planning permission is granted pursuant to the Planning Applications

(4) An appeal against the refusal of the Planning Applications by the Council is pending before the Secretary of State for the Transport Local Government and the Regions

NOW THIS DEED WITNESSETH as follows:-

1. **THIS** Deed is made pursuant to Section 106 of the 1990 act and all other powers as a planning obligation and it is intended that the planning obligations contained herein shall be enforceable by the Council

2. **THE** provisions of this Deed are conditional upon planning permission being granted pursuant to the Planning Applications and the provisions of this Deed shall take effect upon the Material Start

3. **THE** Owners **HEREBY COVENANT** with the Council:-

   (a) to give notice to the Council of its intention to begin the Development at least one day before making a Material Start

   (b) to fulfil the obligations on their part contained in the Schedule hereto

4. **IT IS HERBEY AGREED AND DECLARED** that this Deed is subject to the following:-

Miscellaneous agreements and declarations

(a) nothing contained or implied in this Deed shall prejudice or affect the rights powers duties and obligations of the Council in the exercise of its functions as local authority and its rights powers duties and obligations under all public and private statutes bye-laws and regulations may be as fully and effectually exercised

(b) if any provision in this Deed shall be held to be invalid illegal or unenforceable the validity legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired.

Local land charges provisions

(c) this Deed shall be removed from the Council's Register of Local Land Charges forthwith after the obligations of the Owners hereunder have been wholly performed or discharged

Reference to statutes and statutory instruments

(d) references in this Deed to any statutes or statutory instruments shall include and refer to any statute or statutory instrument amending consolidating or replacing them respectively from time to time and for the time being in force.

Liability of subsequent owners and release of former owners

(e) the provisions hereof shall be enforceable by the Council against the Owner and all persons who shall have derived title through or under it in respect of the Property but so that any such owner or person (including without limitation the Owners) shall not be liable for any and shall be released from all liability for and shall not continue to be bound by any of the conditions, covenants, restrictions obligations and the like imposed on the Owners forthwith upon and after they have disposed of all their interest in the Property (but without prejudice to any liability for previous breaches)

English law applicable

(f) the construction validity and performance of this Deed shall be governed by English Law

VAT clauses

(g) all consideration given in accordance with the terms of this Deed shall be exclusive of any VAT properly payable in respect thereof

(h) if at any time VAT is or becomes chargeable in respect of any supply made in accordance with the terms of this Deed then to the extent that VAT had not previously been charged in respect of that supply the person making the supply shall have the right to issue a VAT invoice to the person to whom the supply was made and the VAT shall be paid accordingly

Waivers not be of a continuing nature

(i) no waiver (whether express or implied) by the Council of any breach or default by the Owners in performing or observing any of the terms and conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms or conditions or from acting upon any of the said terms or conditions or from acting upon any subsequent breach or default in respect thereto by the Owners

Indemnity

(j) the Developer agrees with the Owners that it will observe and perform the covenants in Clause 3 of this Deed and will indemnify and keep indemnified the Owners against all costs claim actions demands or otherwise arising out of any breach non-observance or non-performance thereof

THE SCHEDULE
(Planning Obligations)

The Owners **HEREBY UNDERTAKE** by way of planning obligations with the Council that within 7 days of occupation of the first property on the Development to pay to the Council the Contribution

IN WITNESS whereof the Owners and Developers have duly executed this Undertaking as a deed the day and year first before written

SIGNED as a Deed by)
GERALD FREDERICK ELLIOTT)
In the presence of:)

Witness signature

Name PETER MERCER

Address 22 Kestrel Way
Wokingham

Occupation Director

SIGNED as a Deed by)
CONSTANCE ELLIOTT)
In the presence of:)

Witness signature

Name PETER MERCER

Address 22 Kestrel Way
Wokingham

Occupation Director

SIGNED as a Deed by)
ARNOLD JAMES RICHARD SMITH)
In the presence of:)

Witness signature

Name PETER MERCER

Address 22 Kestrel Way
Wokingham

Occupation
Director

EXECUTED as a Deed by)
MILLGATE DEVELOPMENTS LIMITED)
Acting by two directors or a director and)
its secretary)

Director

~~Director~~ / Secretary

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 January, 2003
My ref. AO/F/22001/4541

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

The Occupier
14, Ravensbourne Drive
Woodley
READING
RG5 4LH

Dear Sir/Madam

PLANNING APPLICATION F/2001/4541
ERECTION OF 4 DWELLINGS AT 48 & 50 BUTTS HILL ROAD, WOODLEY

I refer to the above application and to the row of conifers which are adjacent to the rear boundary of your property on plot 2 of the development. The applicants have requested consent to fell these conifers and I am seeking your views as to whether you consider this acceptable. If you do not consider this acceptable please write to me to say so by letter, e-mail or fax to be received by Monday 17 January, otherwise I will assume you do *not* object.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
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AO.

MRS A ODELL
Planning Officer

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24 OCTOBER 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mrs MA Long, Mrs M Robertson, Mr AJ Ross and Mrs C Smith.

Also present :- Mrs P Bray, Mr DA Hare, Fiona Rolls and Mr AW Spratling.

PART I

98. MINUTES

The Minutes of the meeting of the Committee held on 3 October 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

a) the amendment of minute No: 86 paragraph 9 amended to read "2) That in September 2002 officers be requested to present a monitoring report on Green Travel Plans in operation".

b) that Minute No: 87 paragraph 14 be amended to read; "e) to secure a contribution towards traffic management/local sustainable transport initiatives equivalent to the costs of providing a traffic management scheme acceptable to the Authority, along with the costs associated with monitoring the traffic impact of the development along Broad Common Road/Islandstone Lane."

c) That minute No: 87 paragraph 16 relating to hard surfacing be deleted.

99. APOLOGIES

Apologies for absence were submitted from Mr TP Dredge and Mr ND Rose.

100. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

104. APPLICATION NO: 2001/4541, PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROADS AND PATHS PLUS GARAGE AT NO.50. DEMOLITION OF THE EXISITING GARAGE AND OUTBUILDING AT NO 50, 48 & 50 BUTTS HILL ROAD WOODLEY, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 1237 to 1252.

In explaining the report , Officers informed Members that the density of the proposed development would be approximately 13 dwellings per hectare and that the applicant had offered an additional financial contribution of £10,000 towards the Woodley Shopping Centre Enhancement Scheme.

Mrs C Jewell, representing Woodley Town Council attended the meeting and gave that authority's views in opposition to the proposal.

Mr. O'Donnel, a local resident attended the meeting and spoke in opposition to the proposal.

Mr. M Fitch, representing the applicant attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No: 2001/4541 be refused on the grounds that;

1) The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposal would result in the loss of a number of silver birches, which contribute positively to the character. As a result the development would have a detrimental impact on the character of the surrounding area;

2) The proposal by reason of the number of units and their siting, represent a cramped form of development constituting over-development of the site. It would have a detrimental impact upon the character of the area.

Applicationo	Name & Address
F/2001/4541	Rev. T E F Coulson 30 Ravensbourne Drive Woodley Reading Berks RG5 4LH
F/2001/4541	Mr M V and Mrs E M Dyer 52 Butts Hill Road Woodley Berks RG5 4NH
F/2001/4541	Roger E. Judd & Christine Judd 55 Butts Hill Road WOODLEY Berks RG5 4NJ
F/2001/4541	Mr 7 Mrs W.J. Vickery 53 Butts Hill Road WOODLEY Berks RG5 4NJ
F/2001/4541	Mr & Mrs J Miszke 12 Ravensbourne Drive WOODLEY Berks RG5 4LH
F/2001/4541	Ann-Marie & Nigel Paterson 56 Butts Hill Road WOODLEY RG5 4NH
F/2001/4541	Mrs P Hardy 38 Butts Hill Road WOODLEY RG5 4NH
F/2001/4541	P. A. Redman 28 Ravensbourne Drive WOODLEY RG5 4LH
F/2001/4541	P.A. Redman and Petitioners 28 Ravensbourne Drive WOODLEY RG5 4LH
F/2001/4541	J.N.L. Bentley 40 Butts Hill Road WOODLEY Berkshire RG5 4NH

F/2001/4541	W. P. O'Donnell 16 Ravensbourne Drive WOODLEY Berkshire RG5 4LH
F/2001/4541	Mr T.J. Barlow 26 Butts Hill Road WOODLEY Berks RG5 4NH
F/2001/4541	Roger Nuttall "Acorns" 35 Butts Hill Road WOODLEY Berkshire RG5 4NJ
F/2001/4541	Mr and Mrs Bolus 67 Butts Hill Road Woodley Reading Berks RG5 4NJ
F/2001/4541	C R Haywood 20 Ravensbourne Drive Woodley Berks RG5 4LH
F/2001/4514	Mr & Mrs K Gidman 54 Butts Hill Road WOODLEY Berkshire RG5 4NH
F/2001/4541	Wendy Peatey 16 Rochester Avenue WOODLEY Berkshire RG5 4NH
F/2001/4541	Kerry & Ian Harrison 46 Butts Hill Road WOODLEY Berkshire RG 5 4NH
F/2001/4541	Steve Havercan 58 Butts Hill Road WOODLEY Berkshire RG5 4NH

F/2001/4541	S. Faulkner and J. Faulkner 14 Ravensbourne Drive WOODLEY Berkshire RG5 4LH
F/2001/4541	Mr & Mrs M Matthews 22 Ravensbourne Drive WOODLEY Berkshire RG5 4LH
F/2001/4541	Mr J Willcocks 4 Rochester Avenue Woodley Reading RG5 4NA
F/2001/4541	Pat Livesey 4 Rochester Avenue Woodley Reading RG5 4NA
Application Refused	Letters sent 12/11/01

Application Number: F/2001/4541
Conditions/Reasons for Refusal

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

Reason
1. The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the character of the surrounding area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact upon the character of the area. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy H5.
Loddon Area Local Plan Policies LH1, LBE1, LBE2, LBE5, TL5 and TL6.
Deposit Draft Wokingham District Local Plan Policies WH6, Housing Density Policy, WOS3, WBE1, WT6 and WT7.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 19th October 2001

Location: 48 and 50 Butts Hill Road, Woodley

Proposal: Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no. 50.

Application Number: F/2001/4541

In response to your consultation dated 7th August 2001for the above application, the arboricultural comments are as follows:

The proposals are acceptable in relation to trees. The 4 Silver Birch and 1 Cherry shown to be removed are poor quality trees of little long-term value. They are of insufficient merit to warrant including in a Tree Preservation order.

The tree protection measures shown on drawing number 3469/01B are acceptable. The area within the protective fences must be treated as sacrosanct and no works of any kind carried out within these areas without the prior consent of the District Council.

Details of the proposed landscape planting must be submitted and approved prior to demolition and development commencing.

Neil Etherington
Senior Arboriculturist

Our ref: SP\2001\004264\001
Your ref: F/2001/4541
Date: 30th August 2001

ENVIRONMENT AGENCY

NL

PLANNING SERVICES	HPT A7274F
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FAO: Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG40 1WR

Dear Madam

PROPOSAL: Erection Of 4 Dwellings, Estate Roads, Paths And Garages Following Demolition Of Garage And Outbuildings At No. 50
LOCATION: 48 And 50 Butts Hill Road, Woodley, Reading

Thank you for your letter dated 07th August 2001, which was received on 09th August 2001. You are asked to quote the following reference in any correspondence: **SU77SE/17/13.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with the above condition)

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage

Surface Water Control
In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:
- The discharge from the developed site should mimic that from an existing green-field site as far as practical. Thus in a 1 year event the discharge should be the same as for the green-field site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural green-field runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. We enclose some of our published guidance on sustainable drainage techniques.

Watercourses
We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Conservation

Pre-Development Advice
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancements
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of tall grassland.

Natural Drainage
The development should incorporate Sustainable Drainage (SuDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.

Cont/d..

- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Water Conservation In Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture.
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Site Enhancements

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study, (No.6) illustrates how the surface water from a small housing

Cont/d..

development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose.

Matthew Rose
Development Planning Officer

CC: The Barton Willmore Planning Partnership Reading Ltd, Beansheaf Farmhouse, Bourne Close, Calcot, Reading, Berkshire, RG31 7BW
Encl: Sustainable Drainage Techniques: An Introduction
Sustainable Construction
25 Case Studies From The Thames Region

FROM: Nicola Lake

DATE: 07 August 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

ADK
FILE

Application Number: F/2001/4541

Proposal: Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50..

Site Address: 48 & 50, Butts Hill Road, Woodley, Reading.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Your observations are required in respect of this application **by 30/08/2001** .

Sixteen residents were present and the Chairman adjourned the meeting to enable them to express their views.

The general consensus was that this application was almost identical to the previously refused application and residents considered that the reasons for refusal of F/2000/2862 were still relevant.

A number of concerns were expressed about the implications on the existing highway, and reference was made to at least three recently witnessed incidents which had occurred as a result of heavy and fast traffic. Butts Hill Road was a continually busy cut through between the A329(M) and South Oxfordshire. A further tragic accident had happened only the previous day.

After the meeting was reconvened, the committee supported the residents' concerns and recommended that the application be refused based on the reasons for refusal of Plan No. F/2000/2862.

SIGNED: _____ DATE: 23.8.01.

Clerk To Woodley Parish/Town Council.

NL.

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4541 relates.

Address of site LAND AT 48 + 50 BUTTS HILL ROAD WOODLEY

Signed P. Wyatt.

Date ~~15/8/01~~ 15/8/01.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Nicola Lake
Development Control

Your Ref: F/2001/4541

From: Dave Purton
Environmental Health

My Ref: DGP/LMW/20013618

Date: August 16,2001

PROPOSAL: ERECTION OF 4 DWELLINGS WITH GARAGES AND CONSTRUCTION OF ESTATE ROADS AND PATHS AND GARAGE

ADDRESS: 48 AND 50 BUTTS HILL ROAD, WOODLEY

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8.00 a.m. and 7.00 p.m. Monday to Friday and 8.00 a.m. to 1.30 p.m. Saturdays and at no time on Sundays, Bank or National Holidays.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

D G PURTON
TECHNICAL OFFICER

PLANNING SERVICES	HPT
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17 AUG 2001	
COPIES TO:	ACK:
	FILE:

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 07 August 2001

Application Number: F/2001/4541

Proposal: Proposed erection of 4 dwellings, estate road, paths and garages. Demolition of garage and outbuildings at no 50.

Parish: WOODLEY TOWN

Site Address:
48 & 50, Butts Hill Road, Woodley, Reading.

Applicant:
Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

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).

Comments as per application no. F/2000/2862.

Signed: _____ **Print name:** Adam Coggins 9/8/01

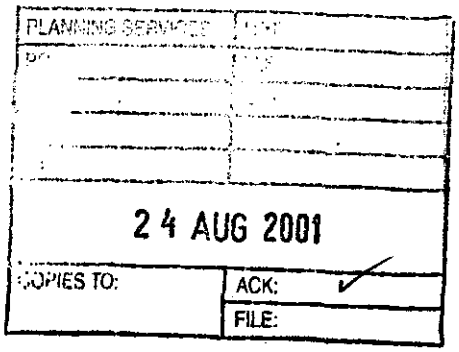
There are objections to the 4 house Scheme or letters which mention Both Schemes - Please do not mix them up with the letters or 4573 for 8 Houses.

Thank you.

for Meeting 21st Aug

Nicola lake
Enviromental Service Dept
Planning Service
Wokingham CC.
By Hand. 20 Aug.

NL OBS



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40 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NH

Your Reference F/2001/4541
F/2001/4573

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

22 August 2001

Dear Ms Lake,

RE: Planning Applications F/2001/4541 and F/2001/4573

I am in receipt of the two above planning applications dated 7th August and 9th August 2001 respectively.

I would make the following comments on the applications: -

1. My understanding is that previous applications of a similar design have been refused planning permission by your office, based on safety issues concerning access from the dwellings to a busy main road. I have been advised that access from Wilmington Close to Butts Hill Road was blocked in 1962 for similar safety and amenity reasons. From the plans submitted the occupants of either eight or four dwellings would create a high density of traffic onto Butts Hill Road, adjacent to both Glendevon Road and Ravensbourne Drive. This will be emphasised even more at peak traffic times during the day.

2. I would state that the proposed development represents a commercial benefit from utilisation of substantial rear gardens, without consideration of neighbouring properties. It could also have detrimental impact upon the character of the surrounding area.

2. Based on information received can you please confirm whether the following statements are correct and if so please advise how the current proposed development differs from the 28th June 2000 statement by the Planning Officer, in particular in respect of Application No F/2001/4573

"Such a proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Lodden Area Local Plan as well as Policies WOS3 WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified, these being an update from PPG3." The above statement was I understand quoted by the Wokingham District Council.

As stated by the planning officer, at the Development Control Committee on Wednesday 28th June 2000, under the agenda heading PPG3, "A dense development of smaller dwellings would be considered out of character with the surrounding area". Could this not apply to Application No F/2001/4573?

To summarise, I am totally against any development of rear gardens in this area, primarily for the reasons as stated above. However, I would appreciate a reply to my comments and I would question whether if either of the planning applications were successful, could further extensions of the then approved permission be extended to adjacent properties in the future, i.e. without supplementary or additional future planning permission?

Yours sincerely,

JNL Bentley

From: Mr.&Mrs. J.Miszke
12,Ravensbourne Drive,
Woodley,Reading,Berks.
RG5 4LH.

NL

PLANNING SERVICES	HPT
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DC	EMF
20Th. August 2001	
22 AUG 2001	
COPIES TO:	

To; Wokingham District Council,
Environmental Services Dept.
Planning Services,
P.O. Box 157,Shute End,
Wokingham,Berks, RG40 1 WR

Dear Madam,

Re: APPLICATION NO.F2001/4541 and F2001/4573
48-50 BUTTS HILL ROAD,WOODLEY,READING,BERKS

1) With reference to the above,I strongly object to the proposal on safety issues(another road into very busy Butts Hill road. The development would be dangerous on highway grounds,as there would be an additional junction very close to Ravensbourne Drive.

2) The proposal represents piecemeal development of a backland nature in an area characterised by substantional rear gardens.

3) The above proposal would have deterimental impact upon the character of the surraunding area.

4) The application is an over development of the area.

Yours faithfully,

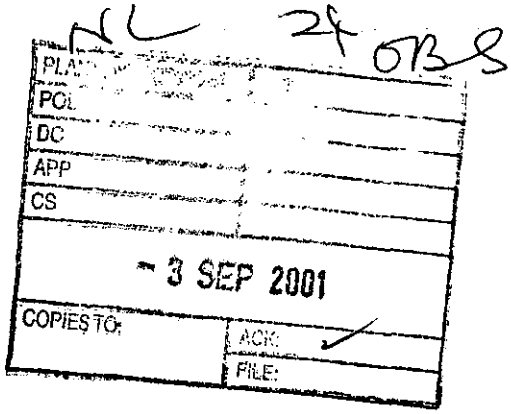
J.Miszke

S.Miszke,(Mrs.)

