APPLICATION NO:
F/2000/0948

LOCATION:
Land Rear Of 72-90 Plots 71 - 75 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Linden Homes South East Ltd C/O C A Lennon Associates

PROPOSAL:
Proposed erection of 5 dwelings (Amendment to F/1999/0181).

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

APPLICATION EXPIRY DATE: **12/05/2000**

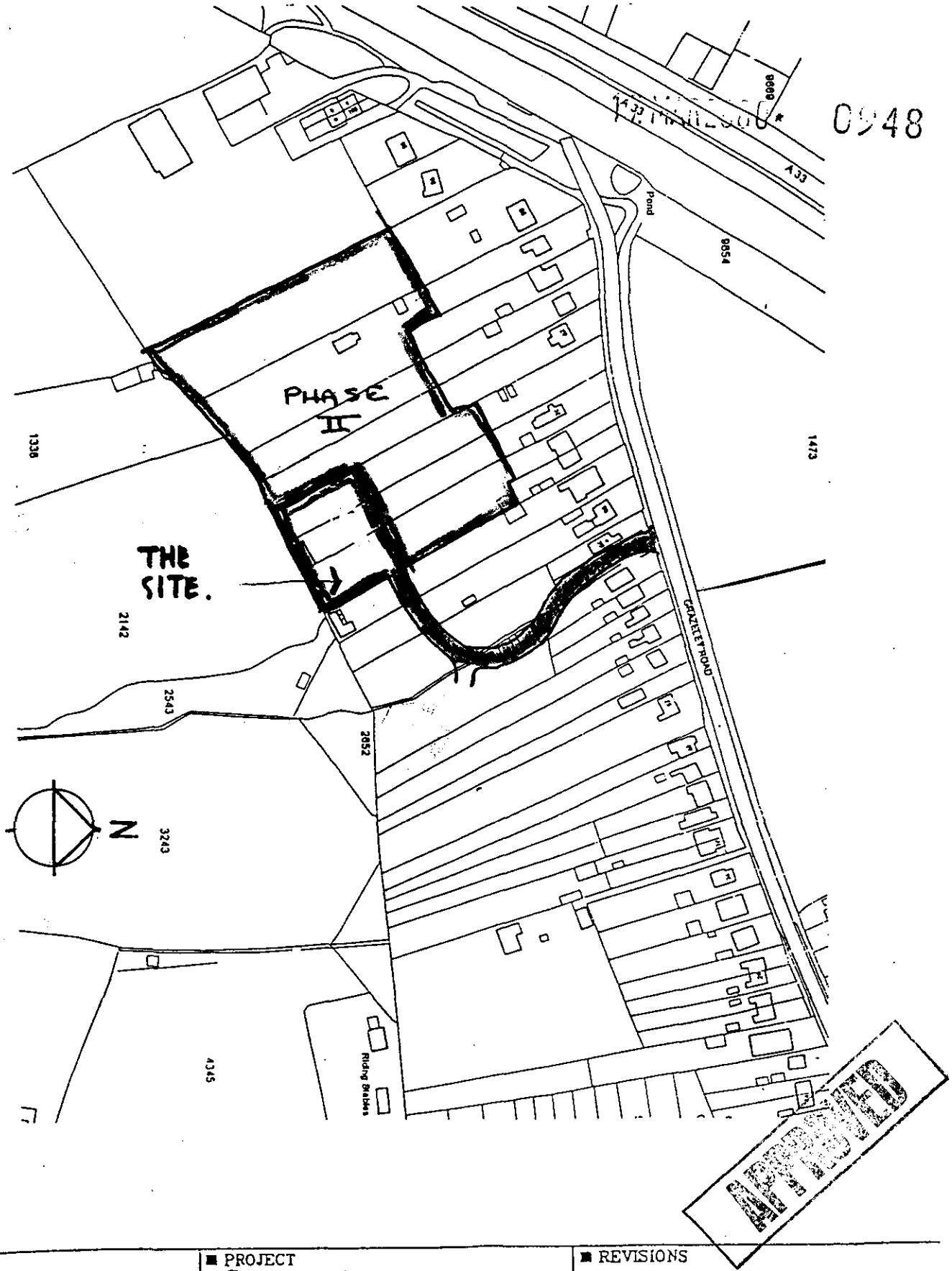
CASE OFFICER: **Angela Odell**

APPROVED

Submitted to LA

RAILEX
Marbleboard

EASIFILE EP7



0948

BDG DESIGN (SOUTH) Ltd
Anglia House
North Station Road Colchester
Essex CO1 1SR
Tel: 01206 561436
Fax: 01206 574823
E-Mail: ce@bdg-design.co.uk

BDG DESIGN

■ CLIENT

LINDEN

■ PROJECT
Grazeley Road,
Phase 2.

■ DRAWING TITLE
Site Location Plan

■ DRAWING STATUS
Planning

■ REVISIONS

■ SCALE	■ DATE	■ DRAWN	■ CHECK
1:2500	OCT '98		

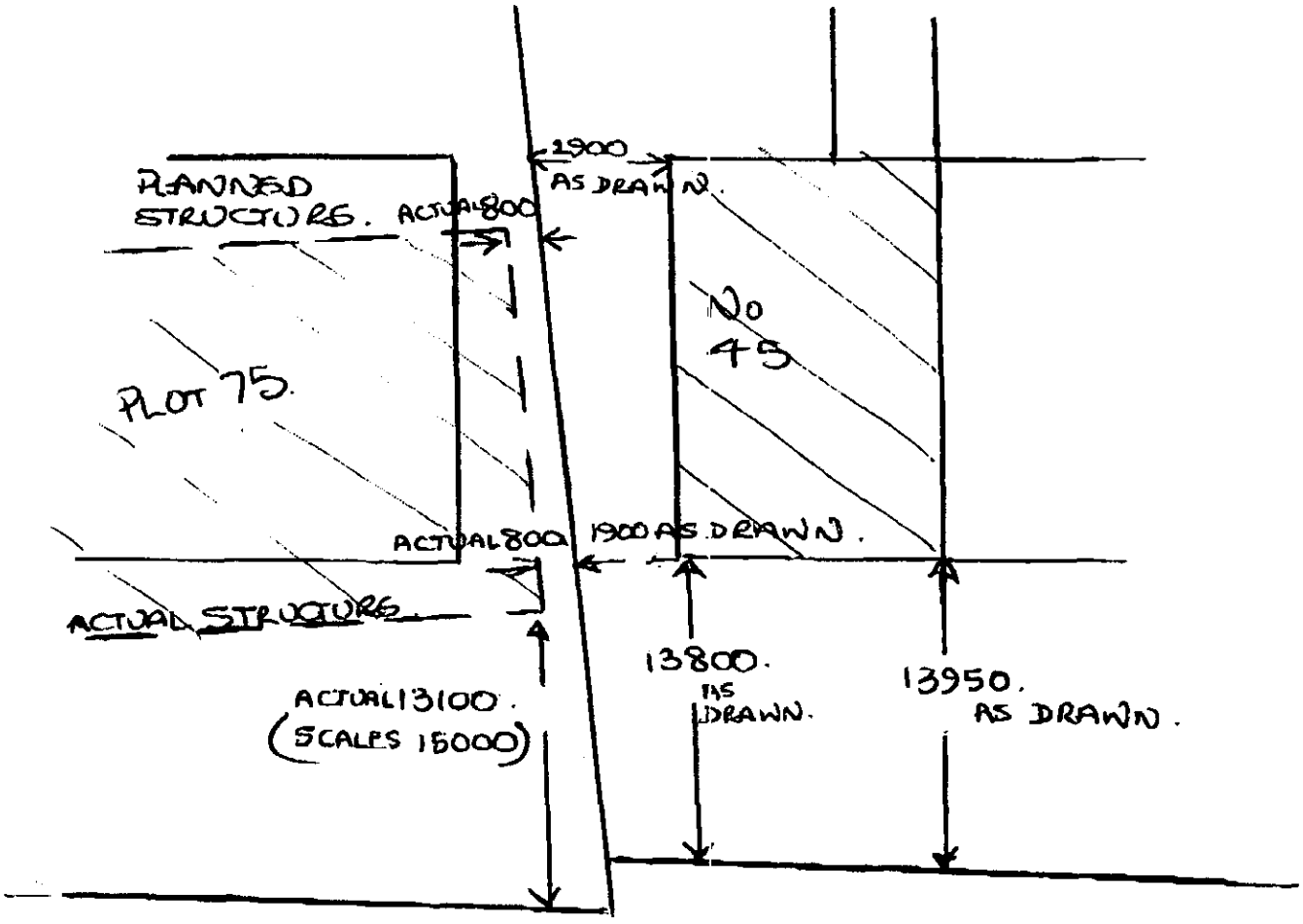
■ NUMBER
99/206/104

■ REV.

No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor and any discrepancies notified immediately to BD

PLANNING F/1999/0181 & F/2000/0948.

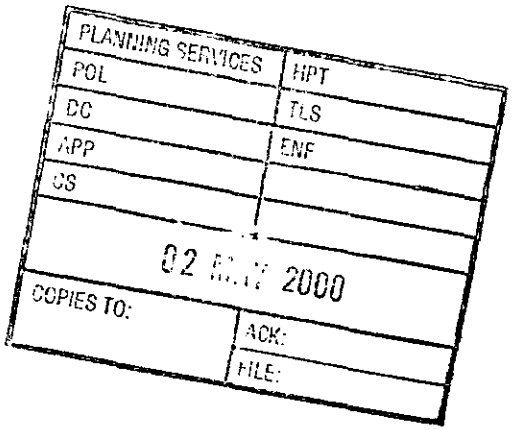
NOT TO SCALE.



PLOT 75 ACTUAL STRUCTURE SHOWN DOTTED.

- IS ONLY 800mm FROM BOUNDARY. SHOULD BE 1100 – 2000mm

NO 45 IS IN EXACT POSITION IN RELATION TO BOUNDARIES AS SHOWN ON DRAWING 98/206/100.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02 MAY 2000
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01344 874744

