APPLICATION NO:
F/2000/0941

LOCATION:
The Gables Roundabout Lane, Winnersh Wokingham.

APPLICANT:
Westbuild Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard



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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2000

Scale: 1 : 1250

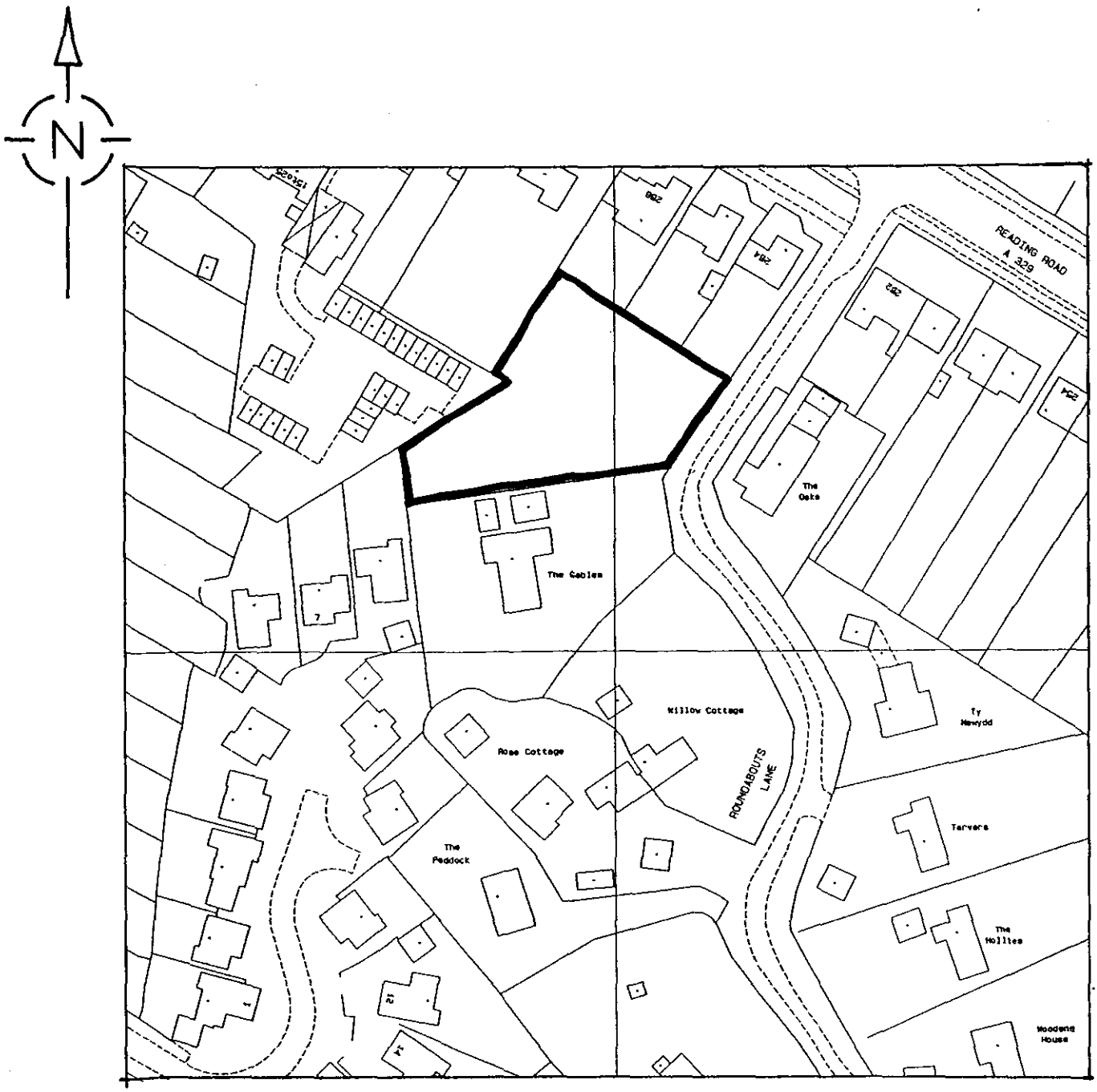
N
W E
S

ANDREWS KALIK ASSOCIATES

Chartered Architects

2 Alexandra Road, Reading, Berkshire RG1 5PD
Tel: 0118 9669669 Fax: 0118 9351584

Scale 1:1250	Title The Gables, Roundabout Lane, Winnersh. Location Plan.	Dwg. 1391/3
Date Feb. '99		Rev.