Pat Livesey

4 Rochester Avenue
Woodley
Reading
RG5 4NA

Tel: 0118 9618017
Mobile: 07711 2984986
E.Mail J.W.Toys@btinternet.com



28th August 2001

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
[redacted]0 1WR

Dear Miss Lake,

Planning Application F/2000/~~4561~~ 4541

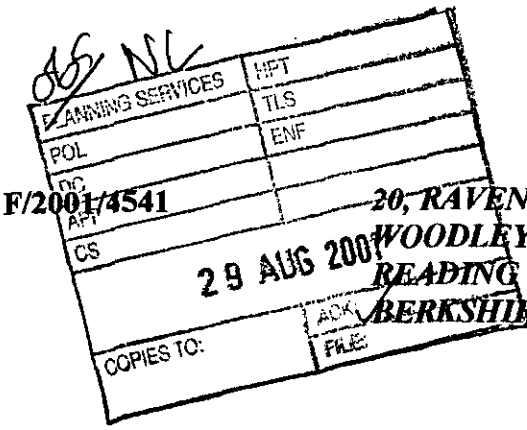
I am writing to comment on the above application, which I object to for the following reasons –

- This is very similar to Applications F/2000/0996 and F/2000/2862 that were recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
- The development would be out of character with the surrounding area, which comprises houses, which are at least 40 years old, all of which are laid out on spacious plots.
- The development would cause loss of privacy to houses in both Ravensbourne Drive and Rochester Avenue due to overlooking from first floor windows.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne [redacted]Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future.

Yours faithfully

P. Livesey

Pat Livesey



Your Ref. Nicola Lake F/2001/4541

Date 19th August 2001

20, RAVENSBOURNE DRIVE
WOODLEY
READING
BERKSHIRE RG5 4LH

Dear Sir

Re. PLANNING APPLICATION F/2001/4541 - 48 & 50, BUTTS HILL ROAD

We are yet again faced with a planning application and which differs very little from the several previously refused applications. I remain totally opposed to such development and I request that you note in the strongest terms my objection to this application.
In July 2001 Wokingham District Council Planning Committee unanimously rejected a similar planning application, and I find it incredible that yet another virtually identical application has been filed. With such united opposition against building here surely there can be no grounds for approving this latest scheme.
It would appear to me that the applicants are making a mockery of the planning laws and are set on a course of saturating the system with applications in the hope that they are eventually successful.
The proposal still represents piecemeal development of a back land nature, and such proposals have always been contrary to the planning policies:
These policies were not adopted lightly and were made for sound and valid reasons, not least for the protection of local residents in similar situations as I now find myself.

It should also be noted that this application again favours a road layout and which could so easily be extended further northwards at the rear of the housing along Butts Hill Road.
Furthermore, should this road layout be permitted, then the way would be opened to allow the whole of the garden areas to the rear of the many properties on Butts Hill Road to be similarly developed. It is also certain that by allowing this initial development, any further applications will be almost impossible to disallow.

If this application were to be approved the development would have a detrimental impact upon the character of the surrounding area for the following reasons.

1. **OVERDEVELOPMENT:** The character of this area will be significantly and irrevocably altered, by creating a density of housing that was never contemplated during the original planning and development of this attractive part of Woodley. Questions must be raised concerning the capacity of the existing infrastructure and services, and whether they can be further loaded without serious detrimental effect.

[illegible]

[illegible]

[illegible]

2. **ACCESS**: I would urge you to consider the implications of adding a further road junction in Butts Hill Road: Such a junction would be not only extremely poorly sighted due to the limitation imposed by the adjacent properties, but would also be very close to the Ravensbourne Drive junction. Butts Hill Road is the main route through Woodley from the north to the M4, and is an extremely busy road carrying fast moving traffic. To form another road junction along this road would add significantly to the risk of traffic accidents occurring. Surely the simplest and safest method by which to address this risk is prevention, and this can be achieved by not adding yet another road junction in Butts Hill Road.
   The introduction of an access road from Butts Hill Road would result in disturbance from vehicle headlights using the road at night, and by exposing my rear garden to easy access, a very much-increased risk to the overall security of my property.

3. **LOSS OF PRIVACY AND AMENITY:** The amount of rear facing windows and the proximity of the building to my boundary would create for me a significant loss of privacy and amenity. Neither the rear of my property, or the garden is overlooked at present, the garden being particularly secluded
   My family has lived here for 35 years and the property was bought largely on the strength of its secluded rear garden and the fact that further development directly adjacent was considered to be not possible.
   I contend that individual privacy is a basic and fundamental human right, and if this development with its overbearing buildings is approved, ours will be unacceptably compromised.

4. **ADDITIONAL NOISE LEVEL:** It is entirely reasonable to suppose, that general noise levels would significantly rise over and above those enjoyed at present. There would be a significant increase in the number of vehicles introduced into the area by this development. This will create additional disturbance from engine noise, slamming doors etc. The peace and quietness currently found in the garden by my family will disappear forever.

5. **ENVIRONMENTAL:** Another small area of green habitat will disappear, together with the wildlife that it supports. Several large trees will have to be felled in order to make way for this development.

Other than for the financial gain of a few individuals I strongly suggest that there is no requirement or need to build houses in the rear gardens of these properties. There are after all, many well-balanced housing developments under construction locally, all with available housing, and which have been styled and planned to blend acceptably into their surrounding area.

The Wokingham District overall plan has always been against such back garden development and similar planning applications made in 1988, 2000 and 2001 were disallowed both by the WDC planning committee and by The Department of the Environment at appeal.

I would urge you, having considered all the facts and the views of the overwhelming majority of local residents, to refuse this latest application.

Yours faithfully



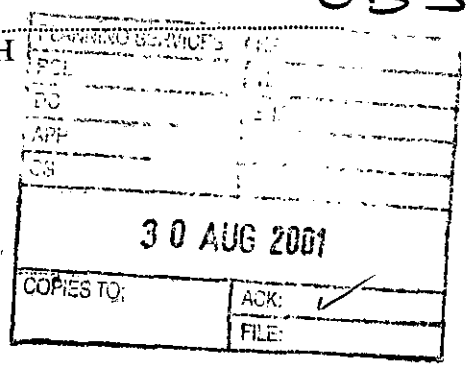
C R Hayward

cc. Woodley Town Council

22

NL OBS

STEVE HAVERCAN
58 Butts Hill Road, Woodley, Reading, Berkshire, RG5 4NH
0118 961 8396
Stevehavercan@aol.com



Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
RG40 1WR

28th August 2001

Dear Ms. Lake

Re: Planning Application Number F/2001/4541
Proposed erection of 4 dwellings at 48 & 50 Butts Hill Road

I was stunned and amazed when I received your letter of 7th of August regarding the above. I had thought that this application had already been refused on two occasions.

There is now not only this application but also another F/2001/4573, which I have written to you about separately.

I object strongly to this application for the following reasons:

Vexatious Applications

Similar applications have already been refused planning permission. It is vexatious and a waste of time and money to persist in these applications.

Increased Traffic

The development would increase traffic in Butts Hill Road with the following consequences:

Greater danger of traffic accidents

There was a fatality on Butts Hill Road some years ago and more recently a driver collided with the Railway Bridge and subsequently had his leg amputated by a passing train. Increase in traffic can only add to the danger.

Greater nuisance from noise

My bedroom and lounge face Butts Hill Road and despite installing Double-Glazing the noise is still significant. If the proposal is accepted this will get worse.

Increased difficulty in joining Butts Hill Road

Every resident of this area faces the daily challenge of getting out of their house or out of Ravensbourne or Haddon Drive. This can only get worse if the application is accepted.

Piecemeal Development

The addition of this housing in the back gardens of two present properties is out of character with the rest of the surrounding properties and will lead to the following:

Over development of the area

This will put an increased burden on already over committed resources such as schools and doctors etc.

Reduction in the value of present properties

This proposal will have a deleterious effect on the value of neighbouring properties.

Opening the floodgates.

Acceptance of this proposal would set a precedent for other applications that would harm the area.

Environmental considerations

The large gardens in Butts Hill Road are an attractive feature of the area. Reduction in their size would lead to the following:

Decrease in wildlife habitat

The gardens represent a haven for many forms of wildlife. This proposal would destroy this habitat which has developed over many years.

A room with a view

Many houses in Butts Hill Road, Ravensbourne Drive and Rochester Avenue overlook the centre of this area, which is particularly attractive and secluded because of the presence of the large area of garden at the rear of 48 & 50 Butts Hill Road. If the proposal is accepted this would ruin the view at the rear of these properties and increase the likelihood of being overlooked.

Overall, I feel this proposal is extremely harmful to the area and should be rejected.

I hope that I have expressed my objections clearly.

Yours sincerely,

Steve Havercan

Steve Havercan

NL 035

21.

PLANNING SERVICES	HPT
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30 AUG 2001	
COPIES TO:	ACK: ✓
	FILE:

16 Rochester Avenue
Woodley RG5 4NA

Nicola Lake
Development Control Officer
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

28 August 2001

Dear Ms Lake

Application Number: F/2001/4541
Site Address: 48 and 50 Butts Hill Road Woodley

I object most strongly to the proposed application for the following reasons:

1) The proposed development is out of character with the surrounding area and an over development of the area.

2) Similar applications have previously been refused by Wokingham District Council and at Appeal and to allow such development now would only encourage further similar applications from other properties with large gardens in Butts Hill Road.

3) The potential loss of trees in gardens behind my property and their replacement with a housing development would reduce my privacy and completely alter the character of my garden. My garden is not over looked at the moment and this is considered to be valuable feature of my property. The proposed developments would therefore reduce the value and marketability of my property.

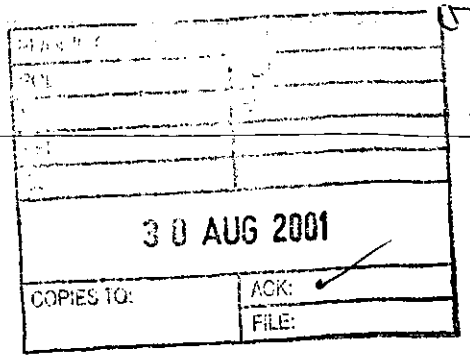
4) The proposed development would result in another road junction very close to Ravensbourne Drive. This is potentially unsafe as Butts Hill Road is already a very busy and dangerous stretch of road.

Please consider the above in determining the outcome of this application.

Yours faithfully

Wendy Peatey

Wendy Peatey



Carol Hurst

From: Ian Jordan
Sent: 29 August 2001 21:10
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Wednesday, August 29, 2001 9:15:38 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: F/2001/4541
Correspondent_FullName: Kerry and Ian Harrison
Correspondent_StreetAddress: 46 Butts Hill Road
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 4NH
Correspondent_Telephone: 0118 944 2795
Correspondent_Email: harrisons.woodley@virgin.net

Comments:

A major cause for concern with the proposed plan is the impact on traffic on Butts Hill Road. Living at number 46 we appreciate the huge amount of traffic using the road often at dangerously high speeds. The siting of another entrance into Butts Hill Road in close proximity to the existing one into Ravensbourne Drive can only make the situation worse. The committee should reconsider the highways impact.
However, if the plans are approved, the financial contribution to be made by Millgate Homes must be used specifically to improve the safety of this stretch of Butts Hill Road.

19.

NL

Your Ref: Nicola Lake F/2001/4541
Fax No: 0118 974 6484

...SERVICES	HPT
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CS	
30 AUG 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr & Mrs Gidman
54 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NH

29th August 2001

Wokingham District Council
Development Control Officer – Nicola Lake

Re: **APPLICATION NO: F/2001/4541**
Proposed erection of 4 dwellings, estate road, paths and garages.
Demolition of garage and outbuildings at no 50.

We were very surprised to receive yet again another application regarding the above development.

Our objections have not changed since the first application was rejected.

As we have stated before we are thoroughly disappointed that the application for the development is even considered.

There is still a danger of another junction in Butts Hill Road for emergency service to access there safely.

Emergency services use Butts Hill Road for access to the 329M and M4. With a junction so close to Ravensbourne Drive and Glendevon adds greatly to the danger of people on Butts Hill Road.

Given permission for this type of backland development would open the door for further applications in other large gardens in Butts Hill Road.

If permission is given once it would be difficult to turn down similar applications in future.

Thank you.
MR & MRS K. GIDMAN.

A. Gidman
K. Gidman

01256 428389

Your Ref: Nicola Lake F/2001/4573
Fax No: 0118 974 6484

Mr & Mrs Gidman
54 Butts Hill Road
Woodley
Reading
Berkshire
RG5 4NH

29th August 2001

Wokingham District Council
Development Control Officer – Nicola Lake

Re: **APPLICATION NO: F/2001/4573**
Proposed erection of 8 dwellings, estate road, paths and garages.
Demolition of garage and outbuildings at no 50.

We were very surprised to receive yet again another application regarding the above development.

Our objections have not changed since the first application was rejected.

In the agenda for the Development Control Committee, Wednesday 28th June 200. A dense development of smaller dwellings would be considered out of character with the surrounding area.

We are now in a state of official harassment with all of the attempts that are being made to development property in this area.

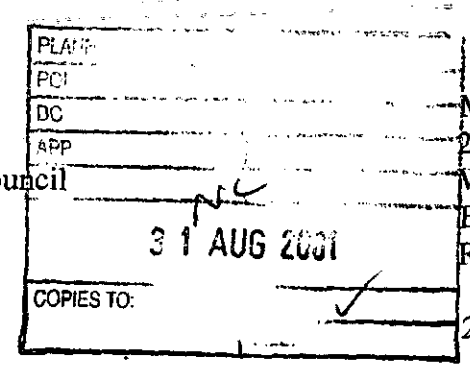
To try and force this development which is not needed and not wanted after so many rejections.

Thank you.

MR & MRS K. GIDMAN.

A. Gidman.
K. Gidman

Rec'd 1.10pm 30-8-01



Nicola Lake
Case Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Mr. & Mrs. M Matthews
22 Ravensbourne Drive
Woodley
Berkshire
RG5 4LH

29th August, 2001

Dear Nicola Lake,

Re: Planning Application F/2001/4541 – 48 & 50 Butts Hill Road, Woodley

We are writing to express our strong objections to the proposed development at the above address.
Personally, we would ask you to consider fully our rights under Article 8 and Protocol 1 Article 1 of the Human Rights Act 1998. Especially after your recent visit to our property where you could see at first hand the validity of the following points.
Our property at present is totally secluded and has no rear access. By approving this current development it would be opening up direct access to our property, with a road being built metres from the bottom of our garden. This will severely impair the security of our property and infringe our rights to enjoy our home peacefully. We will be writing to you further on this issue once we have had time to talk to the local Crime Prevention Officer. Secondly, under the current proposal the house on plot 2 is in direct line with the end of our garden. No other house is affected in this way, as you were able to observe on your visit.

Having viewed the latest planning application we feel the following points are relevant and ask that you take them into consideration:

- **This would severely affect our quality of life, particularly when the trees lose their leaves.**
- The position of the proposed road would mean that all traffic entering the development would have their headlights shining straight into the back of our house.
- We would lose our privacy, as we would be overlooked by two of the proposed dwellings. Although the plans show the existing trees may or may not be removed at the time of building, we have been informed that the occupants may remove them at any time in the future, thus losing the existing screening and seclusion.
- With an increase in people, cars, children and pets, there will inevitably be an increase in the noise, disturbance and pollution levels. At the moment it is a very peaceful and charming place to live. (We do have three children of our own and they have waited a long time, as we have, to enjoy a nice garden and pleasant surroundings).
- At the moment when we look out of our bedroom window we see lots of greenery, (trees, lawns and flowers). The outlook would be totally different should these plans go ahead. We would see other houses, (straight into the bedrooms of some, as they would us), a road, cars, streetlights etc. **Please note we have a second floor extension so the effect would be catastrophic.** Also the established wildlife that inhabits the surrounding areas would be lost. At the moment in the trees behind us we have many resident squirrels, an immense variety of birds, and

we also see hedgehogs. All of this is a great learning curve for our children in their own back garden and it would all vanish!

Aside from these personal issues there are a number of other **Important** reasons why we feel strongly that this proposed development should not go ahead:

- This proposal would create as **large / larger 'footprint'** than planning applications F/2000/2862 & F/2000/0996, which were **rejected** due to the size of footprint they created!
- Such a proposal would have a detrimental impact upon the character of the surrounding area.
- Such a proposal is contrary to policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan as well as a Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
- Having increased traffic on Butts Hill Road would exacerbate the danger to pedestrians on Butts Hill Road Bridge, where there is currently no footpath!
- Another road leading out onto the already very busy Butts Hill Road would be a nightmare in the mornings to traffic and a danger to children crossing the road to nearby Schools and extremely dangerous being so close to Ravensbourne Drive!
- It would be a further burden on already over-stretched public resources i.e. schools – Waingels Copse is already very over subscribed.
- It is a piecemeal development of backland and if this should be approved then future plans would be very difficult to turn down.
- Many previous applications for development at 48 & 50 Butts Hill Road have been turned down by Wokingham District Council and at Appeal, for less than the current application.
- The environmental impact is misleading as many trees have been conveniently removed prior to previous applications, which were refused.
- This application is an over development of the area.

As you observed, our lives in this house would totally change should these plans be approved. This application has not remedied any of the reasons for refusal of previous applications by Wokingham District Council.
We hope you can understand our viewpoint on this proposed application and our reasons be considered before the decision is made.
As previously mentioned we will write again once we have taken advice from the Local Crime Prevention Officer.

Yours Sincerely,

Mr. & Mrs. M Matthews

NL 0825

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31 AUG 2001

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	FILE:

14 Ravensbourne Dr
WOODLEY
Reading
17.
29 August 2001

Dear Nicola Lake,

Re Application No: F/2001/4541

We would like to take this opportunity to register our objections to the above proposal to build 4 new houses in the back gardens of 48 & 50 Butts Hill Road.

We believe that the objections we successfully raised on the occasion of a previous planning application remain valid with respect to this current application, regardless of the number of houses proposed, & would therefore, like to re-iterate our three strongest concerns:

* SAFETY - we believe another traffic access onto Butts Hill Road would be

unsafe given the current volume of traffic.

* ENVIRONMENT - the gardens in this area provide a rich & mature habitat for many plant & animal species & should not be sacrificed lightly.

* LOCAL SERVICES - infil development is not only against Liberal Democrat policy but puts a strain upon already stretched local services & resources.

We trust you will take note of our concerns & refuse this application

Yours sincerely

Faulkner

S. FAULKNER

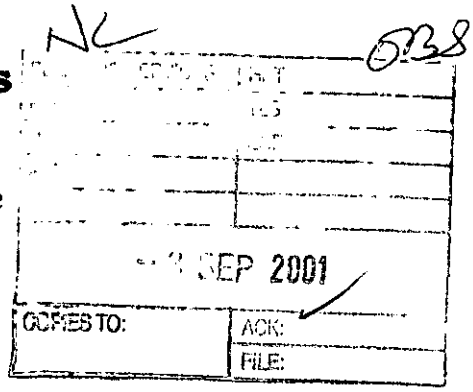
J. FAULKNER

John Willcocks

4 Rochester Avenue
Woodley
Reading
RG5 4NA

Tel: 0118 9618017
Mobile: 07711 2984986
E.Mail J.W.Toys@btinternet.com

NC 0538 16.



28th August 2001

Miss N Lake
Planning Services
Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Miss Lake,

Planning Application F/2000/4561 4541

I am writing to comment on the above application, which I object to for the following reasons –

- This is very similar to Applications F/2000/0996 and F/2000/2862 that were recently rejected. In view of this I do not see how this application could be approved.
- The proposal would have a detrimental impact on the character of the surrounding area.
- The proposal is contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.
- The development would be out of character with the surrounding area, which comprises houses, which are at least 40 years old, all of which are laid out on spacious plots.
- The development would cause loss of privacy to houses in both Ravensbourne Drive and Rochester Avenue due to overlooking from first floor windows.
- It would be dangerous on highway grounds as there would be an additional road junction very close to Ravensbourne Drive. In addition Millgate Homes have disregarded their highway consultants who informed them that entries to Butts Hill Road should be kept to a minimum to avoid an increase in accidents.
- Should this application be successful it could open the door for similar applications in other large gardens in the area which could destroy the character of this part of Woodley. It would appear from the plans that the developers have laid out the site in such a way that they could extend into the other gardens along Butts Hill Road at some stage in the future.