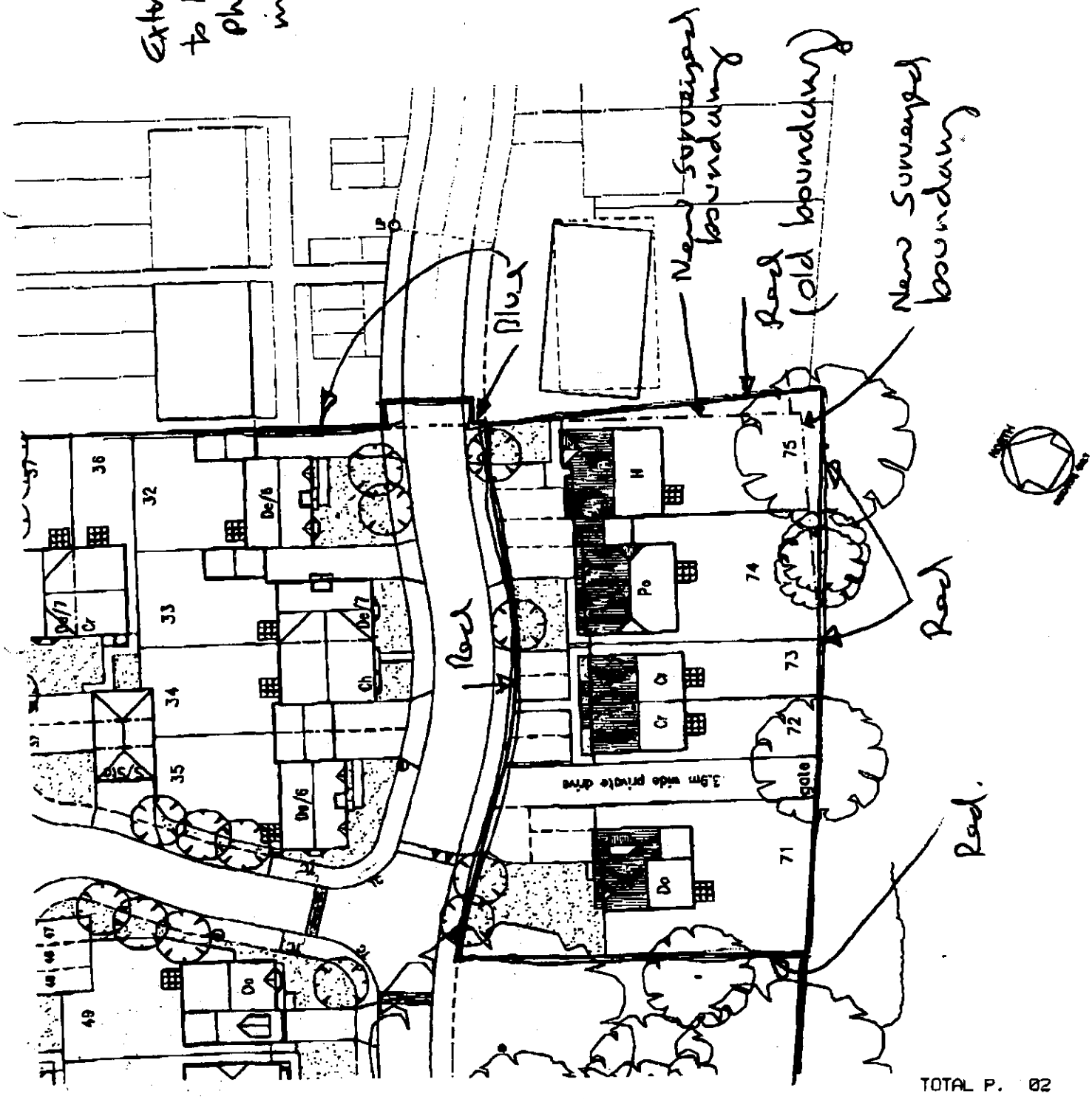
Extract only - on layout to be sent out all of phase 2 site is indicated

To ANGELA ODELL
Company
From DUNCAN GIBSON
Company LENNON PLANNING
Tel No
No. of Pages
FAX Post-it Fax Note
Ref No: 7686

LIND

DRAWING STA PLANN

PROJECT Phase 2, Grazeley R



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	FILE:

LINDEN HOMES

LINDEN HOUSE
THE VILLAGE AT
CATERHAM BARRACKS
COULSDON ROAD
CATERHAM-ON-THE-HILL
SURREY CR3 5YB

TELEPHONE 01883 334400
FAX 01883 348108

E-MAIL
south-east@lindenhomes.co.uk

FAX HEADER 978 9078	
FAX No: 0118 934 64864	
TO: MRS. O'CALL	
OF: WOKINGHAM D.C.	
FROM: TERRY ELLIOTT	
DATE: 25/4/00	Pages inc header: 2

DIRECT TELEPHONE LINE 01883 334408
DIRECT FAX LINE 01883 349885

RE: DEVELOPMENT AT GRAZELEY ROAD, THREE MILE CROSS PHASE 2

You may have received correspondence or a telephone call from the owner of No. 45 Woodcock Court on Phase 1 which sits adjacent to Plot 75 on Phase 2. This is regarding a discrepancy in the setting out of Plot 75.

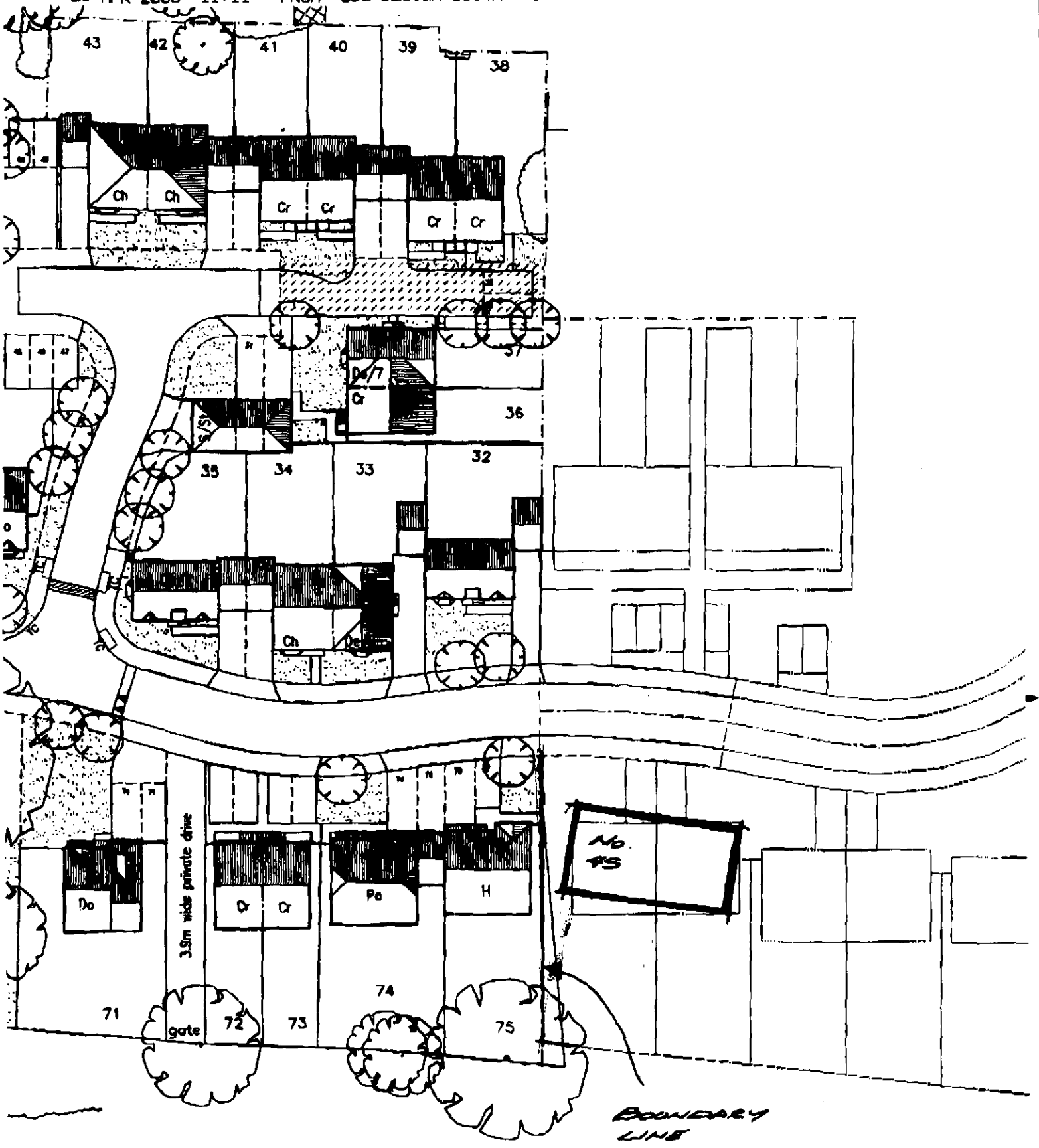
Having checked the drawings we have discovered a survey inaccuracy which has resulted in the position and boundary of No. 45 being plotted incorrectly on the planning layout. I therefore enclose an extract from the planning layout which shows the correct relationship between the respective properties.

I would be grateful if you would telephone me to discuss

Regards

01883 349885

04-00 15:34 FROM:LINDEN HOMES 01883 349885 TO:01189789078 PAGE:01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gate
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75
BOUNDARY LINE

PLANNING SERVICES
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COPIES TO:
HPT
FILE:

Decision in

Committee Report

Approved subject to L. A.

F/2000/0948

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 May, 2000
My ref. AO/F/2000/0948

Lennon Planning Partnership
13 Hermitage Parade
High Street
ASCOT
SL5 7HE

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 Lennon

PLANNING APPLICATION F/2000/0948
PROPOSED ERECTION OF 5 DWELLINGS AT PLOTS 71-75 ON LAND TO REAR OF 72-90 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you and your clients for coming into the Council offices yesterday. At the meeting you showed me a now accurately surveyed layout drawing of the existing development adjacent on Phase I and as started to be constructed on plots 71-75. I understood from our meeting that you will shortly be submitting this drawing as a revised plan to the above application, and that meanwhile no further work would be undertaken until the matter has been resolved.

I explained that I would then re-consult on the revised plan and then put the application to the Development Control Sub-committee for the decision, with proposal for legal agreement as for application F/1999/0181. I also explained that meanwhile the decision notice on application F/1999/0181 would not be issued, even if the legal agreement is completed.

However, I advise you that the above refers to a note of our meeting only, and does not imply any indication as to the expected recommendation on the revised plan.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Phil Wratten, Enforcement Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 4 May, 2000
My ref. AO/F/1999/0181 & F/2000/0948

Linden Homes
Linden House
Guards Avenue
The Village
Caterham-on-the-Hill
Surrey CR3 5ZB

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 Elliot

PLOT 75 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 27 April and enclosed plan. I visited the site on 2 May and measured the layout of the footings of plot 75 as constructed, and also visited No. 45 Woodcock Court adjacent and measured distances from the house to the boundaries. I attached a sketch with these measurements marked on. I therefore consider that your enclosed sketch plan is not correct. The decision to approve the layout of plots 71-75 under application F/1999/0181, subject to a legal agreement, was taken on the basis that the houses on plot 75 and at Woodcock Court were to be in line at the front and rear, as shown on the submitted 1:500 scale plan No. 346/100. I also understand that the occupant of No. 45 Woodcock Court decided not to object to the proposal on the basis of this site plan. The footings for the rear elevation of plot 75 have been constructed so that the rear wall of plot 75 is 2.2m. to the rear of the rear wall of No. 45 Woodcock Court. I therefore strongly recommend that the constructed footings of plot 75 are removed and repositioned to be in line with the front and rear elevations of No.45 Woodcock Court, as shown on the approved layout plan. A new planning application for re-siting of plot 75 would be required for its present position, and by stating this in no way do I imply that such an application is likely to be considered acceptable.

Until this matter is satisfactorily resolved, you should heed the warning regarding ceasing work in the enforcement officer's letter to you of 26 April. I look forward to hearing your intentions in this matter, and if you wish to discuss it further please contact me.