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio 101
London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2000/0941

Parish: **WINNERSH**

Location: **The Gables, Roundabout Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposal, by virtue of its scale, massing and location, would form an obtrusive feature, harmful to the character of the area. For this reason the proposal is contrary to Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 05/07/2000

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

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous 69328.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0941 EXC
BUILDING CONTROL NUMBER	FP2000/0432 Paul
APPLICANT/AGENT	Andrews Kalik
ADDRESS OF SITE	The Gables Roundabout Lane WINNERSH
DESCRIPTION OF PROPOSED WORK	detached garage for house re f/2000/0094.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1391/22	1391/2C
ELEVATIONS	recd 10/3/00	1391/23
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC NECESSARY-NOT RECEIVED		
APPLIC RECEIVED & APPROVED		
APPLIC RECEIVED-NO DECISION		
APPLIC REFUSED	3/7/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES? Note to Brian		
DATE	6/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0941

Applicant : Westbuild Homes Ltd C/O Andrews Kalik Associates.

Location : The Gables, Roundabout Lane, Winnersh, Wokingham.

Proposal : Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 4 April 2000

Date Registered : 14/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :

Winnersh PC – "no comment"

Highways – as for 609328 + 2000/0941

Landscape – need for additional planting
– garage too close to boundary with No 264 Reading Rd to allow planting
– landscape scheme required

Planning Issues :

Identified Settlement

neighbours / street scene

Wide variety of housing.

Application Number: F/2000/0941
The Gables, Roundabout Lane, Wokingham

Appraisal: Planning permission for two dwellings, one with a detached garage, on land adjacent to the gables was first granted in June 1999 (99/69328/F). In January 2000 a revised application for a change of house types was also approved (F/1999/0094).

The detached double garage initially proposed with application 99/69328/F would have been 6.3 metres wide, 6.3 metres deep and had a half hipped roof with a ridge height of 4.8 metres. However it was considered that this would have been too high and the barn hip should be replaced with a full hip. Following discussion a pitched roof with gables to the sides and a much shallower pitch, resulting in a ridge height of 4.2 metres, was permitted. This aspect of the application was not altered for the amended application F/1999/0094.

The garage currently proposed would be 6.8 metres wide, and 6.8 metres deep and have a barn hipped roof with 45° pitch, resulting in a ridge height of 5.7 metres. It would include a first-floor area with a Velux window at the front. The scale of the proposal is, therefore, larger than the original proposal that was considered unacceptable. The dwelling itself would only be two-metres higher and the garage would form an obtrusive feature and, as it would be located only 5 metres from the front boundary and less than one metre from the boundary with 264 Reading Road, it would be excessively dominant in the frontage of the property and harmful to the character of the area.

Recommendation: refusal

Application Number F/2000/0941
~~Conditions~~/Reasons for Refusal

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

The proposal, by virtue of its scale, massing and location, would form an obtrusive feature, harmful to the character of the area. For this reason the proposal is contrary to policies SBE1 and SBE2 of the SEALP and Policies WOS3 and WBE1 of the WDLPDD.

RECORD OF SITE VISIT

SITE ADDRESS: The Gables
Roundabout Lane Winnersh
Wokingham.

APPLICATION NUMBER: F/2000/0941

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 April 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential lane
various styles/ages of dwellings

3. DESCRIPTION OF SITE/BUILDING
land to side of the Gables
surrounded by rear gardens and parking to flats

4. RELATIONSHIP TO ADJOINING PROPERTIES
single storey outbuildings to boundary of the Gables

5. SITE CONSTRAINTS

TREES – small ones

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT 1.8 m fences + hedges.

OTHERS /

Tel: (0118) 974 6479

Date: 23 June 2000

My ref: F/2000/0941

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/0941
The Gables, Roundabout Lane, Winnersh, Wokingham.
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 5 July 2000

Yours faithfully

John Hutchen pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0941**
The Gables, Roundabout Lane, Winnersh, Wokingham.
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6479

Date: 23 June 2000

My ref: F/2000/0941

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2000/0941
The Gables, Roundabout Lane, Winnersh, Wokingham.
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 July 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0941**
The Gables, Roundabout Lane, Winnersh, Wokingham.
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6479

Date: 23 June 2000

My ref: F/2000/0941

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

CONFIDENTIAL

Councillor ~~D Ball~~ Prue Bray
~~7 Grovelands Avenue~~ 45 Bluebell Meadow
~~Winnersh~~ Winnersh
~~RG41 5~~JU Wokingham
RG41 5UW.

Dear Councillor

Application Number: F/2000/0941
The Gables, Roundabout Lane, Winnersh, Wokingham.
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13 July 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0941**
The Gables, Roundabout Lane, Winnersh, Wokingham.
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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

Received by Wokingham District Council

Application No: F/2000/0941

Proposal:
Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

Location:
The Gables, Roundabout Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 MAR 2000
Officer: EXC	Application No. F/2000/0941

Map No. 68... Site ...0:18.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DWELLING WITH GARAGE (AMENDMENT TO CONSENT F/1999/0094)

Location: THE GABLES ROUNDABOUT LANE

Parish: WINNERSH Ward: Winnersh 24.3.2000.