Yours faithfully

John Willcocks

NL 088

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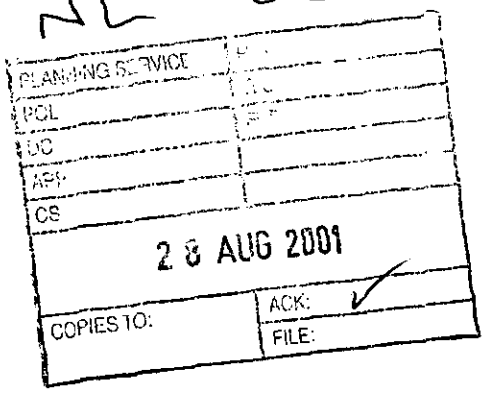

26 Butts Hill Rd
Woodley
Berks RG5 4NH

Dear Sirs,

Re: 48/50 Butts Hill Road and F2001/4541 & 4573

I would like to object to the latest planning application as listed above. I feel that the scale of dwellings being placed in a back garden are totally out of keeping with this neighbourhood and would create a precedent for this road whereby anyone with enough space will start to build in this manner. In fact if this proposal is approved then I will make similar proposals to do the same!
The density of the housing and the impact of all the cars trying to enter Butts Hill Road (which you may well know is a very busy and fast road) from this development will cause a major problem.
This proposed development has been denied on all previous occasions and I hope that it will be similarly denied this time.

Yours faithfully,

T.J.Barlow

obs NL

MR & MRS J. BOLUS
67 BUTTS HILL RD
WOODLEY
READING
BERKSHIRE RG5 4NJ

14

28-8-01

PLANNING SERVICES
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29 AUG 2001
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Dear M/S Lake

REF: PLAN No F/2001/4573
4541

ERECTION OF DWELLINGS
48 + 50 BUTTS HILL RD

With regard to the above applications, I can only re-iterate my previous concerns.

This is a long and well established residential area which

certainly does not require development on this scale.

A further access road in such close proximity to Ravensbourne Ave would lend itself to a higher risk of accidents upon what is already a very fast and busy road. (BUTTS HILL RD).

I sincerely hope that my objections will be noted, and that common sense will prevail.

Yours faithfully

John Bates

NL OBS

PLANNING SECTION
PDR
DC
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CS
28 AUG 2001
COPIES TO:
FILE:

'Acorns' 13
35 Butts Hill Rd,
Woodley, Reading
RG5 4NJ

Dear Mrs Lake,

Re planning application no. F/2001/4573 & 4541

On behalf of a number of local ratepayers may I add my objections to the development plans for 48/50 Butts Hill Rd.

Butts Hill Rd carries an increasingly high volume of fast (despite a 30 mph limit) traffic and to put additional junctions on to it in very close promnity to other junctions seems to be a major safety problem.

Additionally the density of proposed houses is out of character with the locality.

Yours faithfully,

Roger M. Nuttall.

NL 068

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24 AUG 2001	
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	FILE

16, Ravensbourne Drive
Woodley
Reading
Berks
RG5 4LH
22 Aug '01
Phone: 0118 9692921

Nicola Lake
Planning Officer
Wokingham District Council.

Dear Miss Lake,

Planning Application F/2001/4541 - 48 and 50 Butts Hill Road, Woodley.
Proposed Erection of 4 dwellings, estate road, paths and garages
Demolition of garage and outbuildings at No. 50.

References:

1. D. of E Planning Inspectorate Letter T/APP/H0 320/88/0191017/054476/P2 of 1 Nov '88 - Dismissal of appeals for applications 29444 and 3024.

2. Application F/2000/0996 of March '00

3. Letter GFT/-/WDC 2000/0996 of 14 April '00 from NSP to the Barton Wilmore partnership.

4. Wokingham District Council Notification of Refusal of Permission of 1 Aug '00 for Application F/2000/0996.

5. Application F/2000/2862 of Nov. '00.

6. Minutes of the Development Control Committee meeting held on 11 July '01

7. Wokingham District Council Notification of Refusal of Permission of July '01 for Application F/2000/2862.

1. I note that reports to the Development Control Committee quote such contents of earlier reports as may serve to make a point. The following notes do the same.

2. It is obvious that F/2001/4573 is the virtual twin of the F/2000/2862 proposal of November '00. F/2000/2862 was refused permission on 11 July '01 (ref 7). Because the differences between F/2001/4573 and F/2000/2862 plans are so small it would be extraordinary if F/2001/4573 was given approval. The reasons for refusal of F/2000/2862 were:

a) "The proposal represents piecemeal development of a backland nature in an area characterised by substantial rear gardens. The proposed access would result in the loss of a number of silver birches which contribute positively to the character. As a result the development would have detrimental impact upon the surrounding character of the area"

b) "The proposal, by reason of the number of units and their siting represents a cramped form of development constituting overdevelopment of the site. It would have a detrimental impact on the character of the area."

Taken together these restraints echo PPG3 (Planning Policy Guidance note 3) in so far as they safeguard against development compromising the quality of the environment.

3. In view of the foregoing, and having replied at length to previous proposals and reports, my continued objections to F/2001/4573 are summarised as follows.

a) The proposed backland development will cause severe loss of privacy, outlook and amenity because of its closeness, particularly of plots 2, 3 and 4 houses, to the boundary with Ravensbourne Drive. The closeness is compounded by overlooking from a total of 17 windows and 5 double patio doors. There will also be disturbance from use of the new access and the day to day activities of the occupiers of the new properties. Resulting from the developers intention to cram as much new property on the site as possible the separation distance between Ravensbourne Drive dwellings and plots 2, 3 and 4 houses depends on the length of Ravensbourne Drive gardens. The developers plots are much shorter. There is still a case for improving the site layout to reduce this dependancy.

b) The access road, because of its close proximity to Ravensbourne Drive junction with Butts Hill Road (42m) and its cheek by jowl entrance drive to 50 Butts Hill Road, is a traffic hazard as described by the developers

consultant in ref. 3. Butts Hill Road is a notorious traffic rat race devoid of calming measures in the long stretch of road past the access road. It would be folly to worsen the situation by design as may well be the result of the current proposal. On a point of detail, the site plan shows an extended sight line along Butts Hill Road to the South of the access road but the exit sight line in the Northerly direction will be hindered by a 1·8m high close boarded fence.

c) F/2001/4573 will have a detrimental effect on the character of the area as a whole. Loss of trees in the construction of the access road and elsewhere on the site will contribute substantially to this effect. Also the scale, form and massing on the site would be less than ideal being framed primarily to produce maximum profit from the site. As presented the proposal shows little interest by the developer in using infill development such as this to create added visual interest and raising the architectural quality of the area as espoused in several policy documents.

d) The way in which plots 2, 3 and 4 of the proposal have been set full face on to the opposite Ravensbourne Drive dwellings shows indifference to the need for integration of new housing into the local context without detriment to the amenities of existing, adjoining occupiers on all sides of the proposed estate.

e) I have repeatedly, and to no avail, drawn attention to the way in which plans have omitted a significant screen of conifer hedging at the end of plot 1. The screen comprises a double line of conifers at right angles to the conifer line along the Southern boundary of the site. I seem to have been mistaken in thinking that one function of planning staff was to ensure completeness of plans with regards to existing features of sites. It would also be useful if the future of oak tree T24 was clarified. The arboricultural plan seems to indicate removal whilst the outline on the site plan indicates retention. If such a major feature is to be removed, its loss will create a wide open space in need of closure to reduce overviews. The developer should be required to indicate either suitable replacement plantings or fencing on the plans.

f) As it is the developer who is proposing to make radical changes to the outlook and amenity of surrounding properties, and since there is no assurance that occupiers of the new houses will keep existing boundary plantings in their small gardens, it should be encumbent on the developer to install appropriate boundary

screening e.g. close boarded fencing along the ends of all plots. That would not only assist in affording privacy to both sides but would also reduce concerns about security. The plan shows that 48 and 50 Butts Hill Road have been well provided for in this respect. Why not elsewhere? The dent in profit margins would be quite small.

g) The line of the access road in front of plots 2,3 and 4 has potential for extension Northwards with the intention of more development in gardens along the length of Butts Hill Road. That potential is a matter of concern to many local residents. It should not be difficult to eliminate this possibility by design and the developer should be encouraged to do so. Alternatively the problem could be contained by covenant for a suitable period of time.

4. The reasons for refusing permission for F/2000/2862 were reduced to two compared to three for F/2000/0996 in August '00. The omitted reason, which reflected the opinion of the Development Control Committee after a site visit was that :-

> "The proposed development, by reason of siting of the units would result in overlooking and loss of privacy to the detriment of the residential amenity of the occupants of Ravensbourne Drive."

Nothing in the F/2001/4541 plan invalidates that view which was arrived at when the foliage screen between the site and Ravensbourne Drive was at much the same density as now. The Committee noted that because all the plantings on the site side are deciduous they would be bare throughout the winter months leaving the Ravensbourne side open to overview from both ground and first floor levels for much of the year. The record of the meeting on 11 July '01 which refused permission for F/2000/2862 gives no reason for dropping the previously valid condition. Nor does there seem to be a record of majority approval for doing so. On enquiring by 'phone whether the minute secretary's notes could shed light on the matter I was told that it was unlikely that they were still available. If that is the case that there is no record of Committee discussion then, since evaluation of likely degrees of overlight of one property on another turns on a matter of opinion with no specific guidance available, re-instatement should be implemented when F/2001/4541 is put before the Committee for decision. Ideally a decision should be the result of an on site review by the Committee.

Yours sincerely,
W.P. O'Donnell (W.P. O'DONNELL)

NL OBS

11

23 AUG 2001

COPIED ✓

28 Ravensbourne Drive
Woodley
READING
RG5 4LH

Date 20th August 2001

Miss N. Lake
Planning Officer
Wokingham District Council

Planning Application F/2001/4541 – 48/50 Butts Hill Road

Dear Miss Lake,

This letter is to object to Planning Application F/2001/4541 on the following grounds,

1. That you have already REFUSED this type of plan (F/2001/4541) which has the same footprint and mass as the plan REFUSED on 11th July 2001. The only difference between F/2001/4541 and F/2001/2862 (which was REFUSED), is that the last house on the proposed mini estate (Plot 4) blocks off the mini estate road to accommodate the Rochester Avenue petitioner's requirement.

In other words Planning Application F/2001/4541 still contravenes: -

Policy EN1 of the Berkshire Structure Plan and policies LH1and LBE1. LBE2 of the Loddon Area Plan as well as policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified. All these Policies and Draft being updated in accordance with PPG3.

Still causes: -

1. Piecemeal development of a backland nature in an area characterised by SUBSTANTIAL rear gardens.
2. Access to the estate would result in the loss of a number of silver birches, which contribute positively to the SUBSTANTIAL character of the area. As a result the proposed development would have a detrimental impact upon the character of the area.

   I consider the silver birch to be synonymous with woodland; grand trees in their own rights, and as such contribute SUBSTANTIALLY to garden character.

3. This proposed development by reason of the unit siting would result in the overlooking and loss of privacy of the occupants in Ravensbourne Drive. No attempt has been made by the developers to alter unit siting consequently a similar proposal F/2001/2862 was REFUSED.

Based on similar proposals and history of REJECTIONS from 1988 and July 2001, please do not GRANT planning permission.

Yours sincerely

P. Redman

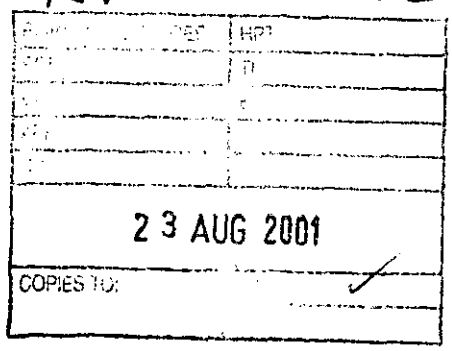
Recd 22/8 13.25

MISS N. LAKE

PLANNING

WDC

NL OBS



10

28 Ravensbourne Drive
Woodley
READING
RG5 4LH

Date 20th August 2001

Miss N. Lake
Planning Officer
Wokingham District Council

Planning Application F/2001/4541 – 48/50 Butts Hill Road

Dear Miss Lake,

As a spokesperson for the Rochester Avenue petition I request that you contact Millgate Homes to ask them to amend the above proposed plan so that the estate road is blocked off, thus preventing further development between houses of Rochester Avenue and Butts Hill Road. I suggest the best way to do this is to :-

1. Turn the last unit (plot 4) 90 degrees thus terminating the road. This will increase the garden size of plot 4 at the expense of road area.

2. Do not GRANT planning permission; a decision based on REJECTION of similar proposals from 1988 to July 2001.

The Development Control Committee did give Millgate Homes and the objectors the opportunity to liaise by DEFERRING F/2000/2862 on Wednesday 21st March 2001. I myself went into Millgate Homes' conclave to organise such a meeting. All I got was accusation.

I feel that the proposed plan could be laid out in a more sympathetic manner thus preventing overlooking and loss of privacy to the surrounding community.

Yours sincerely

P A Redman

PLANNING SERVICES | RPT | TLS | FILE
23 AUG 2001
REPLY TO: | FILE

Petition **Date AUGUST 2001**

We, the undersigned, object to **any** proposed development, at 48/50 Butts Hill Road, where the mini estate road is not blocked off by the final house in the estate, to stop further development continuing on between houses in Rochester Avenue and Butts Hill Road.

Name	Address --Rochester Avenue--
	26
	26
Paul Grist	34
	38
ADefaveri	38
G Bloomfield	40
S Bloomfield	40
TBloomfield	40
R. Bram	42
John M Bram.	42

SERVICES | HPT
TO
ENF
23 AUG 2001
FILE

Petition **Date AUGUST 2001**

We, the undersigned, object to **any** proposed development, at 48/50 Butts Hill Road, where the mini estate road is not blocked off by the final house in the estate, to stop further development continuing on between houses in Rochester Avenue and Butts Hill Road.

Name	Address L-Rochester Avenue
Andrea Smith	10
Dan Smith	10
C Blackwell	14
K Blackwell	14
L Dawson	18
[illegible]	20
A. B[illegible]	20
Nikita Lane	20
[illegible]	20

Petition **Date AUGUST 2001**

We, the undersigned, object to **any** proposed development, at 48/50 Butts Hill Road, where the mini estate road is not blocked off by the final house in the estate, to stop further development continuing on between houses in Rochester Avenue and Butts Hill Road.

Name----------	Address --Rochester Avenue--
D L Tomsett	48
J. C. Tomsett	46
J. Dicks	50
A Dickens	50
M. L. Tomsett.	46
M Tomsett	46
E. M. McDonald	54
P. Livesey	4
J Willis	4

PAGE 4

Petition **Date AUGUST 2001**

We, the undersigned, object to **any** proposed development, at 48/50 Butts Hill Road, where the mini estate road is not blocked off by the final house in the estate, to stop further development continuing on between houses in Rochester Avenue and Butts Hill Road.

Name	Address	Rochester Avenue
[illegible]	22	Rochester Ave.
[illegible]	24	" "
[illegible]	24	" "
L. Ford	28	" "
S Ford	28	" "
[illegible]	32	" "
[illegible]	32	" "
[illegible]	38	Rochester Av
[illegible]	38	Rochester Av.

9.

Recd 13.25 2258

MISS N. LAKE

PLANNING

WDC

NL 0682

9.

Mrs P. HARDY
38 BUTTS HILL Road
WOODLEY
Reading
R.G5. 4NH

21/8/2001



PLANNING SERVICES | HDT | 13 Series
POL | TLS
DC | ENF
APP
23 AUG 2001
COPIES TO: | ACK ✓ | FILE:

Dear Madam.

I wish to object to the applications F/2001/4541 by Millgate House to build houses behind 48 & 50 Butts Hill Road This is just going to add more Traffic to this busy and dangerous Road also add danger leading near to the foot path and eventually the builders will try and extend to the rest of the gardens and I will ADD That no dwellings will be built on my land

Yours Faithfully

Pat Hardy (Mrs)

NL 0858

PLANNING SERVICES	MPT
POL	TLS
DC	DAP
APP	
CS	
2 2 AUG 2001	
COPIES TO:	ACK.
	FILE:

Ann-Marie and Nigel Paterson
56 Butts Hill Road
Woodley
Reading RG5 4NH
Berkshire
Home Phone 0118 9441534
Email ann-marie.nigel@buttshill.freeserve.co.uk

20 August 2001

Ms Nicola Lake
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Lake

Re: Application Number F/2001/4541 – 48-50 Butts Hill Road

We wish to notify you of our objections to the above planning application. The basis of our objections are:

- The access road to the development would be dangerous. Butts Hill Road is already an extremely busy highway, an additional junction so close to Ravensbourne Drive and Glendevon Road would be hazardous. (Wilmington Close was blocked off to Butts Hill Road in1962 for safety and amenity reasons)
- We consider the development would be an over development of the area, and would be detrimental to the character of the area.
- We consider that should planning permission be granted it would open the door for further applications of a similar nature in the other large back gardens on Butts Hill Road. This would further exacerbate the above two problems.
- Similar applications have already been refused for this site recently and we suggest that the same sound reasons for refusal are still applicable.

We request that you consider our objections carefully and urge you to refuse planning permission for this proposed development.

Yours sincerely,

Ann-Marie and Nigel Paterson

cc.Woodley Town Council

16th AUGUST, 2001.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK: ✓
	FILE:

20 AUG 2001

FROM: Ron F. WEEDEN,
85, BUTTS HILL ROAD,
WOODLEY,
READING, BERKSHIRE,
RG5 4NN.

TEL. 0118-9699167

To: Miss N. Lake,
PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
SHUTE END,
WOKINGHAM, BERKS. RG40 1WQ.

Dear Miss Lake,

I have been a resident of this address for the past 26 years and I wish to register my objections to planning application No F/2001/4573 in respect of proposed developments at 48/50 Butts Hill Road. My objections are the same as those of Mr P. Redman of 28 Ravensbourne Drive, which are already known to you.

I also support the council in its objections to this plan.

With respect to F/2001/4541, I sincerely hope that the plans are such that no single 'T' junction effect would be produced on Butts Hill Road in close proximity to the Ravensbourne Avenue and Glendevon Road junctions. Separate 'drive in' & 'drive out' facilities would probably be safe enough provided they were spaced as far apart as possible.

I have already made my views known to Kate Fuller (& also to Terry Dredge) regarding road safety in this vicinity on 2 occasions earlier this year (once in connection with NTL maintenance vans dangerously parking on the corner of the junction of Glendevon Road /Butts Hill Road and their potential threat to the safety of the proposed schools cycle path; & once in connection with the Duffield Road closure proposals which would have enormously increased the traffic turning in and out of the Glendevon Road/Butts Hill Road junction and thus pose more threats to the safety of the pedestrian crossing located within about 10 yards of that junction on Butts Hill Road, right outside my bungalow which is on the corner of Glendevon Road/Butts Hill Road; that crossing being used very greatly by school children going between Waingels Copse school & the other local primary school to & from the Ravensbourne Avenue complex of roads. The speed of traffic using Butts Hill Road is very great (taking traffic to & from the M4 which uses Sonning Bridge for access to & from Caversham and South Oxfordshire) and the single existing speed camera in Butts Hill Road is no deterrent. As I am sure that you are aware, the 'lollipop lady' who used to supervise the pedestrian crossing for the school children, was knocked down and severely injured by a speeding vehicle going too fast to stop, a few years ago).