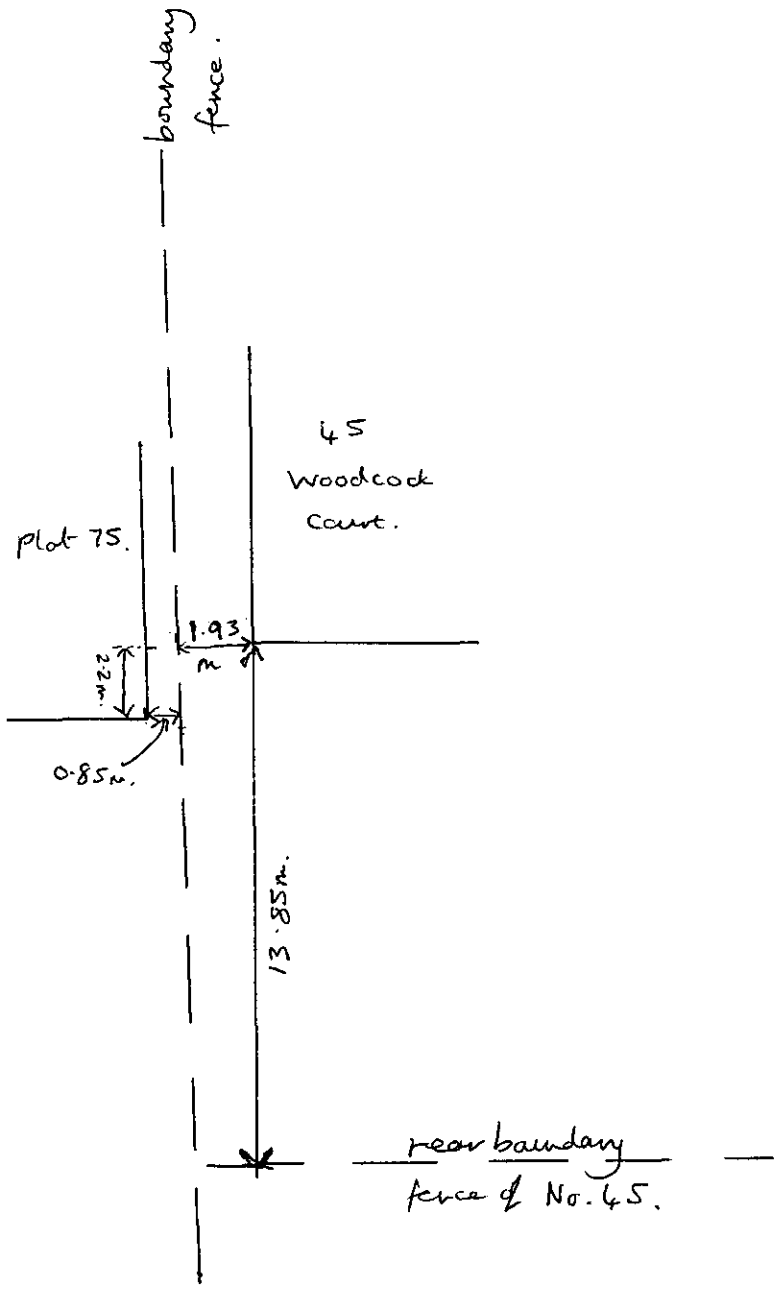
Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Enforcement Officer

NOT TO SCALE- measured dimensions marked on.



FAX TRANSMISSION

45 WOODCOCK COURT
THREE MILE CROSS
READING
BERKS RG7 1BZ

Telephone/Fax 0118 988 5809

To: Ms ANGELA ODELL **Date:** 3.5.2000.

Fax No: **Pages:**

From: PATRICK FOREMAN 45 Woodcock Court. RG7 1BZ

THIS IS TO CONFIRM THAT LINDEN ARE CONTINUING TO WORK ON PLOTS 75-72 AS THEY HAVE DONE SINCE YOU TOLD THEM IN WRITING TO STOP.

MAY I PLEASE REQUEST THAT YOU ENFORCE THIS, AND IF NECESSARY PUT A STOP ON THE SITE ~~EN~~ AS SUGGESTED BY YOUR ENFORCEMENT OFFICER?

THEY ARE MAKING A MOCKERY OF THE WHOLE PLANNING PROCESS - AND THEY ARE RIDING ROUGHSHOD OVER ME, YOU AND WOKINGHAM B.C.

PLEASE, THIS IS A SERIOUS BREACH OF OUR LIVING STANDARDS.

MAY I EXPECT A CALL FROM YOU ABOUT THIS?

PLANNING SERVICES	HPT 28941
PCL	TLS
DC	ENF
APP	
CS	
03 MAY 2000	
REPLY TO:	ACK:
	FILE:

Letter Faxed to WDC. 28/4/2000.

Planning Dept
Wokingham D.C.

ATTN. Ms Angela O'Dell

28.4.2000

Dear Ms O'Dell

Re Planning Permission F/1999/0181 & F/2000/0948
Grazeley Road, Three Mile Cross

I have received a letter from Mr Wratten today, and would like you to know that your advice to Linden to cease work at the above site has prompted a serious acceleration in the amount of men and machines working in this particular area of the site, in the true traditions of a self-confident developer.

I have also had some lengthy discussions with a senior executive at Linden's about related damage to our property (you know about the fence collapsing etc.), and he tells me that our house and Phase 1 generally is drawn in the wrong place at the wrong angle on their Application drawing 98/206/100 and its predecessors. I understand they have also told you this.

Far from it.

Attached are the dimensions showing the position of our house in relation to the boundaries at the back and the shared boundary, as well as the new house position in relation to the Permitted position. Our building line is parallel to the rest of the houses in the street, and to the border of the whole site.

The new structure is built almost 2 metres nearer to the back boundary than it should be – consequently overshadowing the back of our house, and is built a mere 800mm from and parallel to our fence instead of being 1100 to 2000mm away. My understanding is that this also is in breach of Building Regs fire recommendations.

We hope that you will be able to put a stop to all this and that Linden will be reasonable and considerate in the end, but this seems far from their thoughts at the moment.

I hope that these dimensions are clear and will be of some assistance to you.

Yours sincerely,

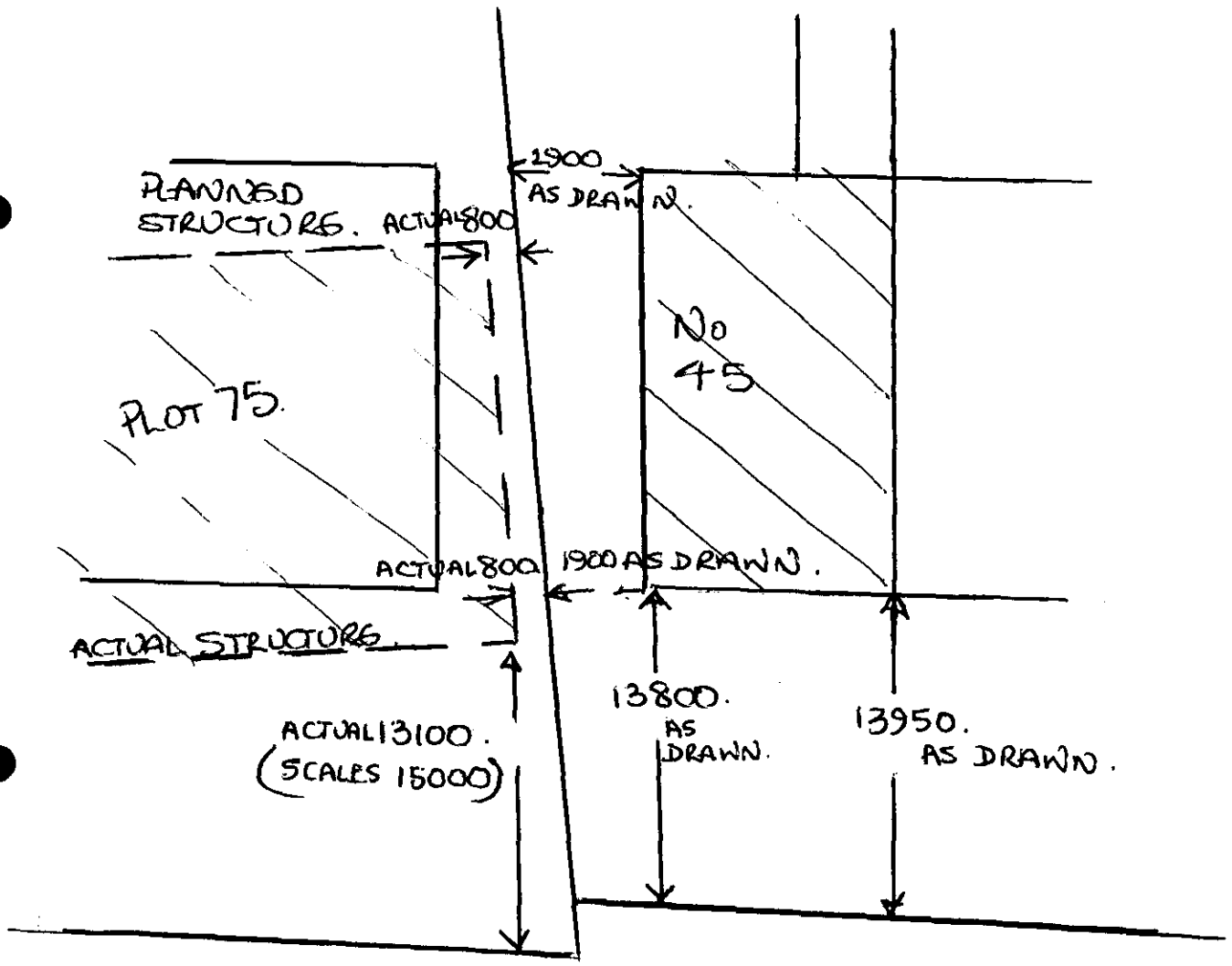
Patrick Foreman

P.C.Foreman

45 Woodcock Court
Three Mile Cross
Reading RG7 1BZ
0118 988 5809

PLANNING F/1999/0181 & F/2000/0948.

NOT TO SCALE.



PLOT 75 ACTUAL STRUCTURE SHOWN DOTTED.

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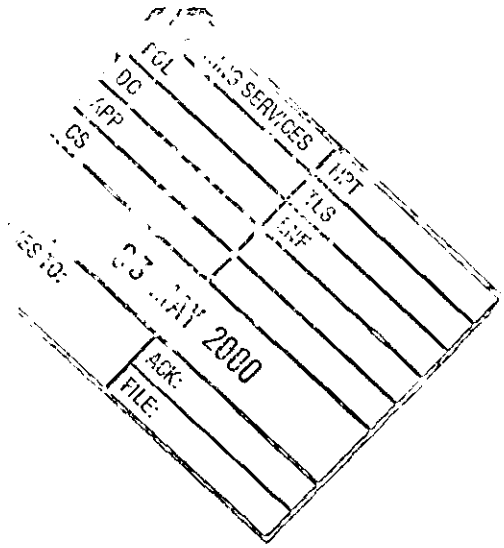

FCL
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SERVICES
HPT
TLS
ENF
03 MAY 2000
ACK:
FILE:

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: April 26, 2000
My ref: PIW/2/RFS/00/3317

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

The Planning Director,
'Linden Homes'
Linden House,
The Village at Caterham Barracks,
Coulsdon Road,
CATERHAM-ON-THE-HILL,
Surrey.
CR3 5YB

Dear Sir,

LAND REAR OF 72 – 90, GRAZELEY ROAD, THREE MILE CROSS, BERKSHIRE. PLANNING PERMISSION NO. F/1999/0181, AND F/2000/0948.

I write with reference to the above numbered planning applications and specifically with regard to the erection of a dwelling on the land adjacent to 45, Woodcock Court.

Drawing number 346/100 Revision G of application F/1999/0181, clearly indicates that the dwelling to be erected on Plot 75 is in line with the property of 45, Woodcock Court. Additionally the new dwelling is to be 1.2 metres (front) and 2.2 metres (rear)from the boundary with number 45. Observations of the site verify the fact that the dwelling under construction is only 800mm from the boundary and is set back so as not to be in line.

In consideration of the aforementioned, and the fact that the Legal Agreement applicable to the site has not yet been signed, I strongly advise that all development works cease. To proceed at this juncture will be at your own risk and expense. Further consultations should be made with Mrs Angela O'Dell, the planning case officer, on Wokingham 974 6445, prior to development works recommencing.

Finally it is requested that you inform me in writing immediately upon receipt of this letter as to your intentions in this matter.