Applicant: WESTBUILD HOMES LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS:

S/N + Willow Cottage
Rose Cottage } Roundabouts lane
The Oaks
8 + 9 Chackfield Drive
264, 266, 268 + 270 READING ROAD

+ nearest property in block marked (X) on map
(is it possible to find this address pls?)

FROM: Emy Circuit

DATE: 24 March 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0941

Proposal: Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094).

Site Address: The Gables, Roundabout Lane, Winnersh, Wokingham.

ACK:
FILE:

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 17/04/2000** .

No comments

SIGNED: _____ DATE: 18.04.00

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 24 March 2000

Application Number: F/2000/0941

Proposal: Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)

Site Address:
The Gables, Roundabout Lane, Winnersh, Wokingham.

Applicant:
Westbuild Homes Ltd C/O Andrews Kalik Associates.

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

✓ below as applicable;

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

COMMENTS AS PREVIOUS - 69328 - 13-4-99

Signed: N.S. Tatla **Print name:** N TROTTER

11-4-00

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 10 April 2000

Location:	The Gables, Roundabout Lane, Winnersh
Proposal:	Proposed erection of dwelling with garage. (Amendment to consent F/1999/0094)
Application Number:	C/2000/0941

In response to your consultation dated 24 March 2000 for the above application, the landscape comments are as follows:

As stated in my previous comments there needs to be additional planting along the boundaries including screen planting to help reduce the views into the site both from Roundabout Lane and from the properties along Reading Road.

The position of the garage in relation to the boundary with no. 264 Reading Road does not allow adequate room for planting and should be positioned at least 2m from the boundary to allow for this. The applicant needs to submit a detailed landscape scheme showing all new planting and should give details of full species name of trees and shrubs to be planted, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

14.MAR2000* 0941

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JAG/1391

13th March 2000

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

Dear Sirs,

THE GABLES, ROUNDABOUT LANE, WINNERSH

With reference to approval no. F/1999/0094, my clients would like to enlarge the garage on Plot 1 in order to give more storage at ground floor level and a small loft room above.

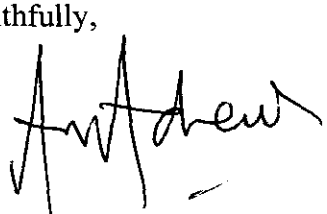
I appreciate you cannot deal with this as an amendment to the existing approval, I therefore enclose a fresh application.

Enclosed are:

- 6 copies of application form
- Certificate A
- 6 copies of drawing nos. 1391/2C, 3 and 23
- Deposit cheque in the sum of £190

If you have got any queries concerning this application please let me know.

Yours faithfully,



A.M. Andrews.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

SECTION 66 CERTIFICATE

Application No.

14.MAR2000* 0941

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

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) . . . . . .

789/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.

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

(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).

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . . . (ANDREWS KALIA ASSOCIATES)

On behalf of . . . WESTBUILD HOMES LTD. . . . . .

Date . . . 13/3/2000 . . . . . .

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

1933 THE GABLES

ADDRESS ROUNDABOUT LANE PARISH WINNERSH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/1999/0094	Westbuild Homes	Erect 2 Dwellings & Garages.	25.1.00	App

MINISTRY DECISION

SPECIAL ORDERS

1769A

PLANNING APPLICATION PART I

14. MAR 2000

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

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

1.	YOUR NAME	WESTBUILD HOMES LIMITED.
	ADDRESS	OLD MANOR HOUSE, CHURCH LANE,
		SILCHESTER, Nr. READING.
	POST CODE	RG7 2HH Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	ANDREWS KALIK ASSOCIATES.
	ADDRESS	'THE STUDIO' 101 LONDON ROAD READING
		BERKSHIRE
	POST CODE	RG1-5BY Tel. No. 0118 950 7700
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE GABLES, ROUNDABOUT LANE, WINNERSH.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.18 Ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	PROPOSED DOUBLE GARAGE WITH ROOM OVER.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER	AMENDMENT TO APPROVAL 99/0094		

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL.

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Brickwork to Local Authorities Approval.
Tiles to Local Authorities Approval.

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

YES / ~~NO~~

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

YES / ~~NO~~ N/A.

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

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

~~YES~~ / NO

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

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190-00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED (ANDREWS KALIK ASS.) ON BEHALF OF WESTBUILD HOMES LTD. DATE 13/3/2000

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