YOURS SINCERELY

Ron F. Weeden
(Retired Computer Systems Engineer)

6

R. E. JUDD
55 BUTTS HILL ROAD, WOODLEY,
READING, BERKS RG5 4NJ
PHONE/FAX: (44)(0118)9695683
E-MAIL:ROGER_JUDD@TOTALISE.CO.UK

NL OBS

PLANNING SERVICES | HPT
TLS
ENF
21 AUG 2001
COPIES TO: | ACK: ✓
FILE:

19 August, 2001

Chief Planning Officer
Wokingham District Council

FAO Miss N Lake

Dear Miss Lake

OBJECTION TO PLANNING APPLICATIONS NO. F/2001/4541 AND F/2001/4573

We understand that further consideration is being given to the above applications and wish to reinforce our objections to the proposals.

The proposals represent piecemeal development of a backland nature in an area characterised by substantial rear gardens.

The proposals would be detrimental to the character of the area.

The proposals are contrary to Policy EN1 of the Berkshire Structure Plan and Policies LH1 LBE1 and LBE2 of the Loddon Area Local Plan as well as Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified, these being update from PPG3.

The proposals would have a detrimental effect on road safety by creating an additional junction close to existing junctions and a Pelican crossing. Butts Hill Road is already identified as a road with safety problems evidenced by the need to install speed cameras and the pelican crossing.

Sincerely,

Roger E. Judd

Christine Judd

NL OBS

Ref F/2001/4541

4 Dwelling Butts Hill Rd.

PLANNING SERVICES
HPT
TLS
BHF
21 AUG 2001
COPIES TO:
ACK.
FILE:

53 Butts Hill Rd
Woodley
Reading
Berks
RG5 4NJ.

To whom it may concern

Once again we are being asked to allow planning permission of above with entrances onto Butts Hill Rd, How many times do we have to say NO'. you have ~~ready~~ already got all the right reasons to turn it down on record,

There has been several accidents with in a 100yds of this property My Neighbour 55 (Butts) was stattonery to turn Right into her drive and a car pushed her 30yds up the rd. my husband signalling to turn into our drive 53. and a car decides to overtake on the RHS causing £100 ~~$~~ damage to our car, I remember Mary lollipop lady, young boy knocked off bike, Ambulance called (no 54) also what about the Telephone junction box they often have a van parked there also letter box are these having to be moved? 25yr ago I always escourted my children & friend children across this road as the traffic always speeds down this road, the traffic volume has increase immensley as you can appreciate this road has now become a main road through from Caversham Henley to reach the A329. or the Wokingham road. we have become a race track motor bike excellerate from one end to the other you can hear them coming before you see them and then there gone whoosh!!. also we have a continual stream of lorry's + delivery vechicals, also if they ever get planning permission it will disrupt this road even more large lorry's of Building Materials plus workmen cars vans etc,

Surely you can not allow any more access into Bulls Hill a neighbour of ours wanted access 25yrs ago and you turn it down so he access into what is now Willowside you wouldnt allow it then why Now'.

We heard of Monies changing hands and the donations to road transport seems a lot of dodgy dealings, Has this land already been sold to Builders and they are pursueing this case. Woodley Council keep turning it down. Why then should W.C.C. allow it they pop up look at the property middle morn when ~~there~~ ~~quiter~~ quieter (have seen them) OK it and LEAVE. we are the ones who have to live with it

NO. THANK YOU. NOT. 1 HOUSE 2 HOUSES OR GOD FORBID 8 HOUSES.

rather sneaky! this two Applications?

is it a ploy. to have 1 accepted and 1 ~~passed~~ regelled ~~failed~~

I Hope this is not the case rather devious dont you think? !!

Mr & Mrs W. J. Vickery.

10 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA

19th August 2001

Dear Madam

Re: Planning Application F/2001/4541 – 48 & 50 Butts Hill Rd, Woodley

With reference to the above revised application, we wish to register the same objections to this development as we had to the original plan, our objections being:

- Similar applications were refused by Wokingham District Council and at appeal in recent times.
- We believe the development to be out of character to the surrounding area.
- We feel that this would be an over development of the area in question.
- If permission was granted for this particular development, it could set a precedent for further applications for similar developments in other large gardens in Butts Hill Road.
- And most importantly the access road to the development would create a potential hazard, as the new junction would be close to the existing junction of Ravensbourne Drive and Butts Hill Road, which is already busy and dangerous.

We trust that you will note and consider our objections when making your decision regarding this application.

Yours faithfully

Ian & Andrea Smith

Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

CC Woodley |Town Council

40 Rochester Avenue
Woodley
Reading
Berkshire
RG5 4NA

Nicola Lake
Development Control Officer
Wokingham District Council

18 August 2001

Dear Ms Lake

Re: PLANNING APPLICATION NO. F/2001/4541

We are writing to you to state our objections to the above planning application. We believe that if planning permission is given, the character of the area will be damaged and the local residents' quality of life will be affected. At the moment the garden areas between Rochester Avenue and Butts Hill Road have an abundance of trees and wildlife, making a very pleasant living environment. This is one of the prime reasons for wanting to live in this road.

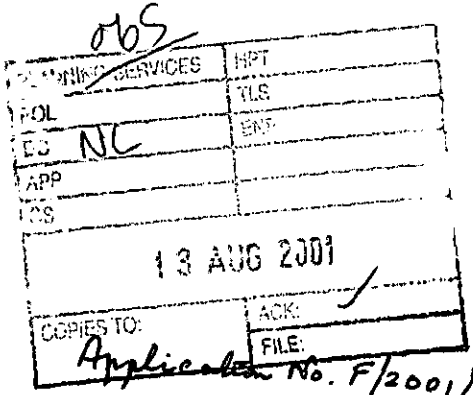
We feel that any development would completely destroy this atmosphere and have a considerable detrimental affect on property values. It does not seem at all appropriate that houses are built in people's back gardens so that a few may profit whilst the majority of residents will suffer loss of privacy, peace and quiet, and beauty of the area, and we urge that planning permission is refused.

Thank you for your consideration.

Yours sincerely

G J & S J Bloomfield

Copy to: Woodley Town Council



30, Ravensbourne Drive
Woodley
Reading
RG5 4LH

9th August 2001

Application No. F/2001/4541

Dear Madam.

I wish to object to this proposed development at 48-50 Bulmer Hill Road, Woodley, as it would mean another road opening on to Bulmer Hill Road which is already very busy, and would create a further traffic hazard.

Yours faithfully

T.E.F. Coulson

(Rev. T. E. F. COULSON)

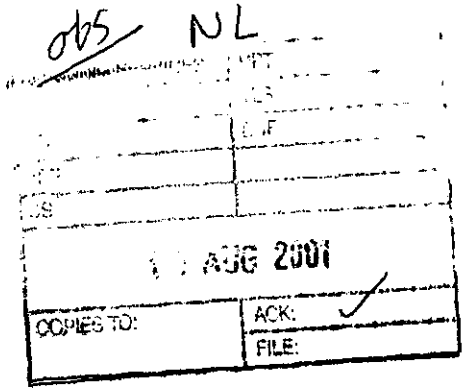
52, Butts Hill Road

Woodley

Berkshire RG5 4NH

9 August 2001

Your ref: Nicola Lake
F/2001/4541



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

Dear Sirs

Application No F/2001/4541

Site Address ***48 & 50 Butts Hill Road,Woodley, Berkshire***

Proposal ***Proposed erection of 4 dwellings with garages and construction of estate roads and paths,. Demolition of existing garage and outbuildings at no 50.***

We are writing for the fourth time to object most strongly to the above amended development. As before we are immediate neighbours of the proposed development and any revised plans that are submitted do not alter the fact that if the plans were approved it would have a devastating effect on our lives. Our reasons for you not granting planning consent are as follows:

1 *We live on an extremely busy main road and when we leave our drive we have to negotiate not only all the traffic leaving Ravensbourne Drive but a letter box, cherry tree, lamp post and we have to get our car positioned just right to see the traffic moving up and down Butts Hill Road. The consequences of another road so near to our property would make our movements in and out of our drive even more dangerous.*

2 *The proposal represents piecemeal development of a backland nature and would have a detrimental impact upon the character of the surrounding area and would be the tip of the ice-berg with further applications for development in the rear gardens of other properties down Butts Hill Road creating even more traffic flowing into Butts Hill Road.*

3. *This similar proposal was refused in July 2001.*

We trust you will take into consideration the views of all concerned parties and reject the application in full on safety and environmental grounds.

Yours faithfully,

Mr M V & Mrs E M Dyer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 JUL 2001

Officer: NL | Application No. F/2001/4541

Map No. 42 Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 4 DWELLINGS, ESTATE ROAD, PATHS & GARAGES. DEMOLITION OF GARAGE & OUTBUILDINGS AT NO 50.

Location: 48 & 50 BUTTS HILL ROAD

Parish: WOODLEY Ward: Coronation

7-8-01 JB

Applicant: MILLGATE HOMES

Fee Received 760-00 Required ..... Additional ..... Refund .....

(12)

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	Parking layout		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.8.01.13. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency ✓	Groundwater Zone-3
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

No Pre Apps

.....

.....

NEIGHBOURS:

Site notice + 500 map for neighbour notices + notify site address also notify addresses on attached sheets

NICOLA LAKE

Applicationo	Name & Address
F/2000/2862	Mr & Mrs M Dyer 52 Butts Hill Road Woodley RG5 4NH
F/2000/2862	Mr & Mrs J Bolus 67 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	C R Hayward 20 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	A & C Bradshaw 61 Butts Hill Road Woodley RG5 4NJ
F/2000/2862	I & A Smith 10 Rochester Avenue Woodley RG5 4NA
F/2000/2862	P J Wills 32 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	Mrs P Livesey 4 Rochester Ave Woodley RG5 4NA
F/2000/2862	J Willcocks 4 Rochester Avenue Woodley RG5 4NA
F/2000/2862	S & J Faulkner 14 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	W O'Donnell 16 Ravensbourne Drive Woodley RG5 4LH
F/2000/2862	D Savage 8 Ravensbourne Drive Woodley RG5 4LH

WOKINGHAM DISTRICT COUNCIL

30.JUL.2001* 4541

commuter letters sent 14-03-01

F/2000/2862 Mr P Redman & Petition
28 Ravensbourne Drive
Woodley
RG5 4LH

F/2000/2862 Rev. Coulson
30 Ravensbourne drive
Woodley
RG5 4LH

F/2000/2862 Ian Harrison
64 Tippings lane
Woodley
RG5 4RY

F/2000/2862 Mr & Mrs M Mathews
22 Ravensbourne Drive
Woodley
RG5 4LH

F/2000/2862 J H Palmer
57 Butts Hill Road
Woodley
RG5 4NJ

F/2000/2862 Mr T Thomas
24 Ravensbourne Drive
Woodley
RG5 4LH

F/2000/2862 A & N Paterson
56 Butts Hill Road
Woodley
RG5 4NH

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

30.JUL.2001 4541

Application No.

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.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
A SMITH	No 50 BUTTS HILL ROAD, WOODLEY	
G & C ELLIOTT	NO 48 BUTTS HILL ROAD, WOODLEY	26 JULY 2001

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.

(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).

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) 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 . . . . . .

pp THE BARTON WILLMORE PARTNERSHIP READING LTD

On behalf of . . . MILLGATE HOMES . . . . . .

Date . . . 26 JULY 2001 . . . . . .

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

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

30.JUL.2001 4041

Barton Willmore
Architecture

District Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

9522/A3/LRSV/JCR
26 July 2001

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT 48 AND 50 BUTTS HILL ROAD, WOODLEY

Following recent applications on the above project and our client's decision to appeal against the Council's decision to refuse planning application no F200/2862, we are now submitting further planning applications for your consideration.

The first application is for four 3 and 4 bedroom houses and while similar to the recently refused scheme does allow for future development to the north-west if appropriate.

We are enclosing a single cheque in the sum of £2,280 of which £760 is the plan fee for this application, together with the necessary planning forms and six copies each of the following drawings: -

Drawing No	9522/02	Location Plan
Drawing No	9522/100	Site Plan
Drawing No	9522/05	House Type B Floor Plans
Drawing No	9522/06	House Type B Elevations
Drawing No	9522/07	House Type C Floor Plans
Drawing No	9522/08	House Type C Elevations
Drawing No	9522/11	House Type D Floor Plans
Drawing No	9522/12	House Type D Elevations
Drawing No	9522/13	Double Garage Plans and Elevations
Drawing No	3469/01B	Tree Survey and Conditions Plan

Certificate No. FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman, Nick Pitcher

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

The second planning application is for eight 2 and 3 bedroom houses and the remainder of the cheque, ie £1,520 is included as the plan fee for this application, to which we also enclose the necessary planning forms and six copies each of the following drawings: -

Drawing No	9522/02	Location Plan
Drawing No	9522/200	Site Plan
Drawing No	9522/201	House Type A2 Floor Plans with Garage
Drawing No	9522/202	House Type A2 Elevations with Garage
Drawing No	9522/203	House Type A1 Floor Plans
Drawing No	9522/204	House Type A1 Elevations
Drawing No	9522/205	House Type B Floor Plans
Drawing No	9522/206	House Type B Elevations
Drawing No	9522/207	Garage Plans and Elevations
Drawing No	3469/01D	Tree Survey and Conditions Plan

The second planning application, which is for eight 2 and 3 bedroom houses, is, as with the first application, on previously developed land within the identified settlement of Woodley. Such sites should be developed before Greenfield sites, in accordance with the search sequence identified in PPG3 (paragraph 30). This is the type of housing site that the DETR is looking to meet its national target of 60% of additional housing on previously developed land (PPG3 paragraph 23).

This planning application for 8 dwellings provides for the efficient re-use of previously developed land. The proposed net residential density of .25 hectare (excluding the existing property at No 50 Butts Hill Road) is 32 dwellings per hectare, in accordance with the merging Local Plan policy in density and PPG (paragraph 58). Parking is provided at 200% for 3 bed units and 150% for 2 bed units. Overall this is a reduced standard which is appropriate in locations well served by public transport.

We trust that you have sufficient documentation to register the above planning application. However, if you require any further information please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs

cc N Jackson – Millgate Homes

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

30.JUL.2001 * 4541

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT TERRACE ROAD NORTH, BINFIELD , BERKSHIRE
	POST CODE	RG42 5HZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE, CALCOT, READING, BERKSHIRE
	POST CODE	RG31 7BW PHONE 0118 943 0000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND AT NOs 48 AND 50 BUTTS HILL ROAD WOODLEY, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO DEMOLISH EXISTING GARAGE AND OUTBUILDINGS AT NO 50 BUTTS HILL ROAD AND CONSTRUCT ESTATE ROAD, PATHS AND 4No 3&4 BED HOUSES AND GARAGES INCLUDING REPLACEMENT GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	.389 ha/.9 acre
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE IN COVERING LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL GARDENS

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED WITH LOCAL AUTHORITY

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCING/HEDGES AND PROPOSED 1.8 METRE HIGH, BRICK AND TIMBER CLOSE BOARDED WALLS AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

LA SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING ACCESS TO NO 48 ADJUSTED
EXISTING ACCESS TO NO 50 CLOSED UP
PROPOSED NEW ACCESS ROAD 5.5 METRES AND 4.8 METRE WIDE TO SERVE ONE EXISTING DWELLING AND 4 NEW DWELLINGS.

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

IN ACCORDANCE WITH PART M OF BUILDING REGULATIONS

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	4 / 34 *	1 / 5 *	- / - *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£760-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED PP THE BARTON WILLMORE PARTNERSHIP READING LTD. ON BEHALF OF MILLGATE HOMES DATE 26 JULY 2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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Development Control Section, Environmental Services, Wokingham District Council.

1 August 2001

Scale: 1 : 2500

N
W E
S

Revision Date By



Project
BUTTS HILL ROAD, WOODLEY

Drawing Title
LOCATION PLAN

Date	Scale	Drawn by
02.02.00	1:1250	TJ
Project No	**Drawing No**	**Revision**
9522	02	-

30.JUL.2001 * 4541

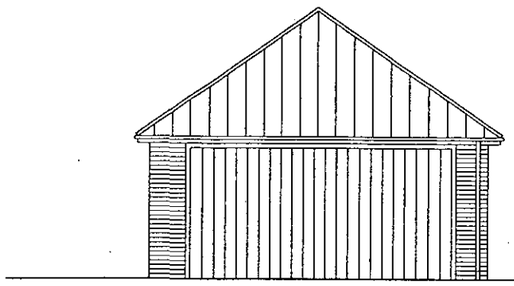
Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

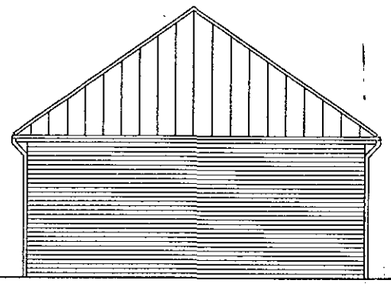
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: [illegible]
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision	Date	By

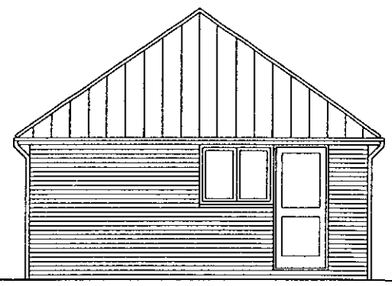
30.JUL.2001* 4541



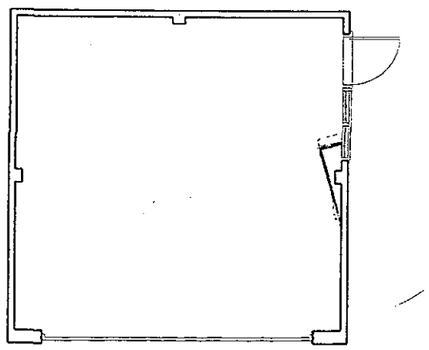
Front Elevation (No. 50 Butts Hill Road)



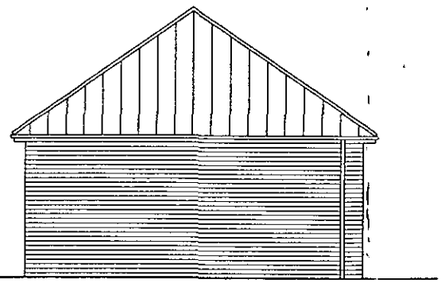
Side Elevation



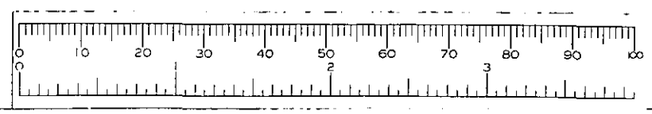
Side Elevation



Plan (No. 50 Butts Hill Road)



Rear Elevation



Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
DOUBLE GARAGE
PLANS & ELEVATIONS