Yours sincerely,

P I WRATTEN
Senior Planning Enforcement Officer

011898858099

PLANNING SERVICES	RPT 2887 Y
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CS	
02 MAY 2000	
COPIES TO:	ACK:
	FILE:

Planning Dept
Wokingham D.C.

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Yours sincerely,

Patrick Foreman

P.C.Foreman

45 Woodcock Court
Three Mile Cross
Reading RG7 1BZ
0118 988 5809

2

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

36. APPLICATION NO.2000/0948 ERECTION OF 5 DWELLINGS (AMENDMENT TO F/1999/0181) LAND REAR OF 72-90 (PLOTS 71-75) GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD FOR LINDEN HOMES SOUTH EAST LTD.

The Committee considered a report about this application set out on Agenda pages 327 to 340.

Members noted additional representations which had been received since the Agenda had been despatched.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990, and other statutory powers relating to the payment of additional compensation of £3,303.30 towards any improvement in the public open space provision in the locality which the Council wishes to make;

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No.2000/0948 be approved, subject to the conditions set out in the Agenda.

Application No. F/2000/0948 **Received 17.03.00** **Shinfield**

Applicant: **Linden Homes South-East Ltd**
Location : **Land rear of 72-90 (Plots 71-75) Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Erection of 5 Dwellings (Amendment to F/1999/0181)**

1. **Planning History** - The Sub-Committee of 23 February 2000 granted permission for 5 dwellings on Plots 71-75 subject to a variation of the existing Section 106 Agreement for the 44 dwellings already approved on the whole Phase 2 site (Application No. 99/70568/F). The 5 dwellings on Plots 71-75 were substitutes of house types. The variation of the Section 106 Agreement included an additional sum of £3,303.30 towards off-site recreation provision to off-set a small reduction in the amount of on-site Public Open Space to be provided. The Decision Notice for Application No. F/2000/0181 has not yet been issued.

   The proposal is before the Sub-Committee because the layout plan in the agenda report for the Sub-Committee of 23rd February 2000 showed a relationship with existing adjacent property which has now been found to be inaccurate. Work has started on construction of Plots 71-75 and is at slab level.

2. **Proposal** - Is to erect 5 dwellings as shown on the layout for Application F/1999/0181, but with an attached garage on Plot 74 and a slightly wider private drive to the land at the rear (3.9m instead of 3.5m wide). The whole site is the same size as for Application F/1999/0181. The revised plan for the current application shows the correct relationship with neighbouring property.

3. **Consultations** -
   - *Shinfield Parish Council :* Original plans - No comment.
   - *Highway Officer :* No objection subject to a condition.

   Any comments received on revised plans to be reported.

4. **Appraisal** - Main issue is effect on neighbouring property (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).

   The layout plan for Application F/1999/0181 showed that the proposed house on Plot 75 and No. 45 Woodcock Court would be in line at the front and rear and 4m apart. This was considered to be a satisfactory relationship and no objection was received from No. 45. However, this relationship has been found to be inaccurately plotted and the revised plan shows that No. 45 Woodcock Court is, in fact, in a more forward position, closer and at an angle to the house shown on Plot 75, and the gap between the house on Plot 75 and the side boundary fence is narrower.

   The main issue is the effect on daylight, sunlight and outlook from No. 45 Woodcock Court. The Council operates the BRE (Building Research Establishment) daylighting standards. The diagram attached shows that the house on Plot 75 would not breach the 45° standard in relation to No. 45 Woodcock Court. The rear projection of Plot 75 would cause some reduction in sunlight in the later parts of the day, particularly to the garden of No. 45. The rear projection of Plot 75 would also cause some reduction in outlook, but again, it is

considered of not such an amount as to warrant a recommendation for refusal. Therefore, whilst effect on No. 45 Woodcock Court is less satisfactory than the previously approved layout showed it would be, it is considered that the revised layout provides an adequate degree of amenity for the adjacent property.

5. **Conclusion** - Whilst the revised, correctly surveyed layout, shows a significantly less satisfactory relationship with No. 45 Woodcock, it is considered that there are insufficient grounds to recommend refusal to it.

6. **Recommendation** - GRANT planning permission subject to variation of the existing Section 106 Agreement for the 44 dwellings on the whole site and to it incorporating the additional compensation sum of £3,303.30 towards any improvement in public open space provision in the locality which the Council wish to make, and to the following conditions:

CONDITIONS

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

2. This permission relates to the application as amended by and shall be carried out in accordance with revised layout plan No. 99.206/100 Rev. A submitted to the Local Planning Authority on 23rd May 2000 showing correction to layout.

3. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including hard surface 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.

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

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

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

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

8. 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.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No development shall take place until there has been submitted to and approved 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.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. Prior to the commencement of development details of measurers to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details.

13. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no times on Sundays, Public or Bank Holidays.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway (other than the flank walls and fences shown on the approved layout).

15. Before any part of the development hereby permitted is commenced, (1) a landfill gas risk assessment shall have been submitted to and approved in writing by the Local Planning Authority; this is to establish whether or not there is a risk from migrating landfill gas and (2) any identified necessary works to mitigate the effects of gas shall be designed into the proposal in accordance with detailed plans to be approved by the Local Planning Authority.

16. The ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and

action plan to remedy any contamination shall be agreed in writing by the Local Planning Authority and carried out prior to the commencement of any other works in relation to any development on the site.

17. The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

18. Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic adjacent to the proposed development has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme to be approved by the Authority shall be completed before any permitted dwelling is occupied or by any alternative time which may be agreed in writing by the Authority. The scheme shall include details of noise mitigation measures, including window glazing and room ventilation provisions.

19. The proposed play area on the public open space shall be sited so that its perimeter fence is at least 20m from the boundaries of the approved dwellings.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory external appearance.
4. To safeguard the amenities of neighbouring residents and the locality.

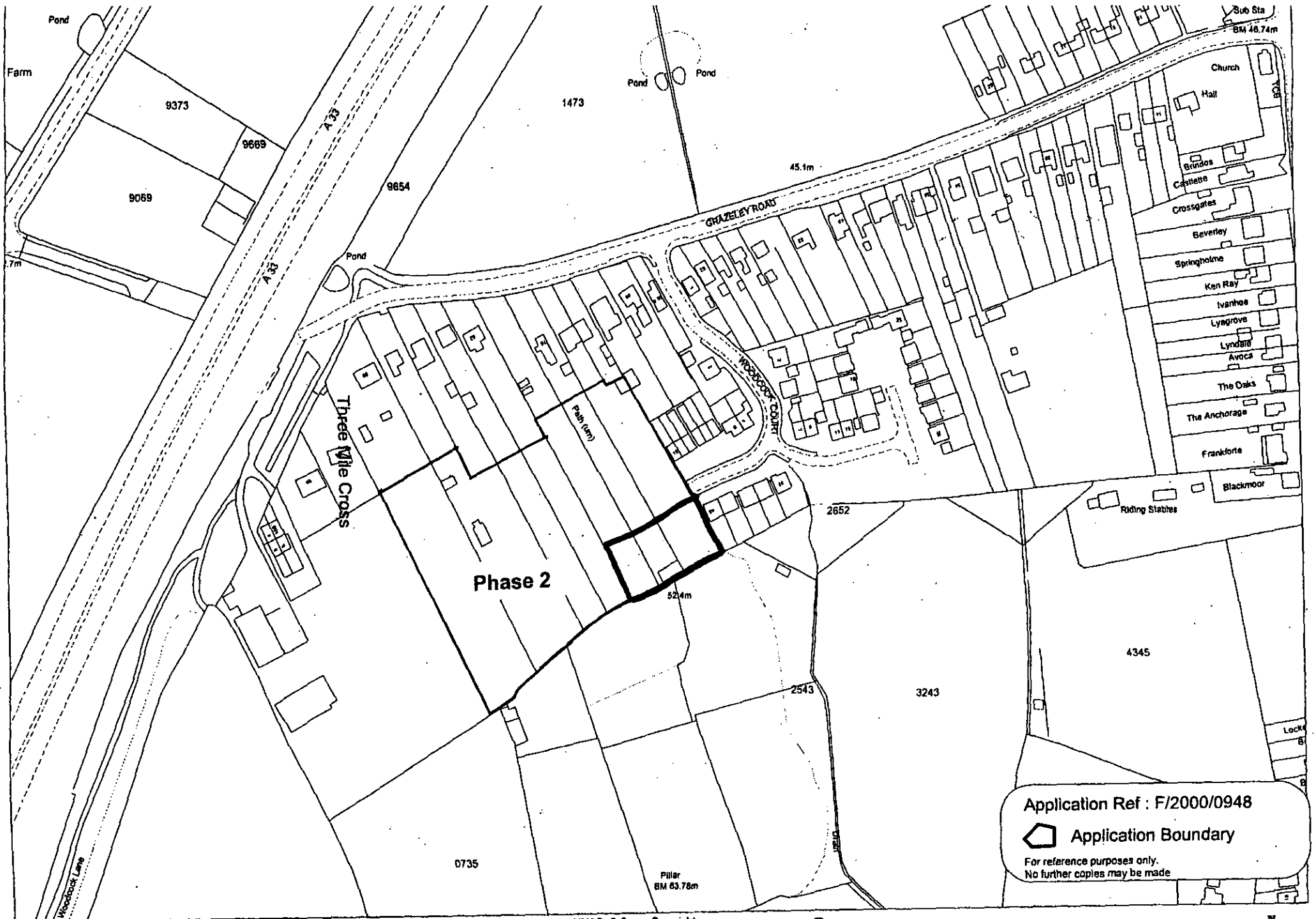
5, 16, 16, 18 & 19
In the interests of residential amenity.
6, 10, 11, 12 & 14
In the interests of visual amenity.

7. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety and convenience.
13. In the interests of the amenities of neighbouring occupiers.
15. There is a risk that gases from the Grazeley Road, Three Mile Cross could affect the proposed development. Based on the risk assessment, there may be a need for certain precautionary measures to be incorporated into the design of the proposed development or it may not be possible to implement this planning permission in accordance with statutory requirements.
17. To ensure satisfactory disposal of surface water.

INFORMATIVE

It is expected that play equipment will be installed on the Public Open Space.