RECEIVED

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	13	

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision	Date	By

01.MAY2002 6469



Project
BUTTS HILL ROAD, WOODLEY

Drawing Title
LOCATION PLAN

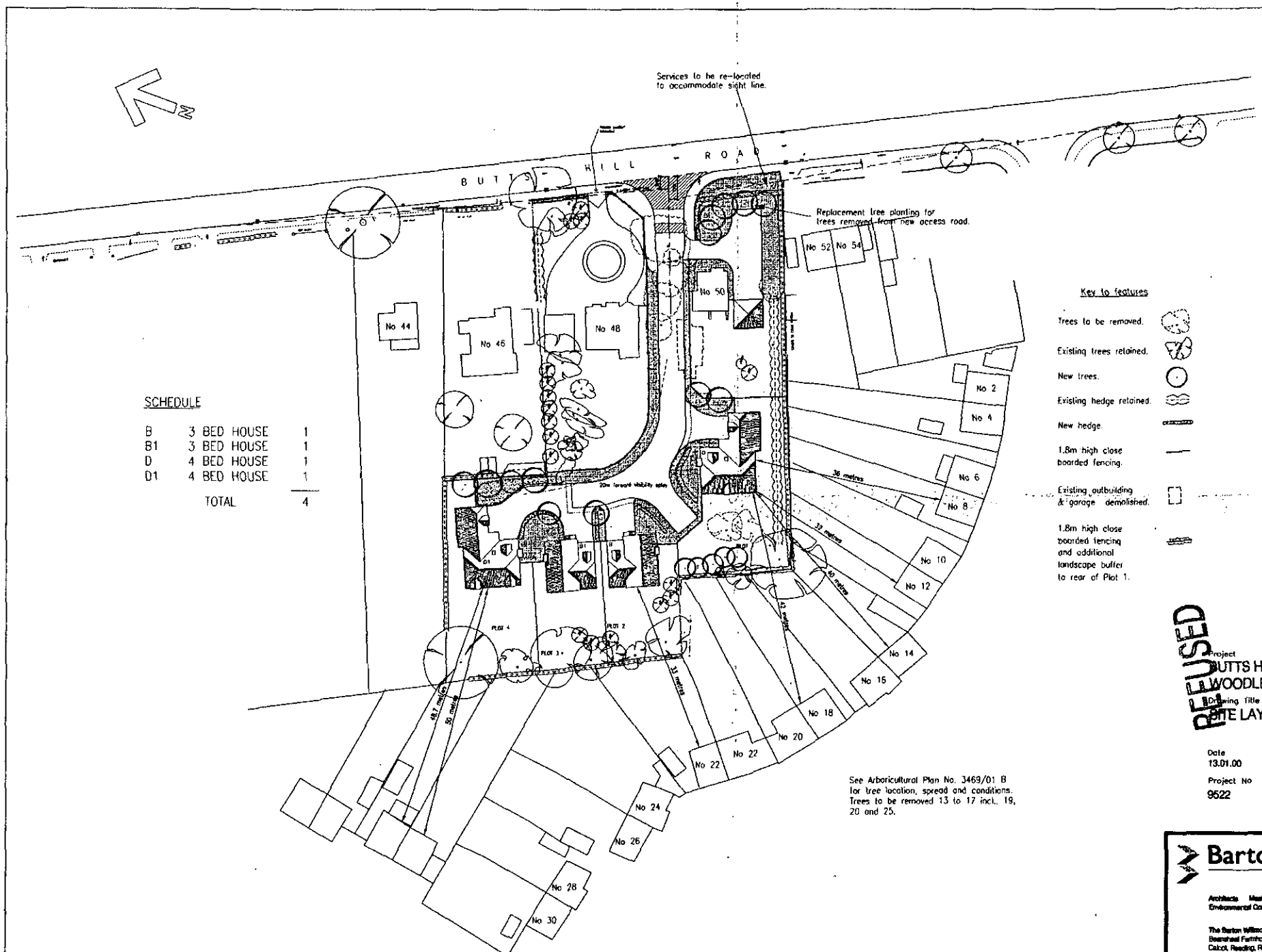
Date	Scale	Drawn by
02.02.00	1:1250	TJ
Project No	**Drawing No**	**Revision**
9522	02	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Managers

The Barton Willmore Partnership (trading) Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: reading@bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)



Revision		Date	By
A.	Minor layout revisions.	27/01/00	TJ
B.	Tree revisions as per Arboricultural plan 3469/01	15/03/00	SE
C.	Highway amendments.	19/04/00	TJ
D.	Highway amendments.	05/05/00	SB
E.	Plot 50 rear fence and garage serving plots 1 & 2 re-aligned.	30/05/00	TJ
F.	A type 3-bed houses replaced with one 4-bed D type house and plot No's amended accordingly.	22/08/00	MH
G.	Estate road reduced to 4.8m wide in front of plots 2 & 3.	13/03/01	SE
H.	Surrounding plots of site indicated	16/03/01	SE
J.	House type changed on plots 3 & 4.	14/05/01	TJ

SCHEDULE

B	3 BED HOUSE	1
B1	3 BED HOUSE	1
D	4 BED HOUSE	1
D1	4 BED HOUSE	1
	TOTAL	4

Key to features

- Trees to be removed.
- Existing trees retained.
- New trees.
- Existing hedge retained.
- New hedge.
- 1.8m high close boarded fencing.
- Existing outbuilding & garage demolished.
- 1.8m high close boarded fencing and additional landscape buffer to rear of Plot 1.

See Arboricultural Plan No. 3469/01 B for tree location, spread and conditions. Trees to be removed 13 to 17 incl., 19, 20 and 25.

REVISED PLAN

28.02.01

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

Date	Scale	Drawn by
13.01.00	1:500	TJ
Project No	Drawing No	Revision
9522	01	J

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Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
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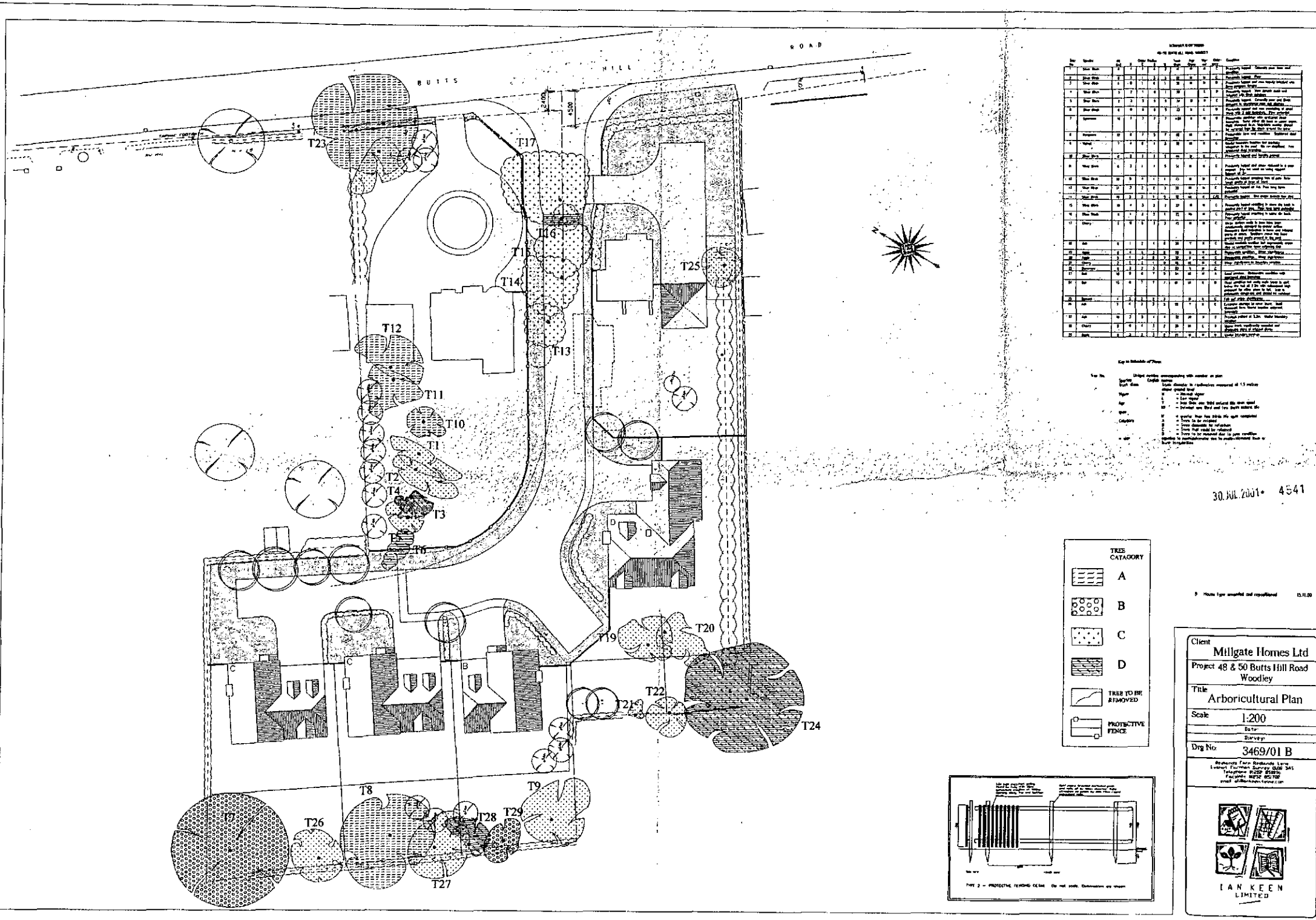
BUTTS
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T27
N
TREE CATAGORY
A
B
C
D
TREE TO BE REMOVED
PROTECTIVE FENCE
30.JUL.2001 4541
Client
Millgate Homes Ltd
Project
48 & 50 Butts Hill Road
Woodley
Title
Arboricultural Plan
Scale
1:200
Date
Surveyor
Drg No
3469/01 B
IAN KEEN
LIMITED

Revision Date By

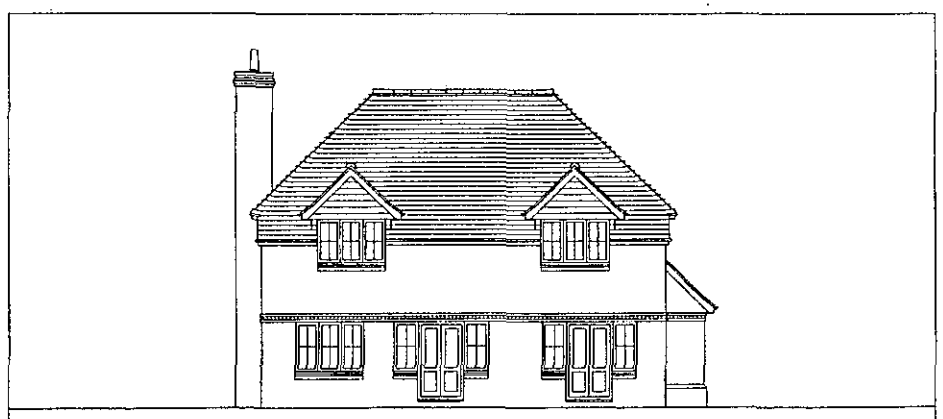


FRONT ELEVATION

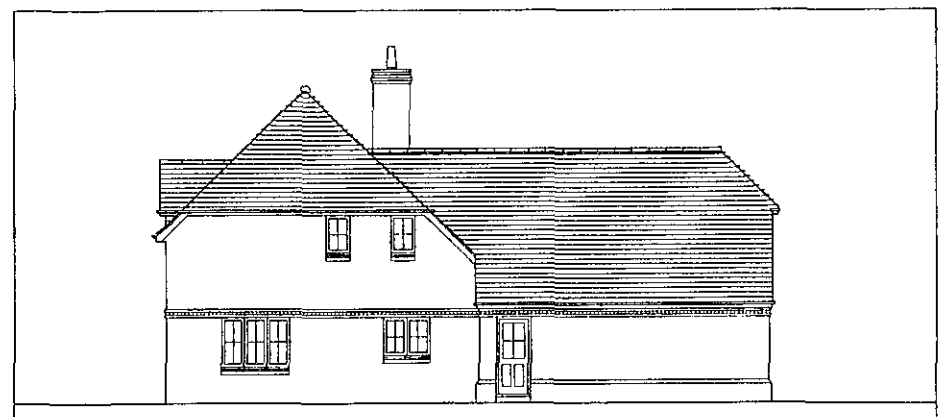


SIDE ELEVATION

30.JUL.2001 4541



REAR ELEVATION



SIDE ELEVATION

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D ELEVATIONS

9522/12 1:100

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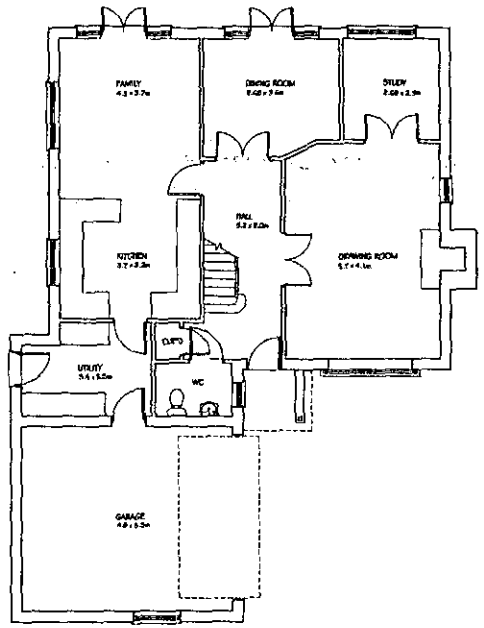
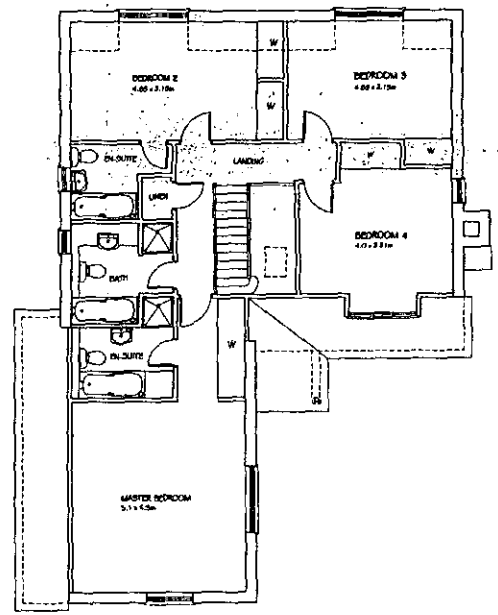
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision Date By



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HOUSE AREA		
GROUND FLOOR	92.77m²	998.6ft²
FIRST FLOOR	108.4m²	1167.18ft²
TOTAL	201.2m²	2165.78ft²

30 JUL 2001* 454

BUTTS HILL ROAD
WOODLEY

HOUSE TYPE D PLANS

9522/11 1:100

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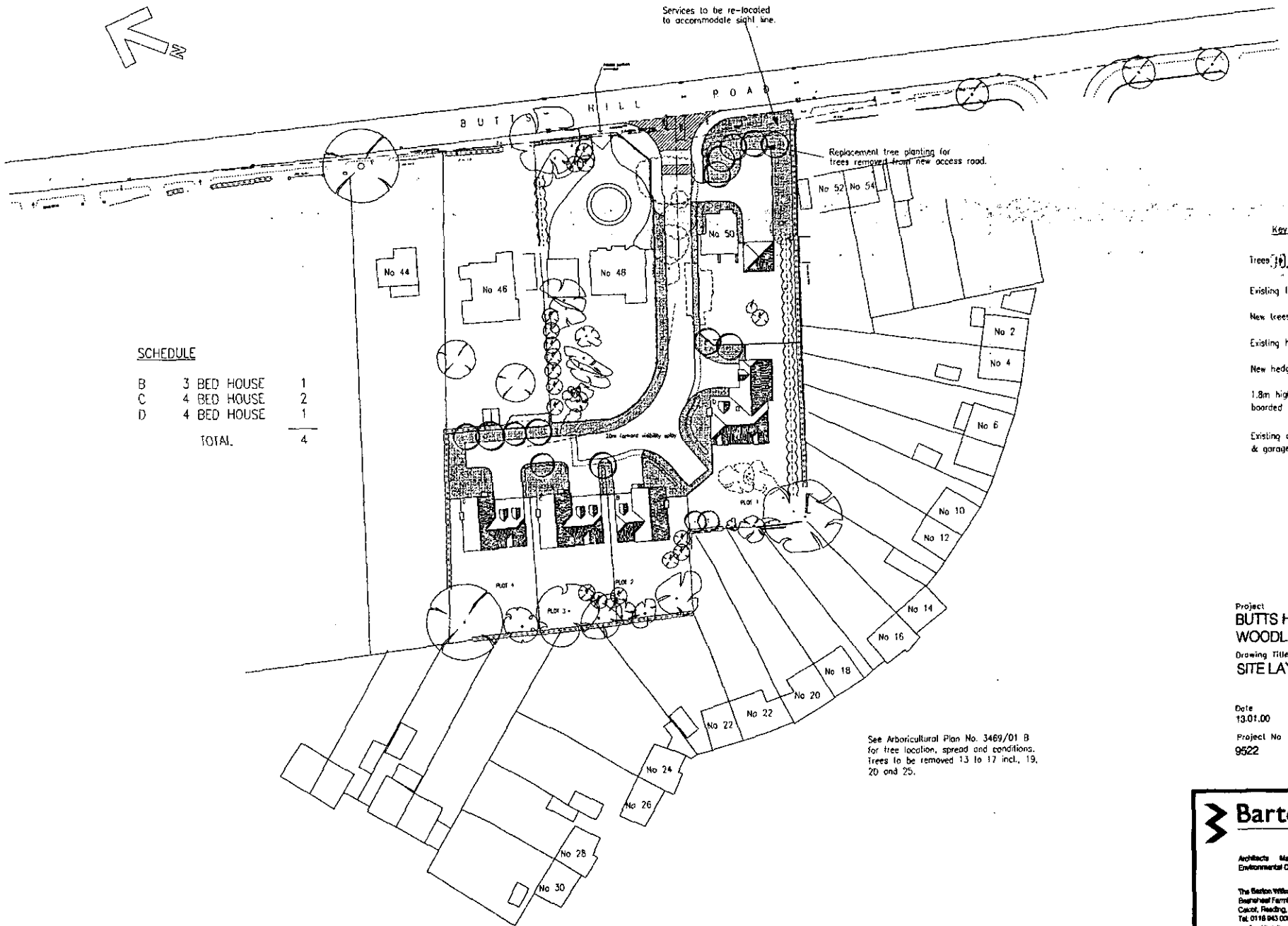
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision	Date	By



SCHEDULE

B	3 BED HOUSE	1
C	4 BED HOUSE	2
D	4 BED HOUSE	1
	TOTAL	4

Key to features

Trees to be removed

Existing trees retained.

New trees.

Existing hedge retained.

New hedge.

1.8m high close boarded fencing.

Existing outbuilding & garage demolished.

10 JUL 2001 4541

See Arboricultural Plan No. 3469/01 B for tree location, spread and conditions. Trees to be removed 13 to 17 incl., 19, 20 and 25.