Angela Odell



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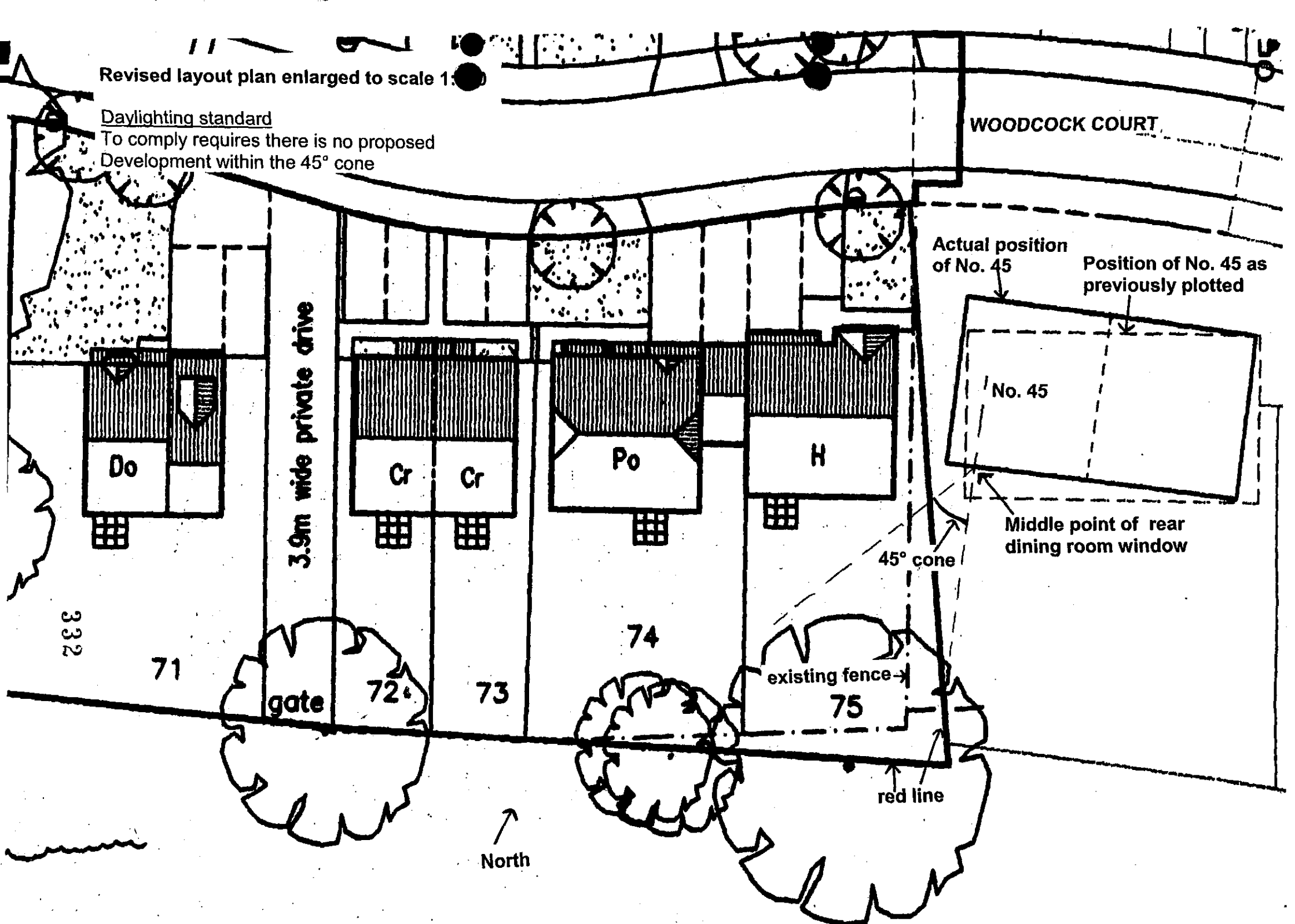
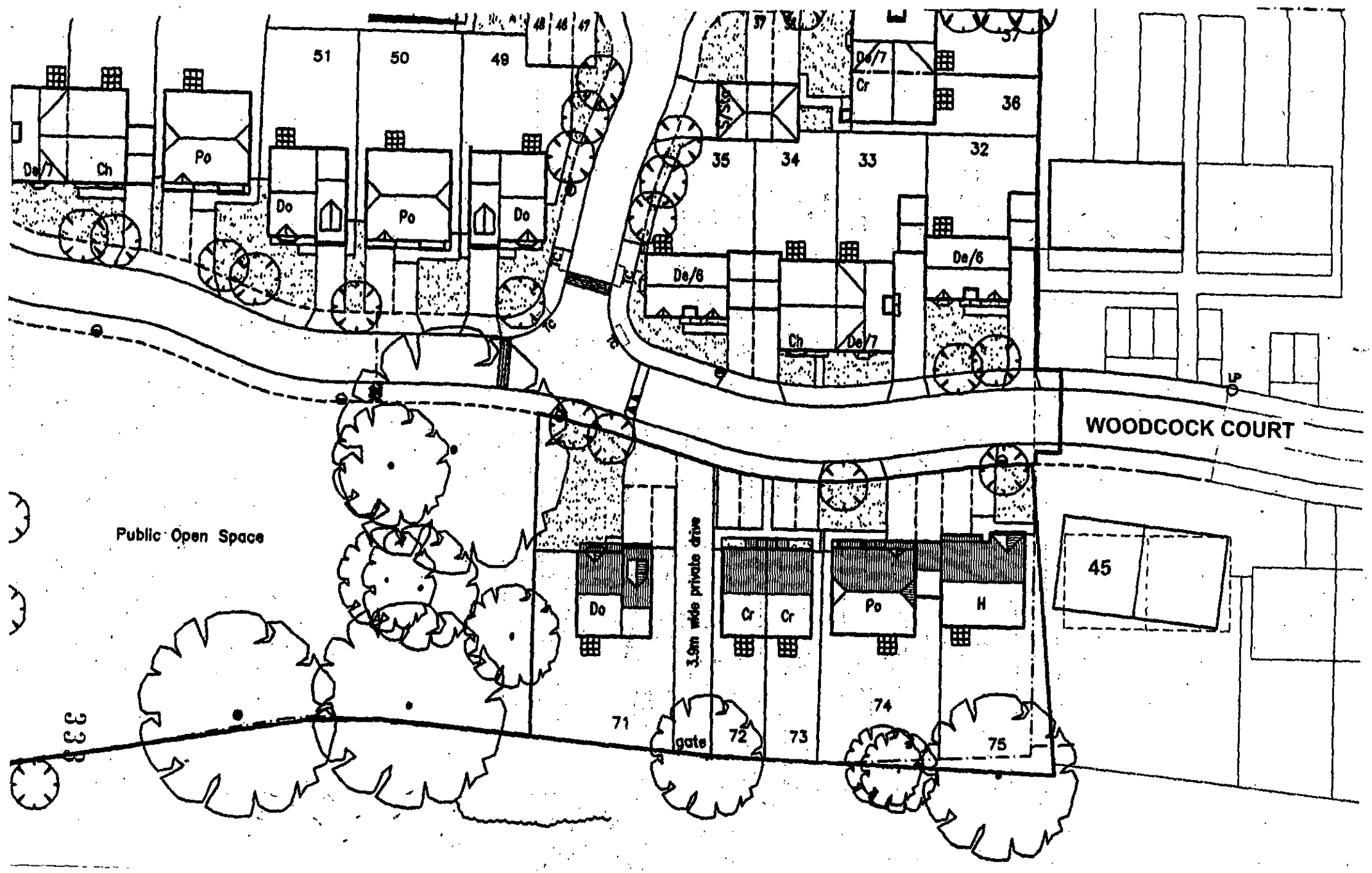
Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000

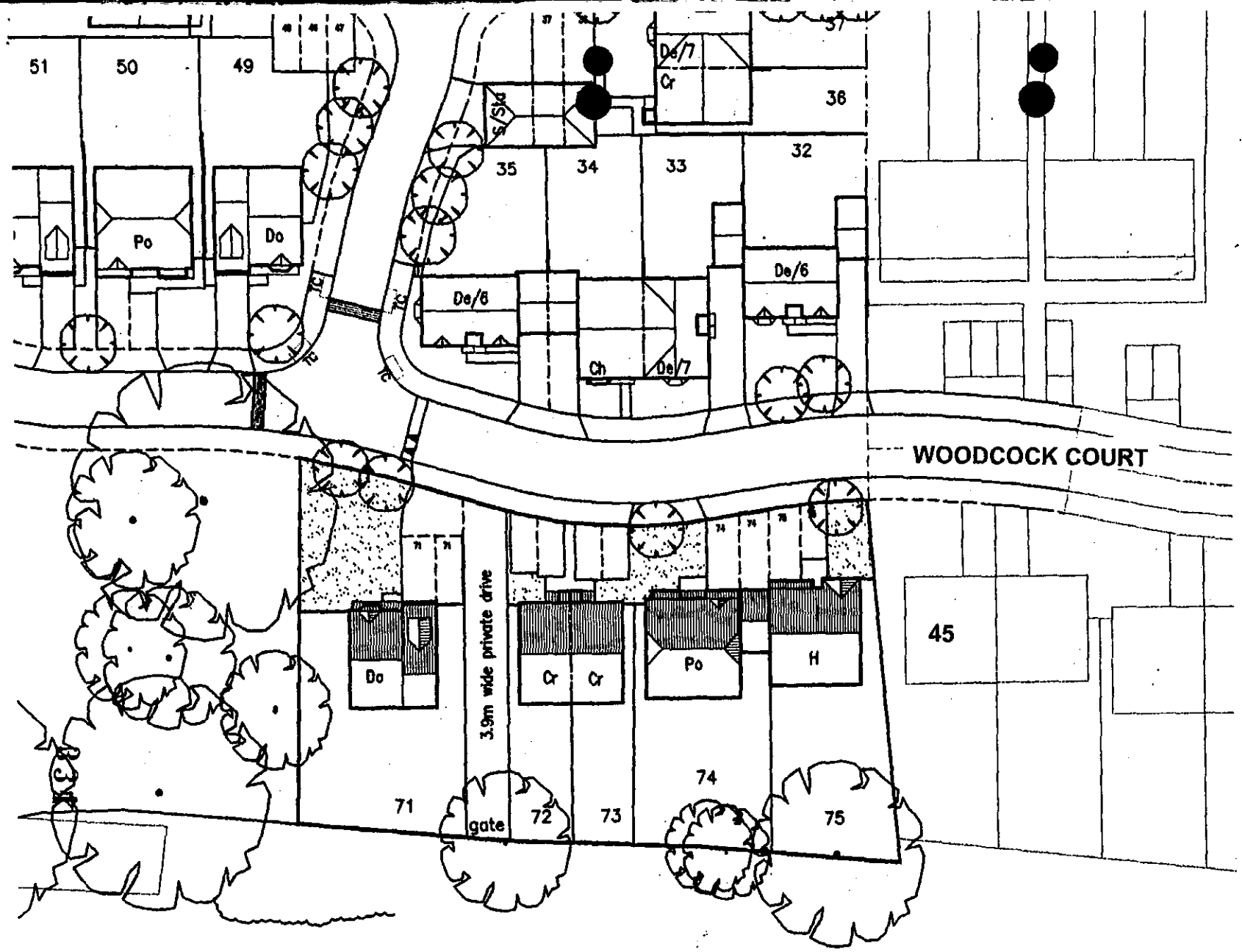
Scale: 1 : 2500

N W E S


Revised layout plan enlarged to scale 1:
Daylighting standard
To comply requires there is no proposed
Development within the 45° cone
WOODCOCK COURT
Actual position of No. 45
Position of No. 45 as previously plotted
No. 45
Middle point of rear dining room window
45° cone
3.9m wide private drive
Do
Cr
Cr
Po
H
332
71
gate
72
73
74
existing fence
75
red line
North