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
SITE LAYOUT

Date	Scale	Drawn by
13.01.00	1:500	TJ
Project No	Drawing No	Revision
9522	100	-

Barton Willmore
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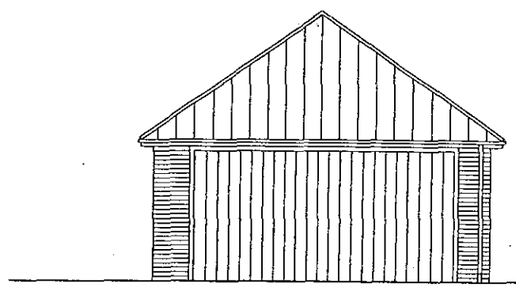
Architects Master Planners Town Planners
Environmental Consultants Project Services

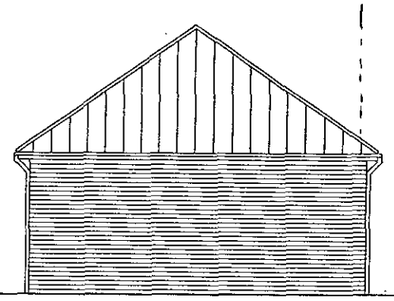
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision	Date	By

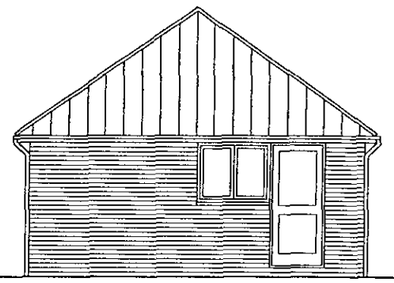
30.JUL.2001* 4541



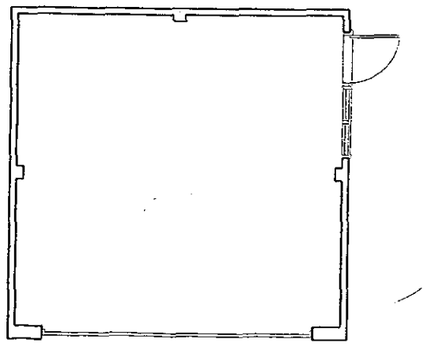
Front Elevation (No. 50 Butts Hill Road)



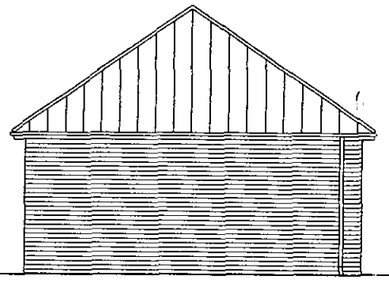
Side Elevation



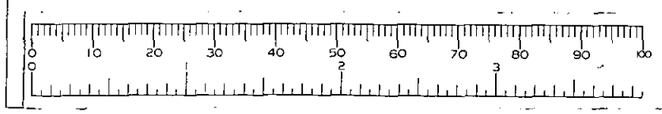
Side Elevation



Plan (No. 50 Butts Hill Road)



Rear Elevation



Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
DOUBLE GARAGE
PLANS & ELEVATIONS

Date	Scale	Drawn by
01.02.00	100	TJ
Project No	**Drawing No**	**Revision**
9522	13	

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Prepared with / without the benefit of a survey.

Revision	Date	By
A ' Conservatory and roof light added	17.4.02	LV

01.MAY2002 6409



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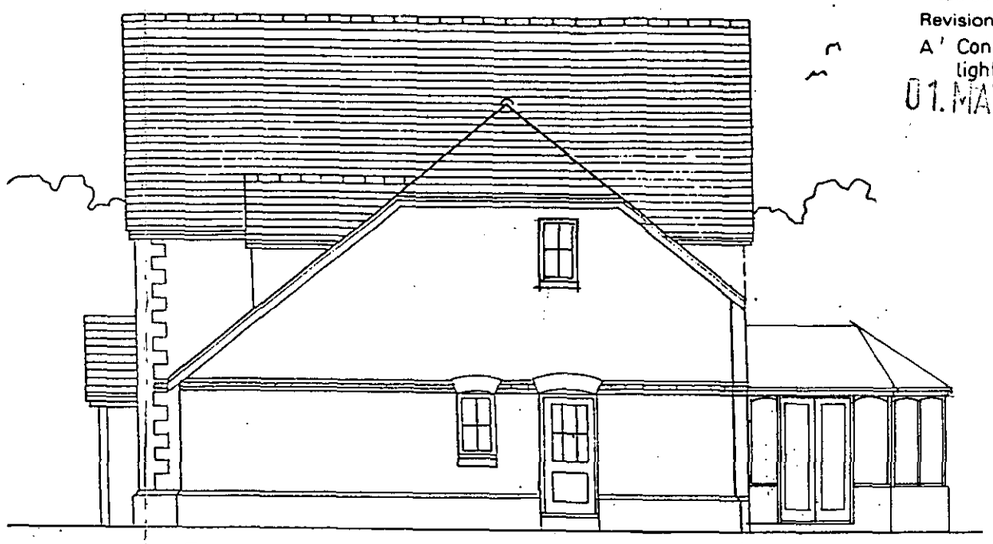

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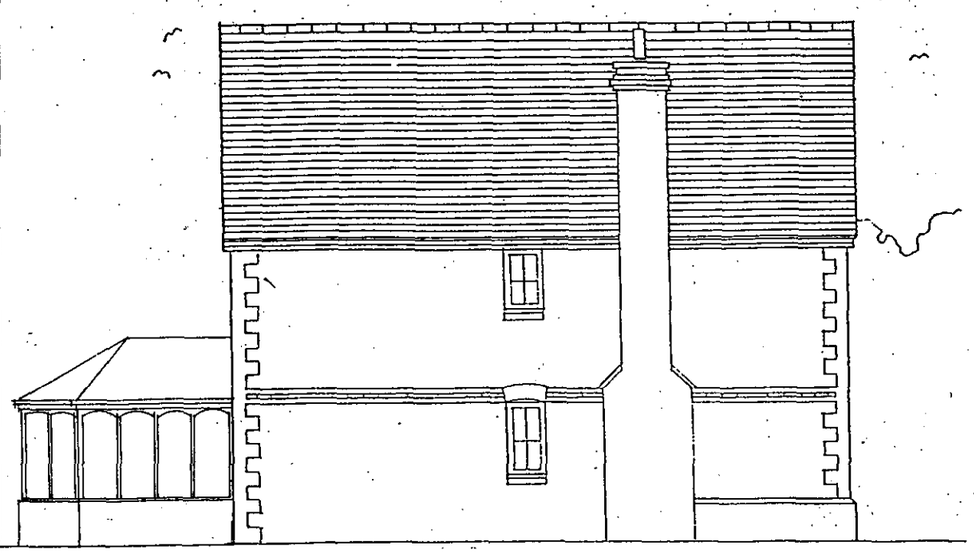

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0 2 3

Advance DS(UK) 120130

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	06	A

Barton Willmore
Architecture

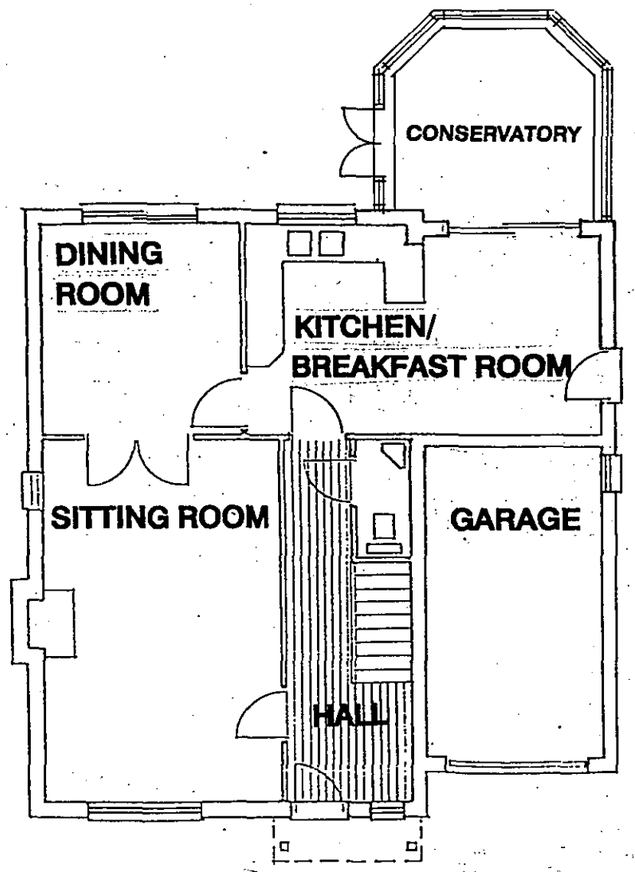
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0004
e-mail: architects@reading.bartonwillmore.co.uk

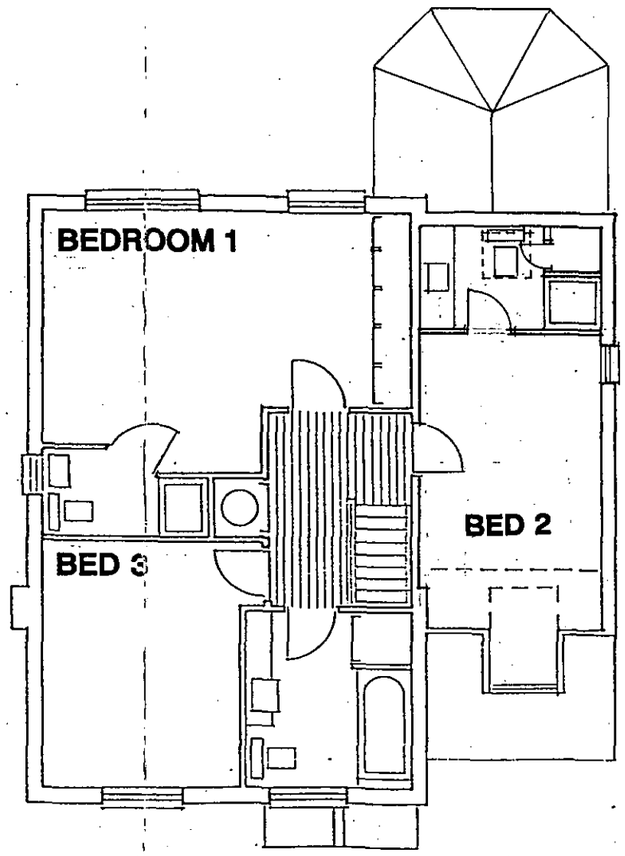
Associated offices in Bristol Cambridge Edinburgh Leeds London West Malling (East)

Revision	Date	By
A Ensuite and velux roof light added to bed 2 Conservatory added, bed 2 window added 17.4.02		LV

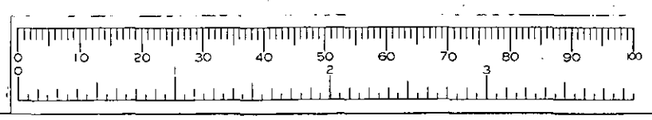
01.MAY2002 6409



GROUND FLOOR



FIRST FLOOR



Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	05	A

Barton Willmore
Architecture

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Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beenshed Farmhouse, Bourne Close,
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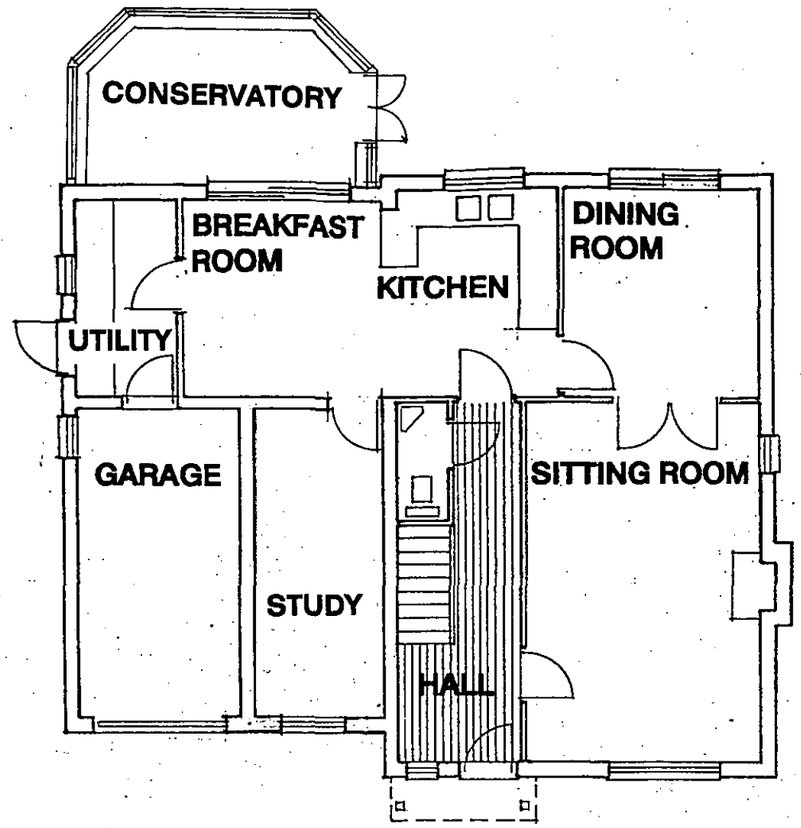
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

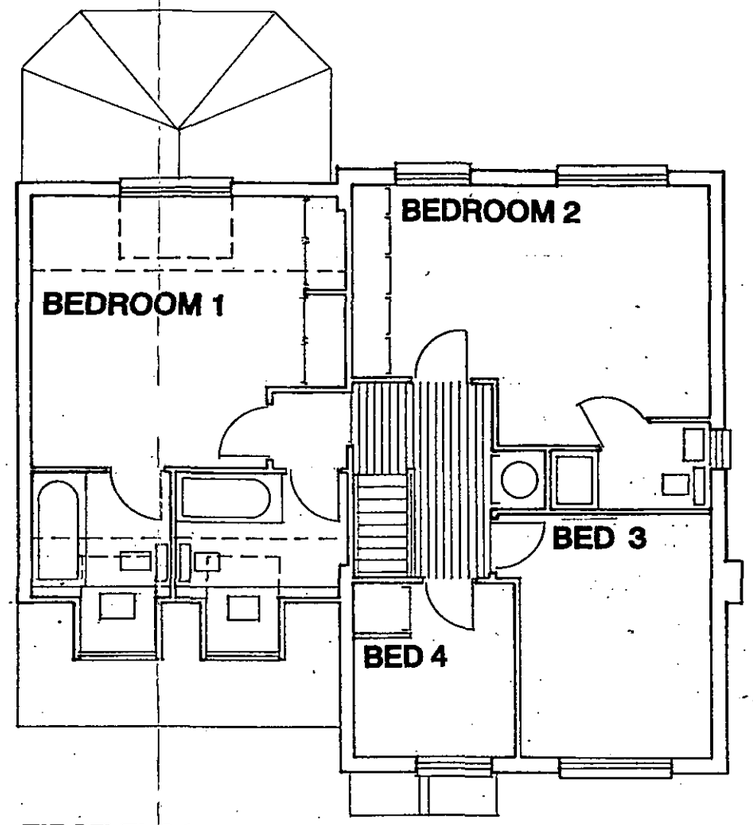
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

01.MAY2002 6409

Revision	Date	By
A Study to replace garage conservatory added patio doors added to dining room	17·4·02	LV



GROUND FLOOR



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Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	07	A

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Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

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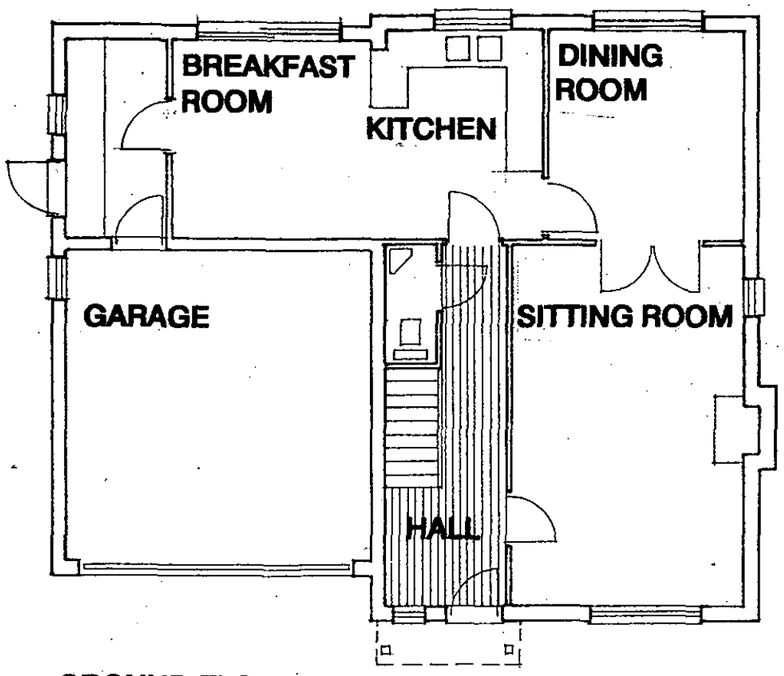

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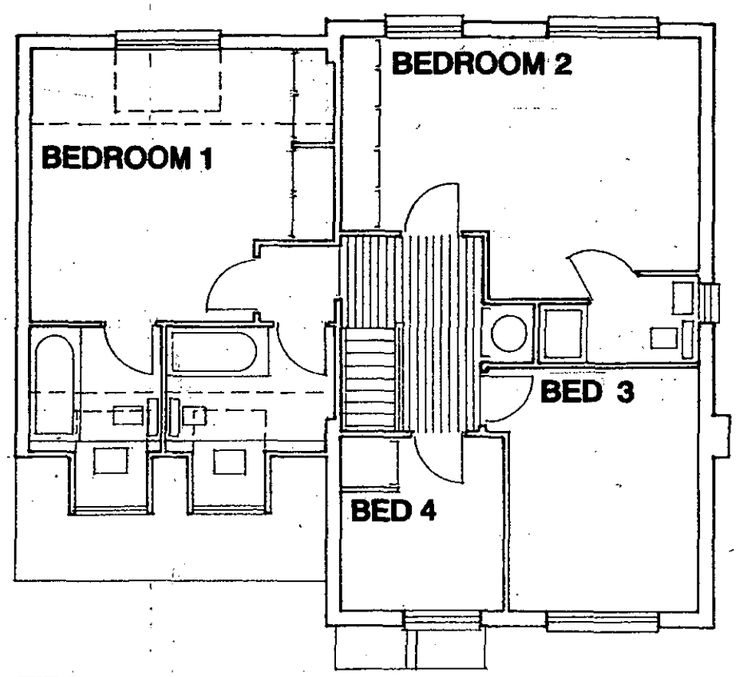

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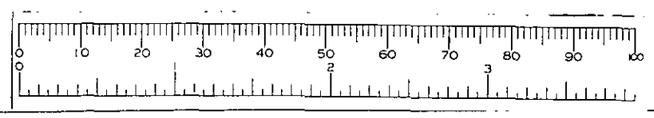

Revision	Date	By

30.JUL.2001* 4541

RETURNED

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	07	-

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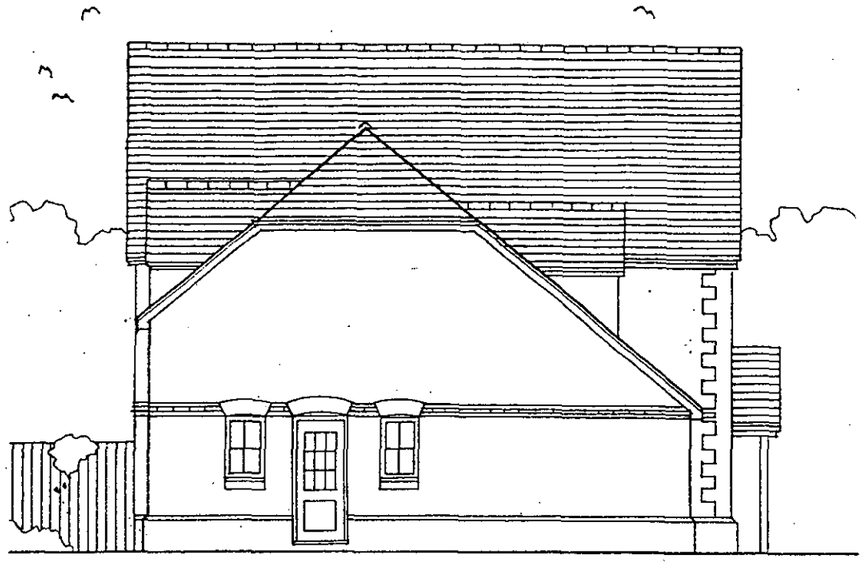
Revision	Date	By