REVISED PLAN

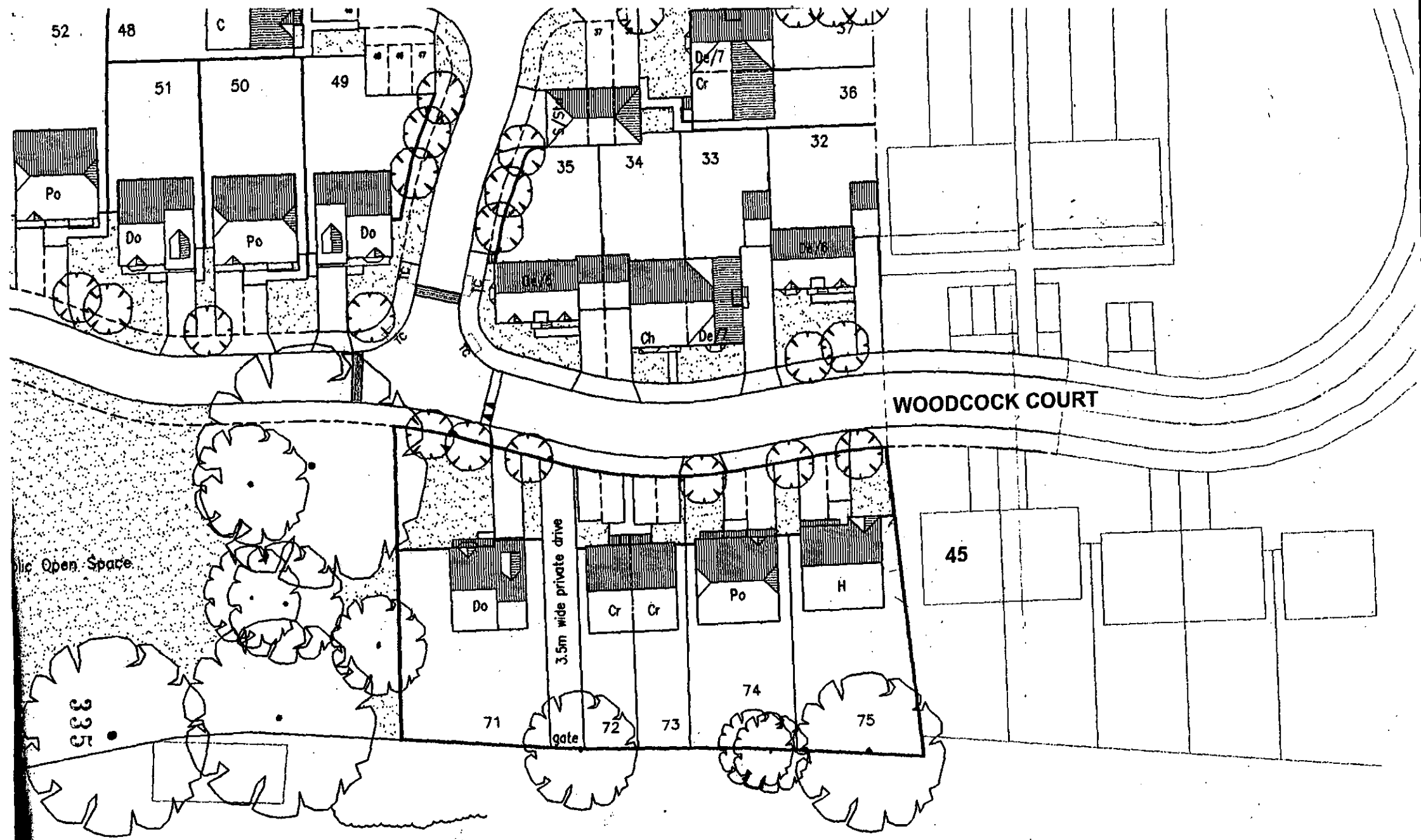


Existing trees to be retain

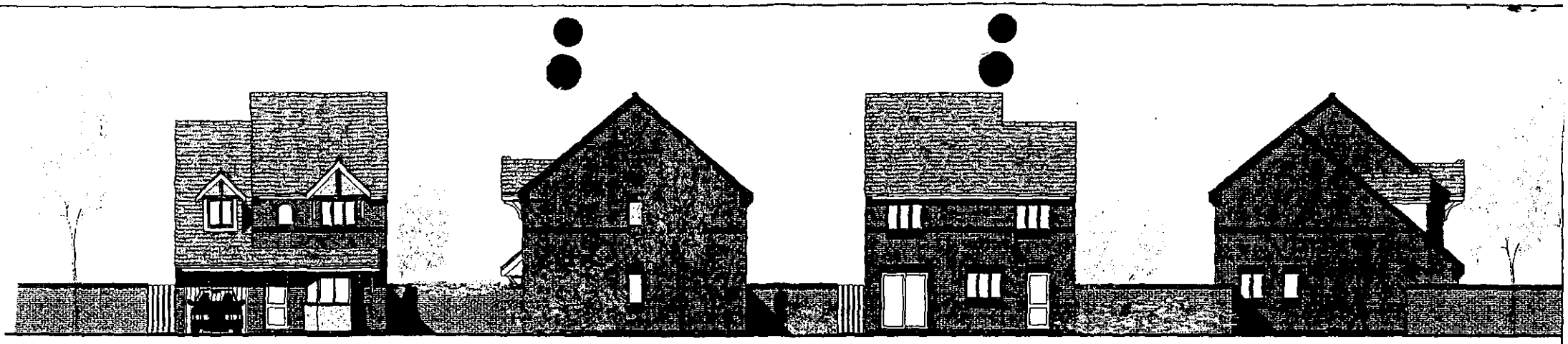
New planting - Indicative on

Site Area 0.16Ha (0.38Acres)

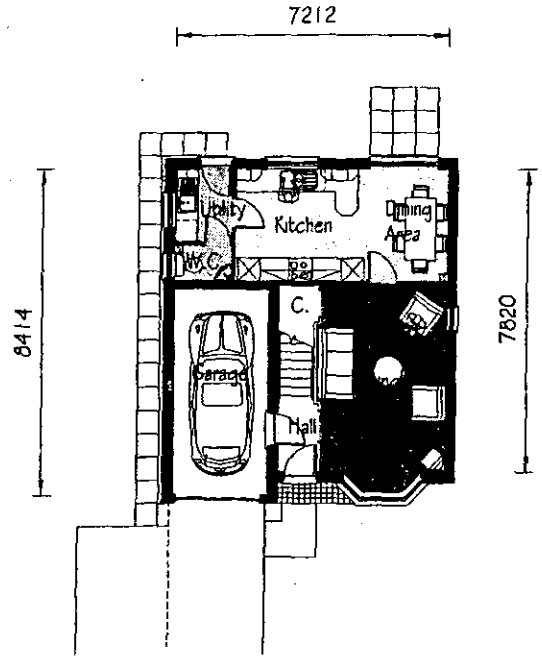
ORIGINALLY SUBMITTED PLAN FOR APPLICATION F/2000/0948



LAYOUT PLAN FOR APPLICATION F/1999/0181

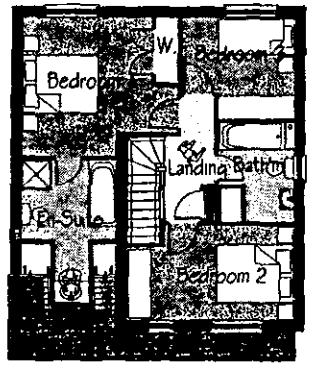


FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION



GROUND FLOOR PLAN

NOTE:
Windows, Front and Garage door styles all indicative only.
For site specific variations please refer to external specification schedule.



FIRST FLOOR PLAN

GROUND FLOOR

LOUNGE	3410 x 4810	11'2" x 15'10"
KITCHEN / DINER	5604 x 2920	18'5" x 9'7"
UTILITY	1533 x 1920	5'0" x 6'4"

FIRST FLOOR

BEDROOM 1	4127 x 3610	13'6" x 11'10"
BEDROOM 2	4435 x 2460	14'7" x 8'1"
BEDROOM 3	3010 x 2635	9'11" x 8'7"

GRAZELEY ROAD. PHASE 2A

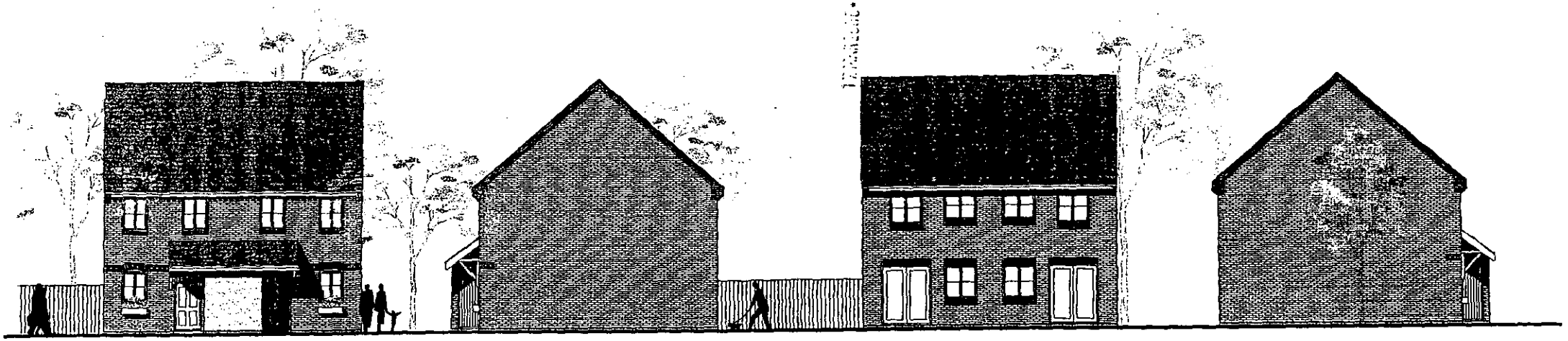
DOVEDALE PLOT 71

94.9sq.m. 1021.5sq.ft.
SCALE 1:100
DATE JUNE '99

LINDEN

99.206 / 104

336



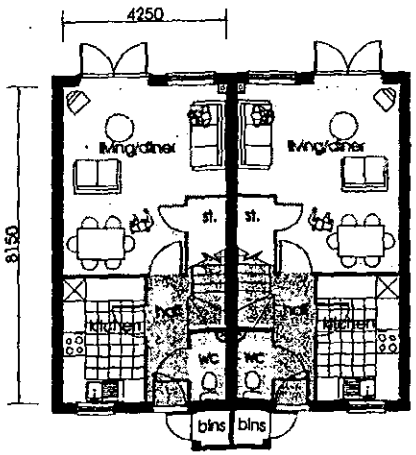
PLOT 73 PLOT 72

front elevation | side elevation | rear elevation | side elevation

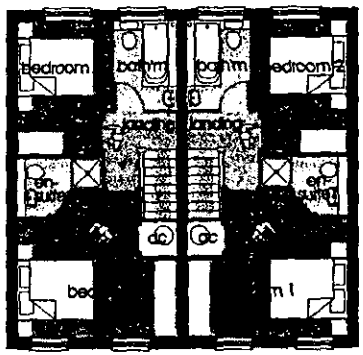
Finished Room Sizes

Room	Metric	Imperial
living / diner	4200 x 4637	13'10" x 15'11"
kitchen	2085 x 3150	6'10" x 10'4"
bedroom 1	4200 x 3674	13'10" x 12'1"
bedroom 2	2437 x 3450	8'0" x 11'4"

Note:
Windows, Front and Garage door styles all indicative only.
For site specific variations please refer to external specification schedule.



ground floor



first floor

Revisions:

A. End elevation added. Floor plans added. 09.12.99

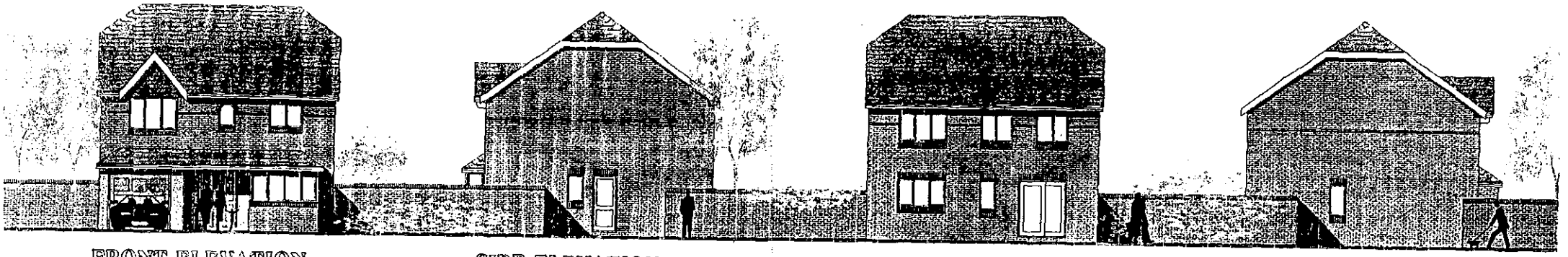
GRAZELEY ROAD PHASE 2A

CRANMORE

area: 70.1sq.m. 754.8sq.ft.
scale 1:100
date: Nov'99

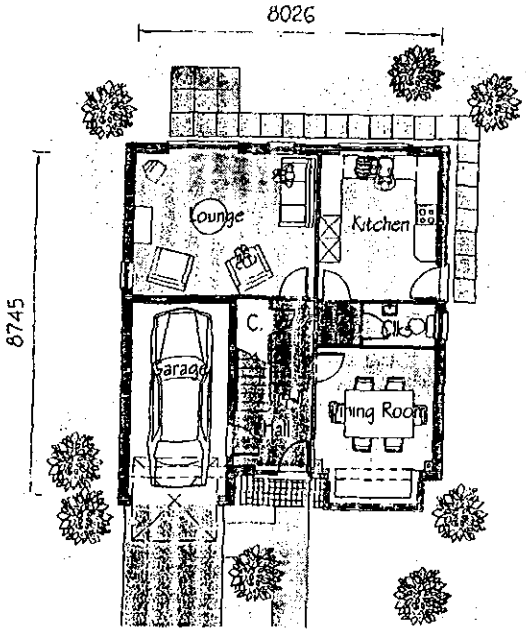
LINDEN

337

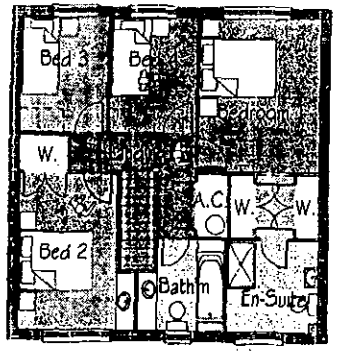


FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

338



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTE:
Windows, Front and Garage door styles all indicative only.
For site specific variations please refer to external specification schedule.

GROUND FLOOR

LOUNGE	4792 x 3666	15'8" x 12'0"
DINING ROOM	3144 x 3085	10'4" x 10'1"
KITCHEN	3144 x 3716	10'4" x 12'2"

FIRST FLOOR

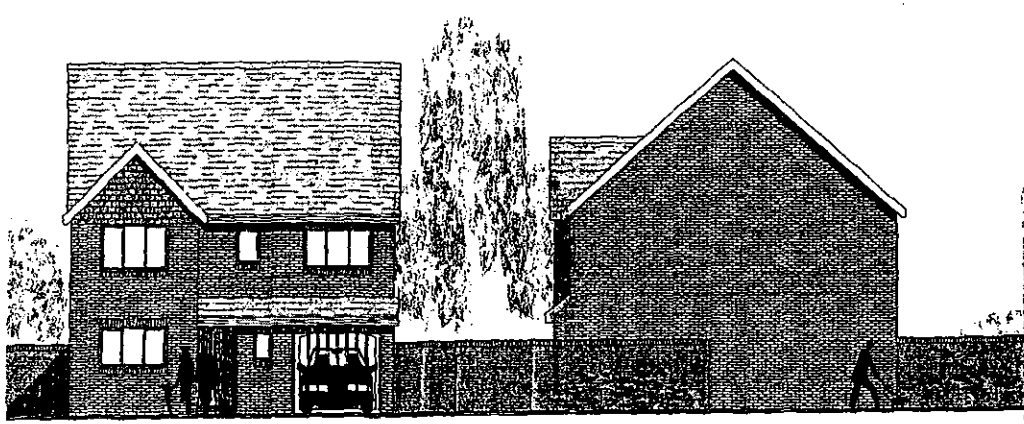
BEDROOM 1	3210 x 3958	10'6" x 13'0"
BEDROOM 2	2617 x 3993	8'7" x 13'1"
BEDROOM 3	2366 x 2983	7'10" x 9'10"
BEDROOM 4	2300 x 2983	7'6" x 9'10"

GRAZELEY ROAD PHASE 2A

PORCHESTER PLOT 74

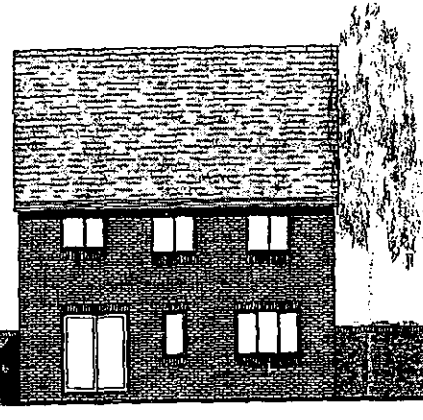
119.8sq.m. 1289.5sq.ft.
SCALE 1:100
DATE JUNE '99

LINDEN



FRONT ELEVATION

SIDE ELEVATION



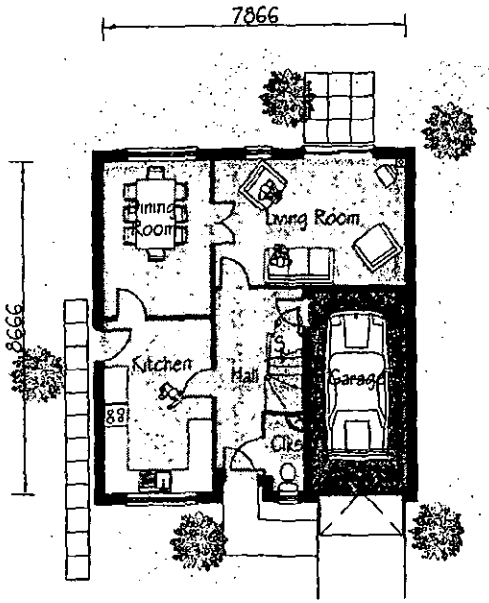
REAR ELEVATION



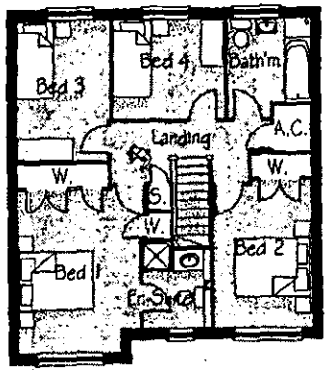
SIDE ELEVATION

17 Mar 2000 08:48

NOTE:
Windows, Front and Garage door styles all indicative only.
For site specific variations please refer to external specification schedule.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

LIVING ROOM	5010 x 3300	16'5" x 10'10"
DINING ROOM	2766 x 4076	9'1" x 13'5"
KITCHEN	2766 x 4500	9'1" x 14'10"

FIRST FLOOR

BEDROOM 1	3466 x 4300	11'5" x 14'1"
BEDROOM 2	2625 x 3700	8'7" x 12'1"
BEDROOM 3	2550 x 3700	8'5" x 12'1"
BEDROOM 4	2400 x 3781	7'11" x 12'5"

GRAZELEY ROAD PHASE 2A

HANBURY PLOT 75

116.6sq.m. 1255.1sq.ft.
SCALE 1:100
DATE Oct '99

Revisions:
A Unit handed. 09.12.99

LINDEN

99.206 / 103 A

339

Existing houses at Nos. 43 & 45 Woodcock Court



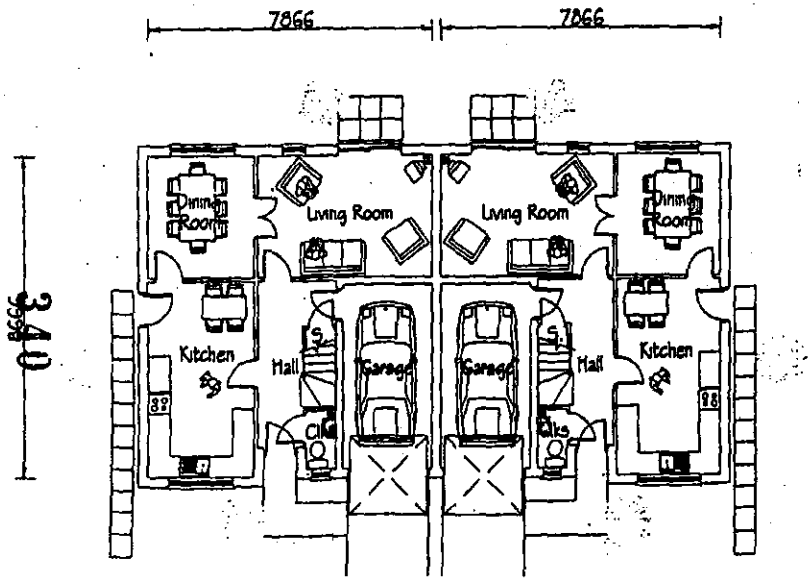
No. 43 FRONT ELEVATION No. 45



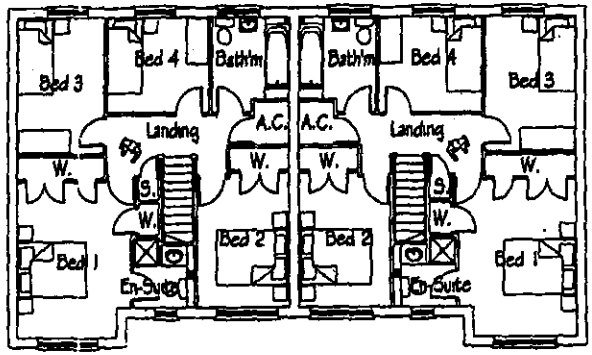
No. 45 No. 43

SIDE ELEVATION REAR ELEVATION SIDE ELEVATION

NOTE:
Windows, Front and Garage door styles all indicative only.
For site specific variations please refer to external specification schedule.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

LIVING ROOM	4860 x 3300	15'11" x 10'10"
DINING ROOM	2916 x 3200	9'7" x 10'10"
KITCHEN	2916 x 5276	9'7" x 17'4"

FIRST FLOOR

BEDROOM 1	3466 x 4300	11'5" x 14'1"
BEDROOM 2	2625 x 3500	8'7" x 11'6"
BEDROOM 3	2550 x 3700	8'5" x 12'1"
BEDROOM 4	2400 x 3781	7'11" x 12'5"

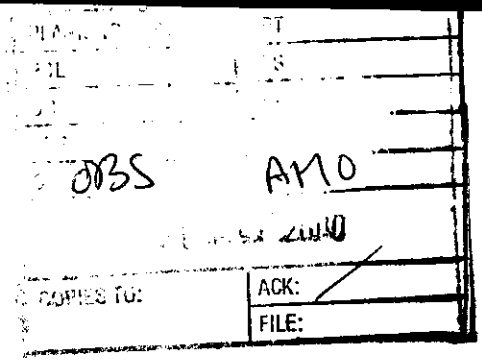
7/ 6661 / F

HANBURY
ELEVATION STYLE A

116.6sq.m. 1255.1sq.ft.
SCALE 1:100 / 1:150
DATE APR'97
REV. 1

LINDEN

Dwg 4480-9
PLOTS 10, 11, 12 & 13



Wokingham District Council
Planning Services
P.O.Box 157
Shute End
Wokingham,
BERKS RG40 1WR

For the attention of Ms Angela Odell
Ref F/2000/0948

25.05.2000

Dear Ms Odell,

Plots 71-75, Grazeley Road, Three Mile Cross
Re- Surveyed Layout – F/1999/0181

Thank you for your letter dated 19th May.