30.JUL.2001* 4541



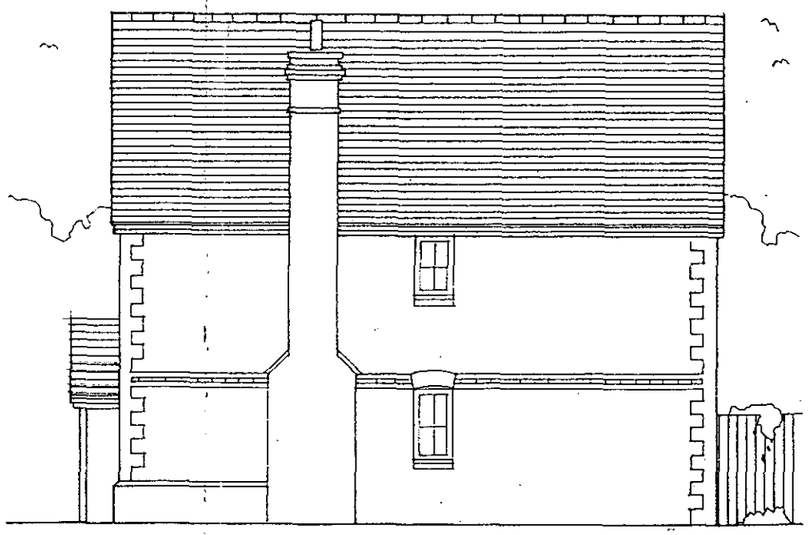
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



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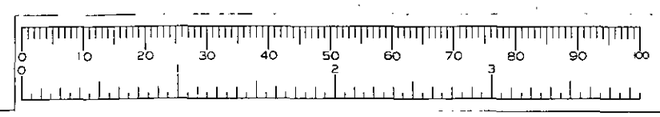

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Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	08	-

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Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

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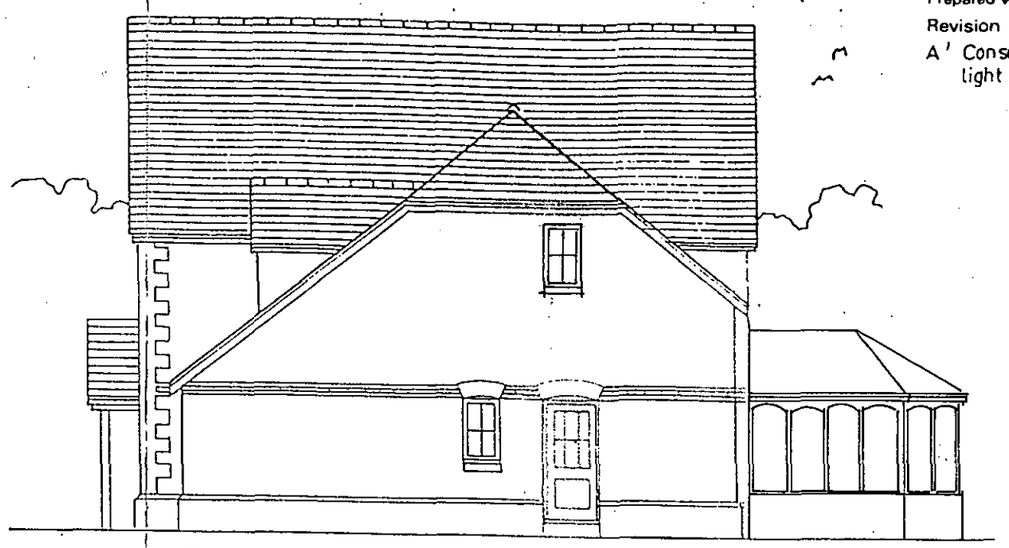
01 MAY 2002 6409

Prepared with / without the benefit of a survey.

Revision	Date	By
A' Conservatory and roof light added	17.4.02	LV



F



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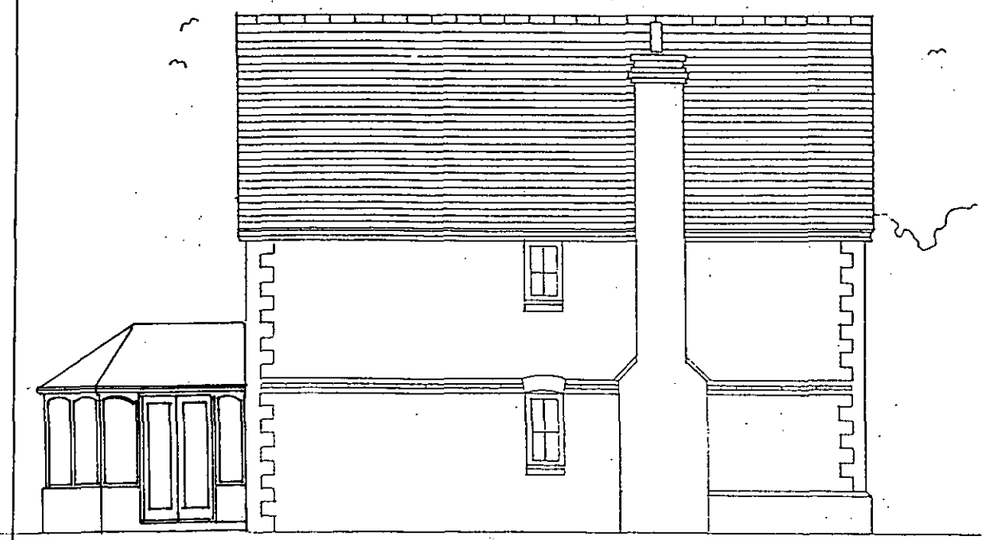

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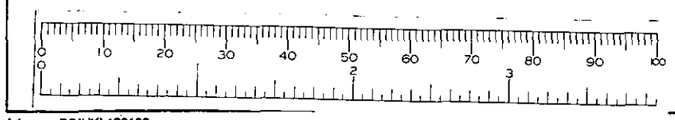

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DC	ENF
APP	
CS	

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Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	06	A

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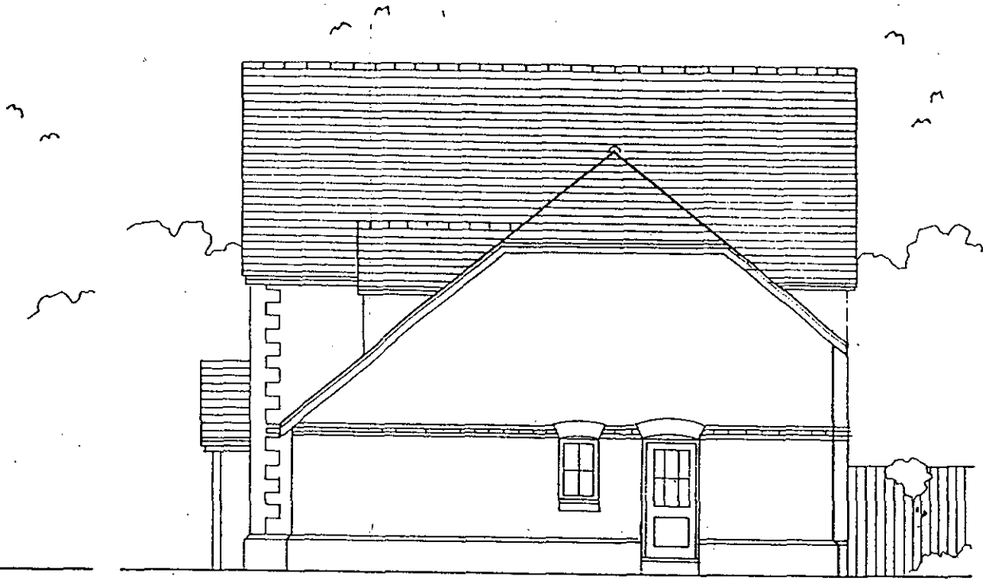
Revision	Date	By

30.JUL.2001* 4541



FRONT ELEVATION



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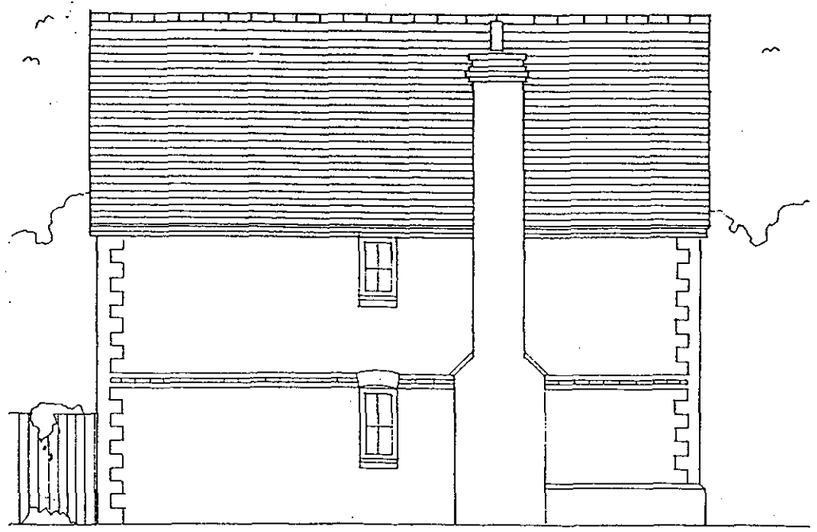
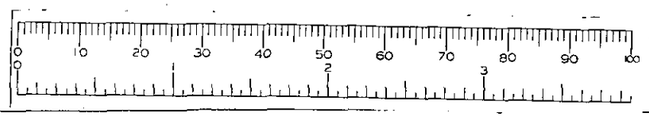


SIDE ELEVATION



REAR ELEVATION



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BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
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Project No	**Drawing No**	**Revision**
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Revision	Date	By
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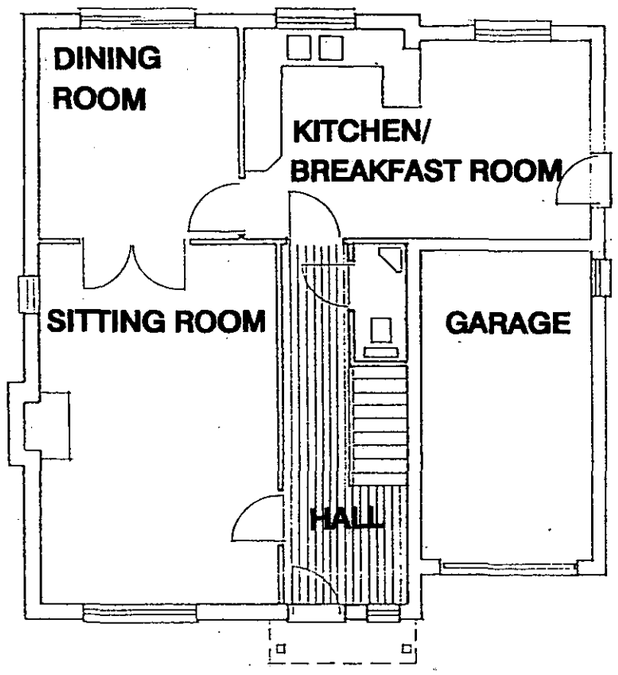

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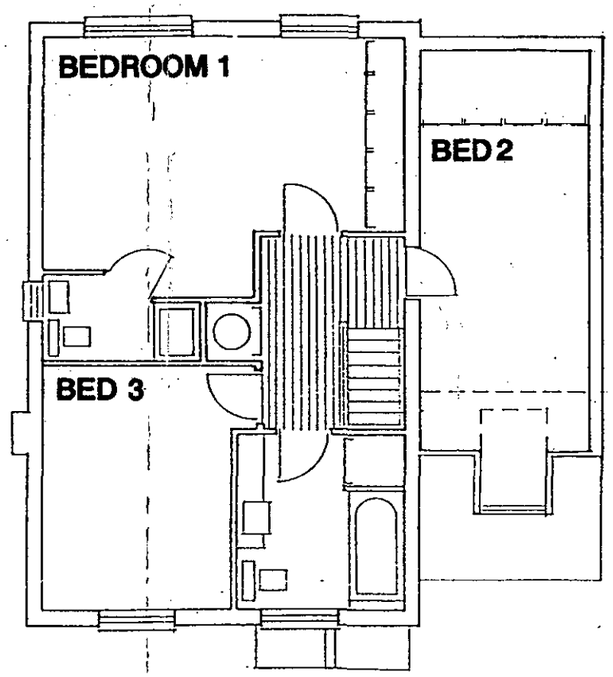

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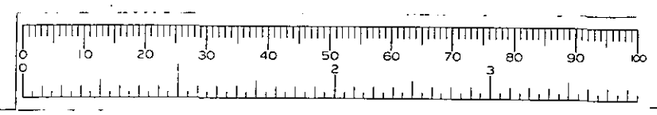

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	05	-

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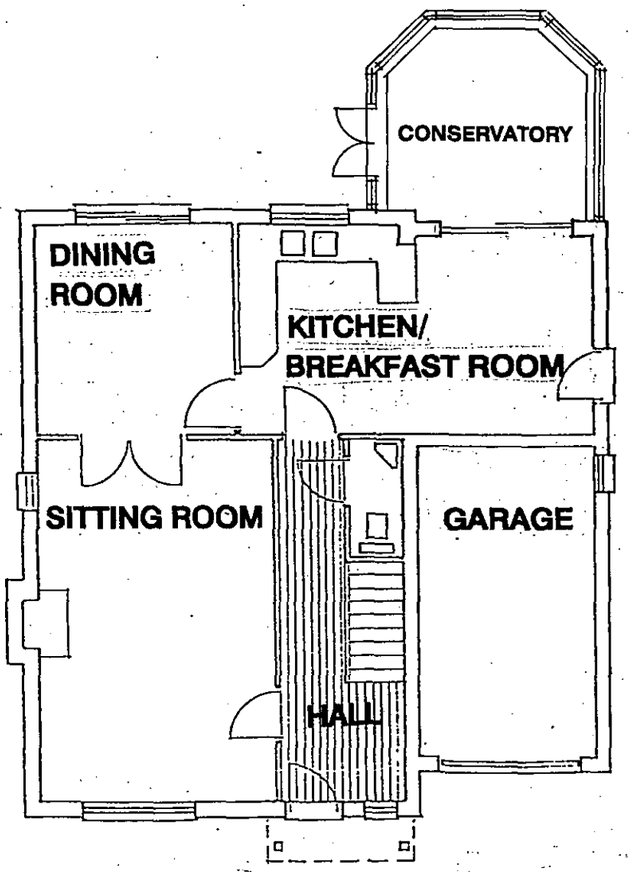
Revision	Date	By
A Ensuite and velux roof light added to bed 2 Conservatory added, bed 2 window added 17.4.02		LV

01.MAY2002 6409



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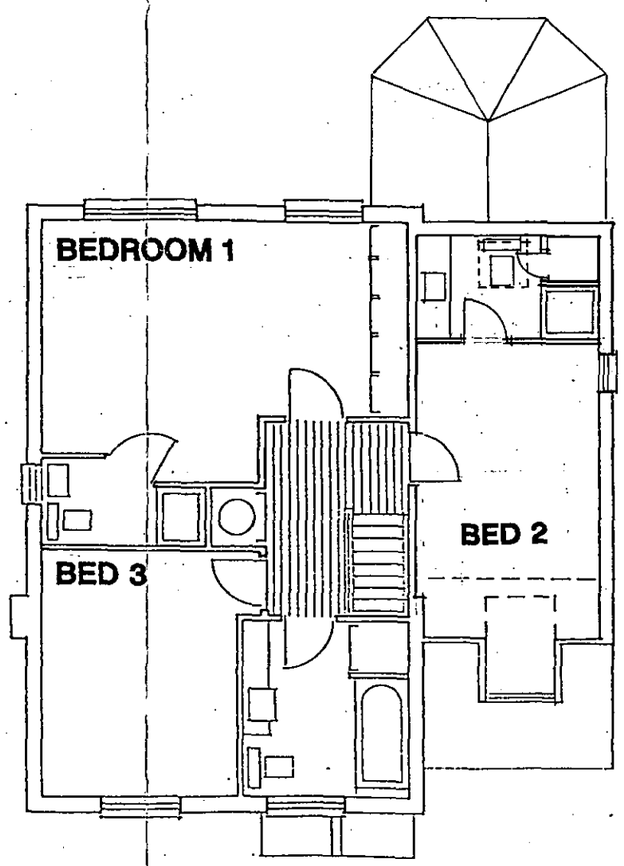

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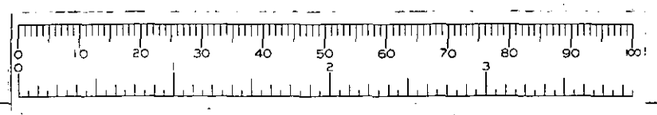

Project
BUTTS HILL ROAD
WOODLEY

Drawing Title
HOUSE TYPE B
PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	05	A

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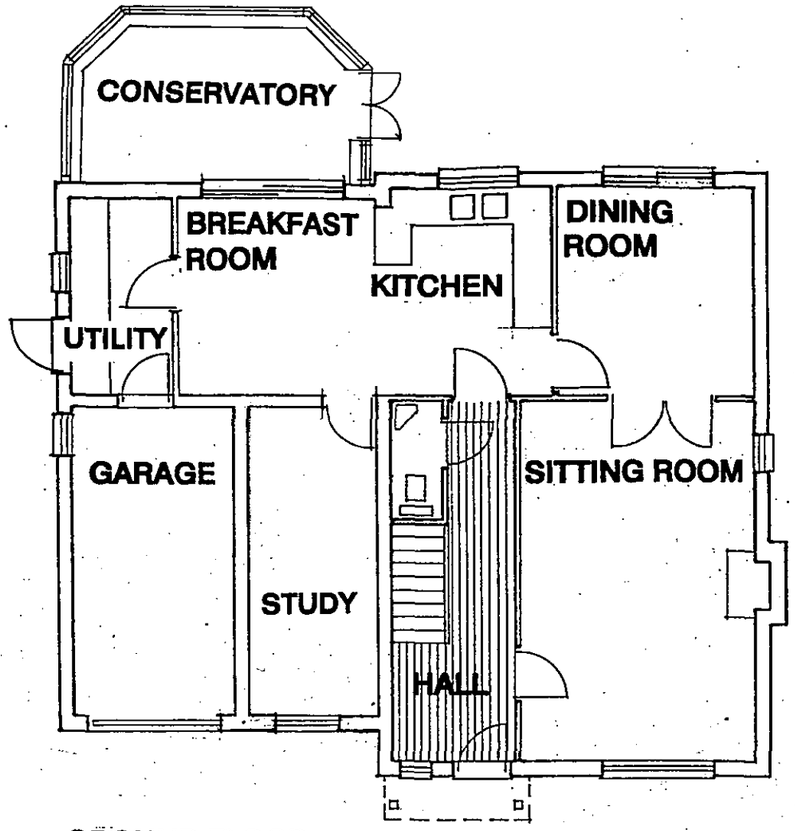
Revision	Date	By
A Study to replace garage conservatory added patio doors added to dining room	17.4.02	LV

01.MAY 2002 6409



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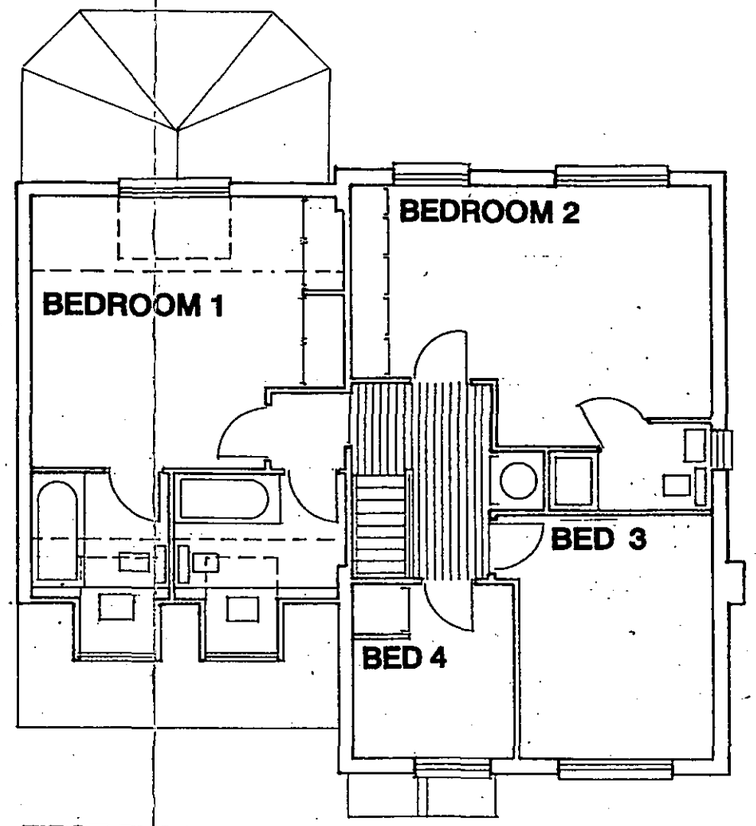

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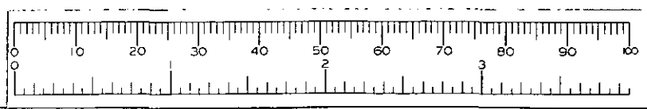

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	07	A

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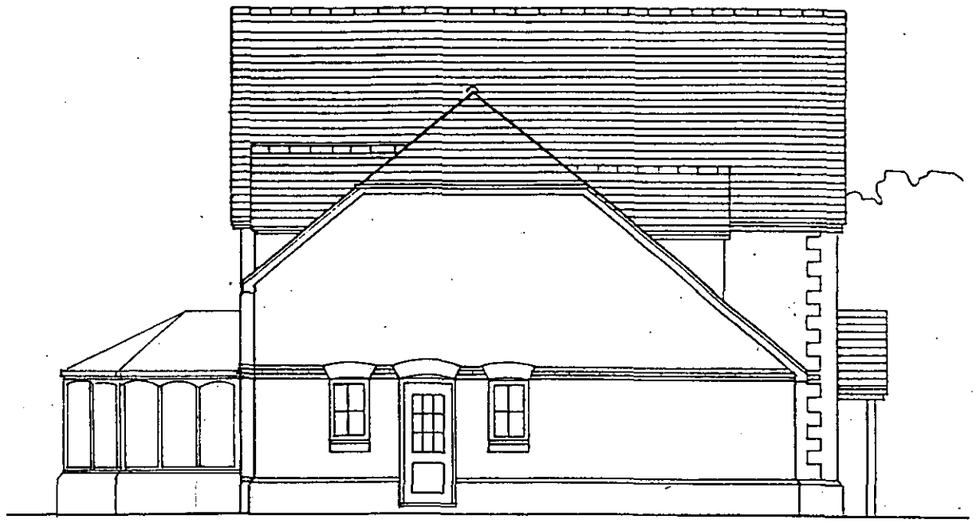

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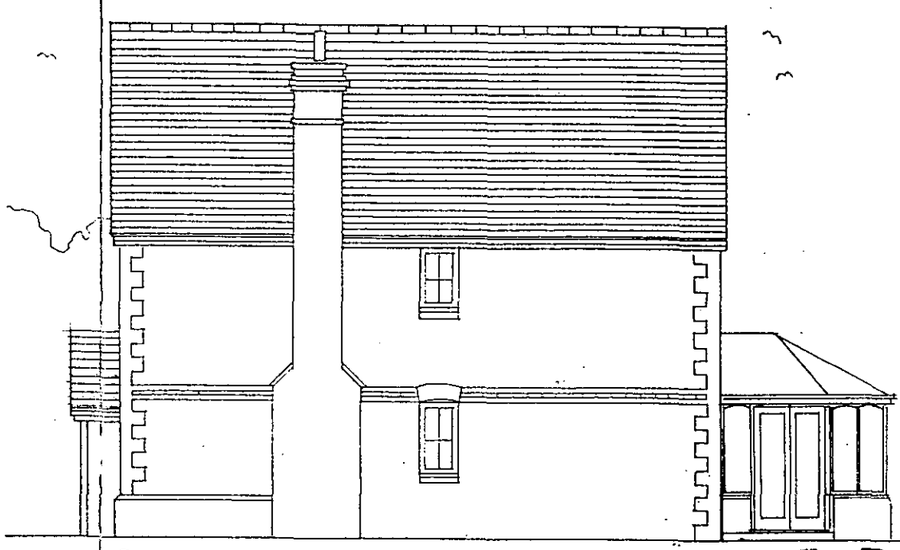

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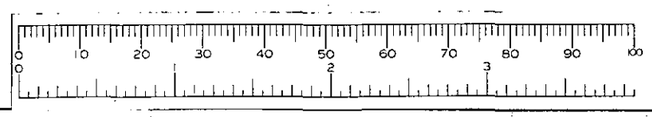

Prepared with / without the benefit of a survey.

Revision	Date	By
A' Conservatory, study window and patio doors added	17 4 02	LV

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ
Project No	**Drawing No**	**Revision**
9522	08	A

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Calcot, Reading, RG31 7BW.
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e-mail: architects@reading.bartonwillmore.co.uk
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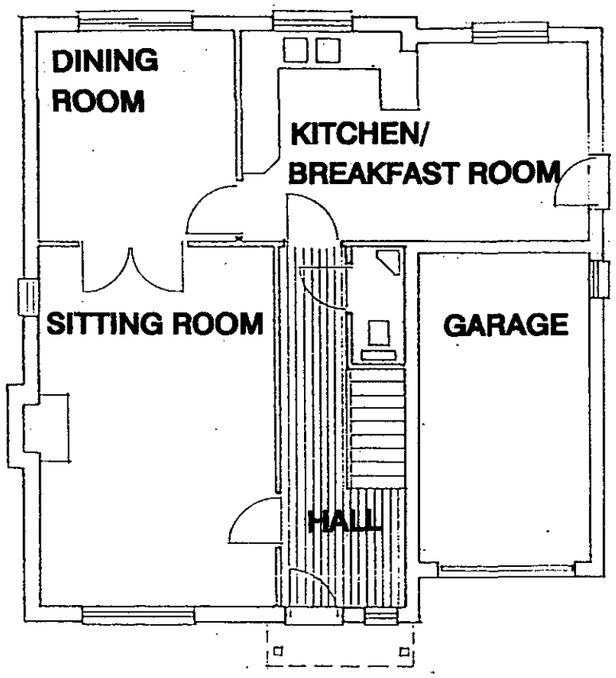
Revision	Date	By

30.JUL.2001 4341



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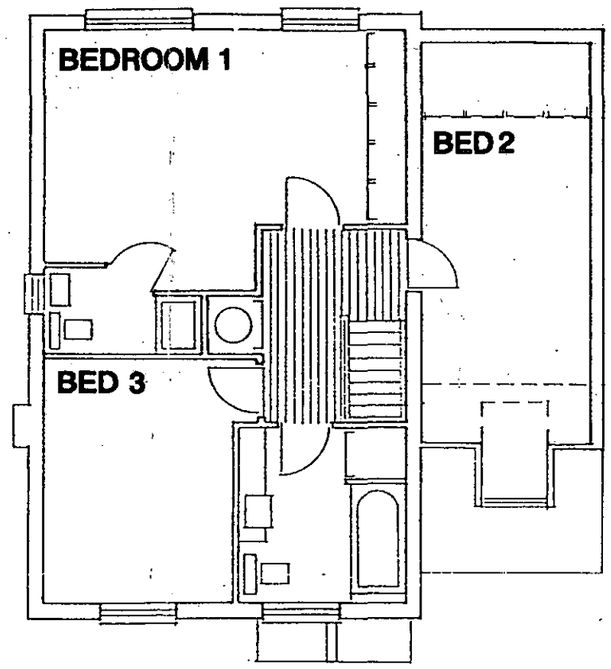

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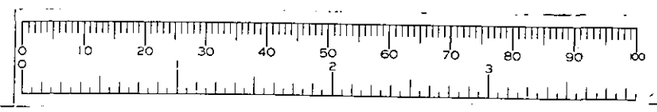

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B PLANS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	05	-

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N

Services to be re-located
to accommodate sight line.

Access position amended

Replacement tree planting for
trees removed from new access road.

B U T T S H I L L R O A D

No 44
No 46
No 48
No 50
No 52
No 54
No 2
No 4
No 6
No 10
No 12
No 14
No 16
No 18
No 20

20m forward visibility splay

PLOT 1
PLOT 2
PLOT 3
PLOT 4

SCHEDULE

B	3 BED HOUSE	1
C	4 BED HOUSE	2
D	4 BED HOUSE	1
	TOTAL	4

Prepared with / without the benefit of a survey.

Revision	Date	By
A ' Conservatory and roof light added	17.4.02	LV

01 MAY 2002 6409



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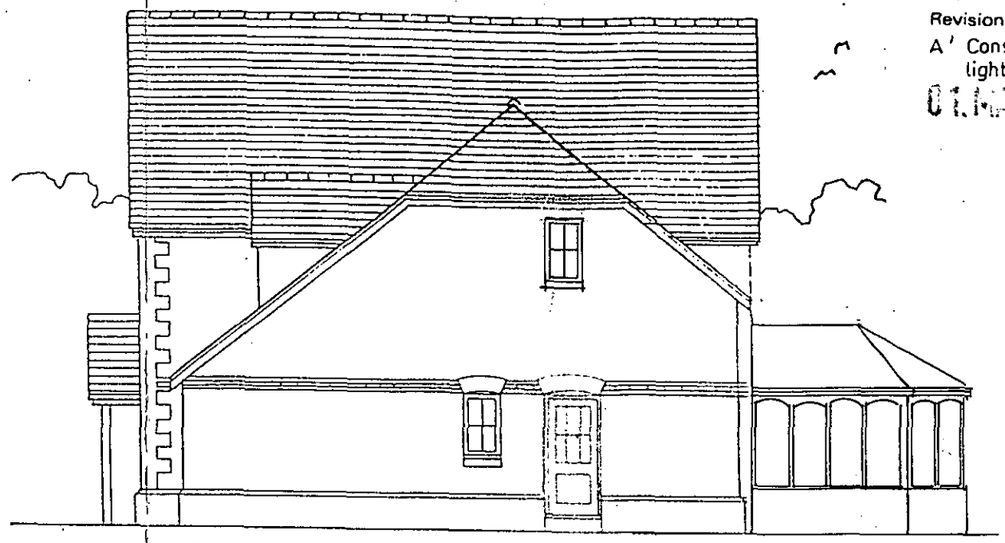

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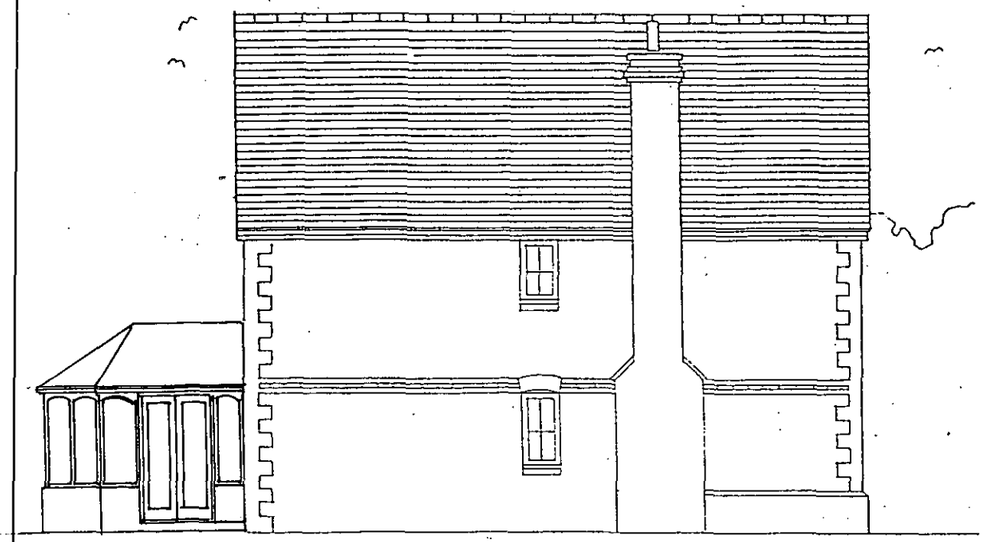

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01 MAY 2002

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Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE B ELEVATIONS

Date	Scale	Drawn by
01.02.00	1:100	TJ

Project No	Drawing No	Revision
9522	06	A

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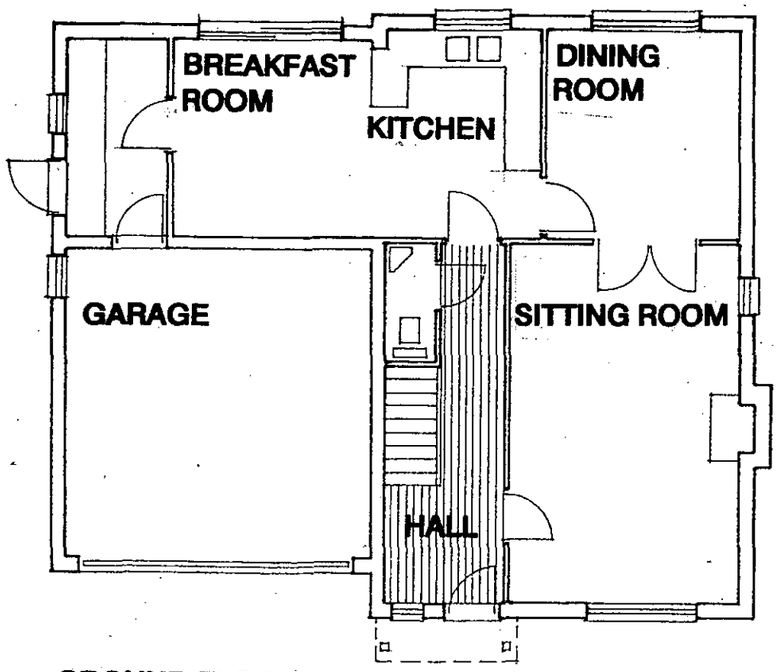

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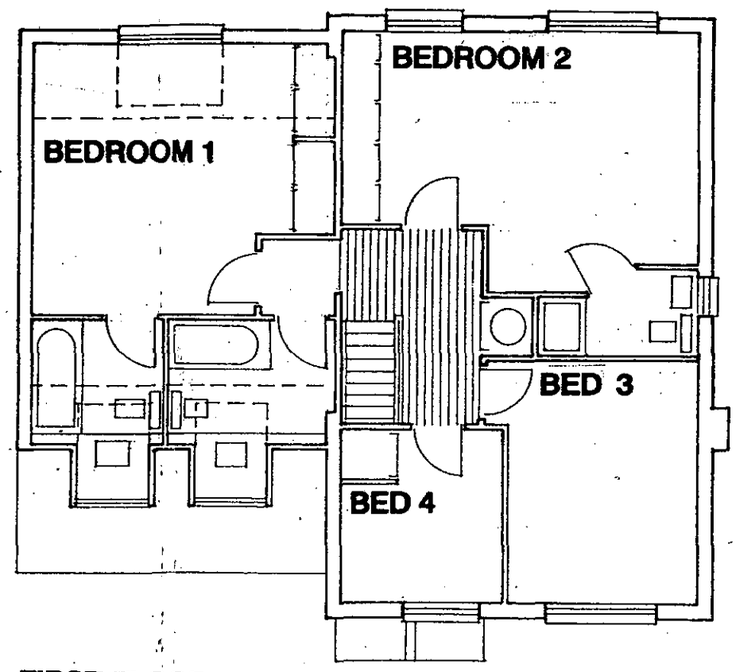

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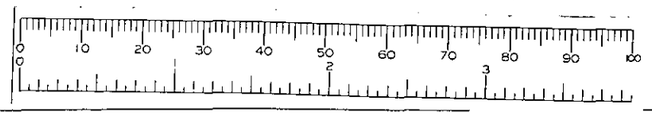

Revision	Date	By

30.JUL.2001* 4541

Project
BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C PLANS

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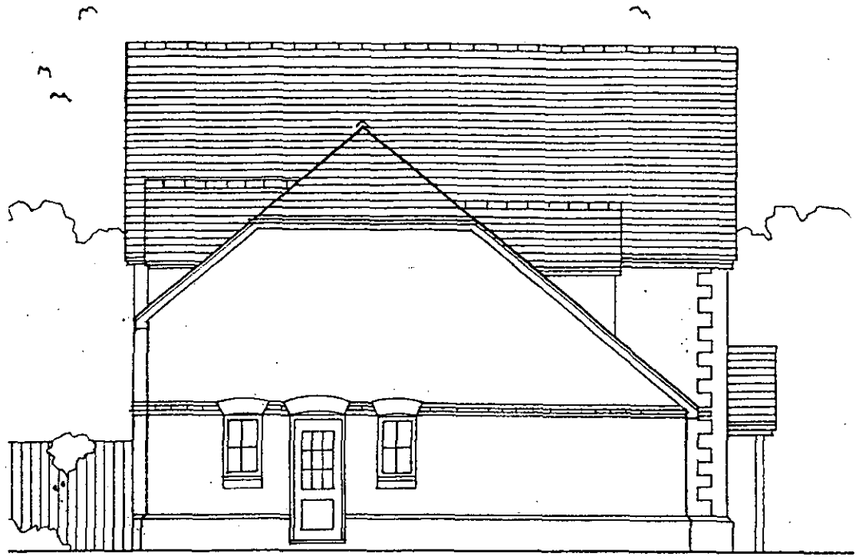


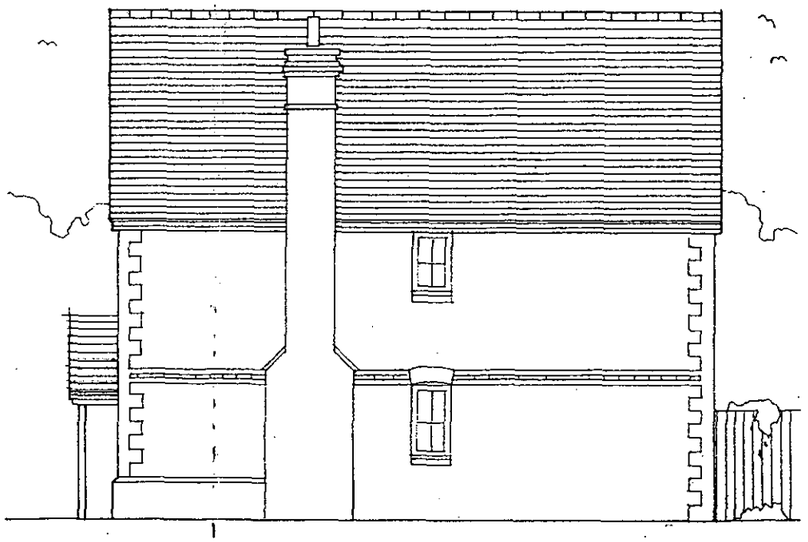
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



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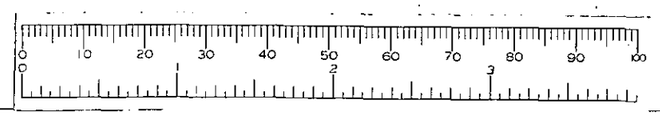

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BUTTS HILL ROAD WOODLEY

Drawing Title
HOUSE TYPE C ELEVATIONS

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