We have decided to withdraw our objections to the positioning of the properties being built, and will not be contesting the amended application for Planning Permission.

Yours sincerely,

For Mr. & Mrs P.C.Foreman

45 Woodcock Court
Three Mile Cross
Reading RG7 1BZ

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0948

Applicant : Linden Homes South East Ltd C/O C A Lennon Associates.

Location : Land Rear Of 72-90 Plots 71 - 75 , Grazeley Road, Three Mile Cross, Reading.

Proposal : Proposed erection of 5 dwelings (Amendment to F/1999/0181).

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/03/2000

Earliest Date for Decision : 17/04/2000

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

Application Expiry Date: 12/05/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0948

Appraisal :

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

Application Number F/2000/0948
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 72-90 Plots 71 - 75 Grazeley Road Three Mile Cross Reading.

APPLICATION NUMBER: F/2000/0948

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 19 May 2000

Full plan to follow.

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0948

Location: Land Rear Of 72-90 Plots 71 - 75, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed erection of 5 dwelings (Amendment to F/1999/0181).

Applicant: Linden Homes South East Ltd C/O C A Lennon Associates.

Case Officer: Angela Odell

The new plans show the following: Re-surveyed layout.

Comments are required by 29/05/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2000/0948 (Ludhouse) Date Rec. 19.5.00

Location: Plots 71-75, Land to rear of 72-90 Grove ley Road, Three Mile Cross

Parish Shinfield

Applicant: Leiden Homes.

Description of attached plans ~~Correctly~~ Re-surveyed layout.

Also urgent please Hard copies of plans to arrive Monday. Thanks Angi

Dra

CONSULTEES

Copi ...lly be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: Nos 18 & 45 Woodcock Court.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AO

Consultations Sent by Admin. on 19.05.05.

Yellow - Part One Copy
Green - Officer's Copy

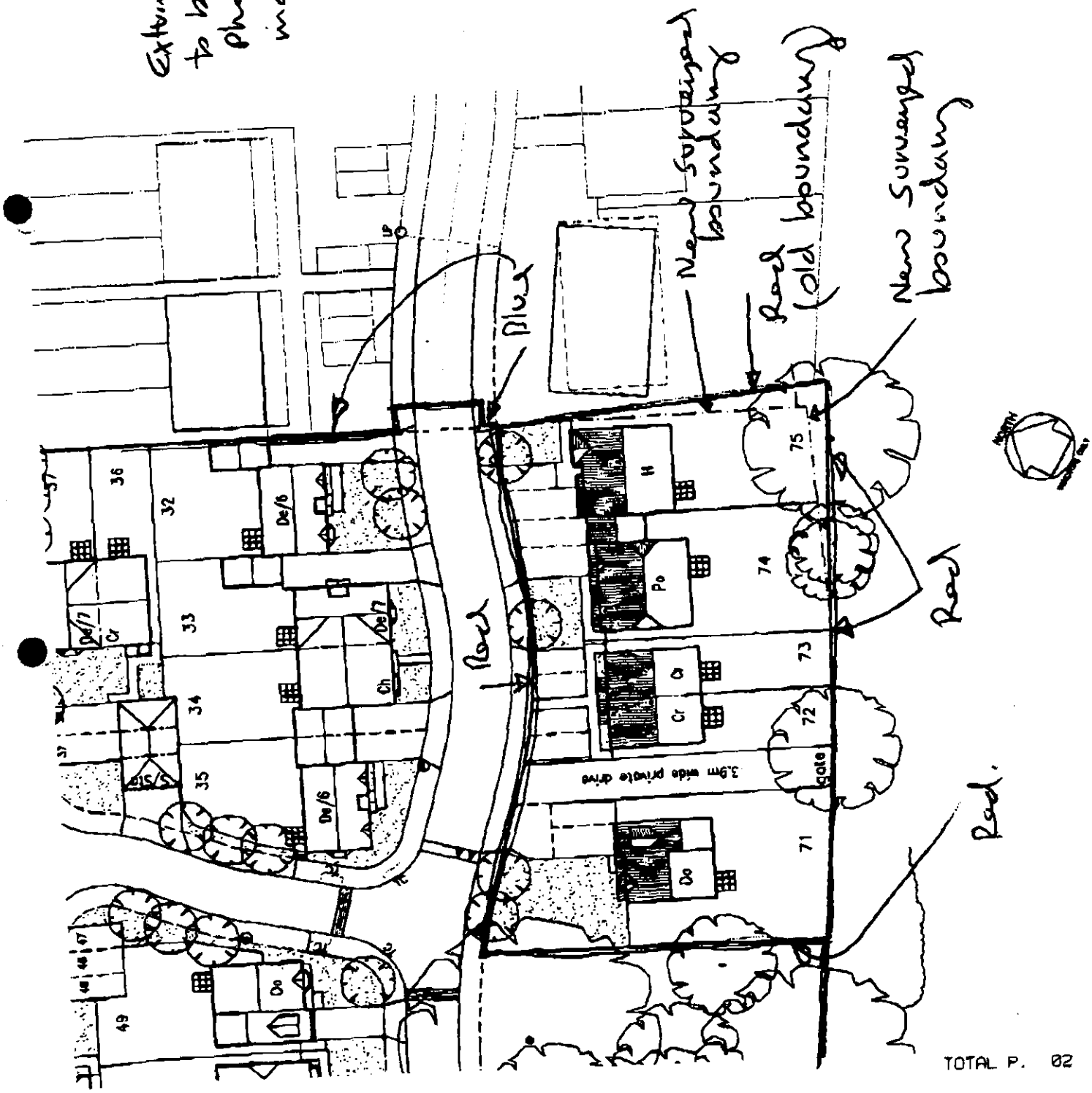
To ANGELA ODELL
Company
From DUNCAN GIBSON
Company LENNON PLANNING
Tel No
No. of Pages
FAX Post-it Fax Note
Ref No: 7688

LIND

PROJECT Phase 2, Grazeley R
Reading

DRAWING STA
PLANN

Extract only - on layout to be sent out all of phase 2 site is indicated



TOTAL P. 02

01344 874744

Extract only - on layout to be sent out all of phase 2 site is indicated

To	ANGELA ODELL
Company	
From	DUNCAN GIBSON
Company	LENNON PLANNING
Tel No	
No. of Pages	

FAX Post-it® Fax Note

Ref No: 7688

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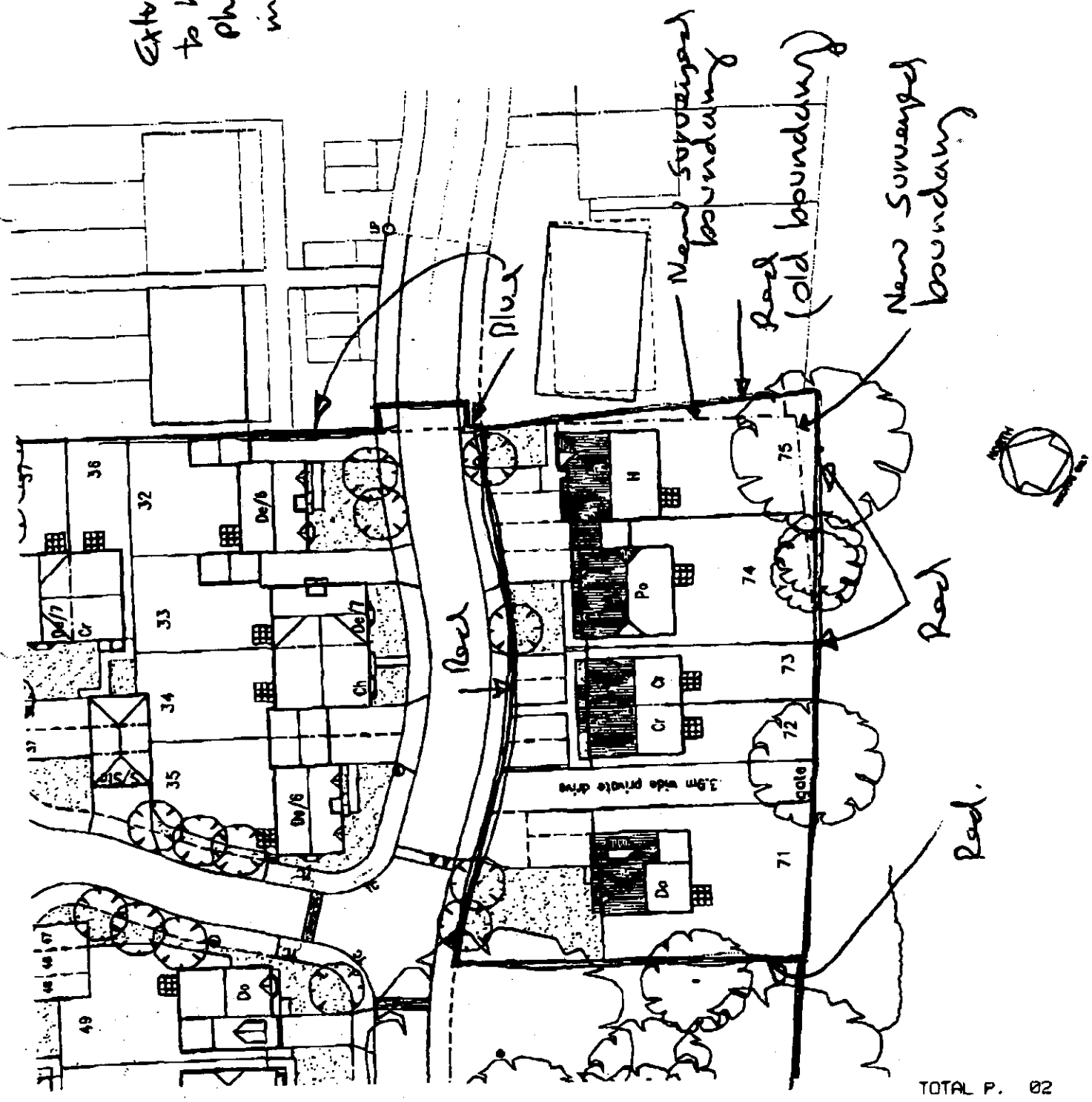
DRAWING STA PLANN

BI DES

PROJECT Phase 2, Grazeley R



28923

LINDEN HOMES

LINDEN HOUSE
GUARDS' AVENUE
THE VILLAGE
CATERHAM-ON-THE-HILL
SURREY CR3 5ZB

TELEPHONE 01883 334400
FAX 01883 348108
E-MAIL
south-east@lindenhomes.co.uk

27th April 2000

COPIES TO:	ASK:
	FILE:

Mrs. O'Dell
Planning Department
Wokingham District Council
P.O. Box 153
Shute End
Wokingham
Berkshire RG40 1WL

Dear Mrs. O'Dell,

Re: Development at Grazeley Road, Three Mile Cross. Phase 2

I refer to our recent telephone conversation and understand that you have now received my fax that I sent across on 25th April 2000.

This relates to the apparent discrepancy between the siting of Plot 75 on Phase 2 and No.45 Woodcock Court.

We have checked back through our plans and have found that our site survey for Phase 2 had incorrectly plotted the position of No.45 Woodcock Court and, unfortunately, this error had transferred on to the planning layout.

I enclose an extract from the planning layout on which I have marked on the correct information and trust that this will concur with your own observations when you visit the site over the week-end.

We are of the view that the relationship between the respective properties is still acceptable in planning terms. However, I await your comments when I speak to you on Tuesday 2nd May 2000.

Yours sincerely,

Terry Elliott

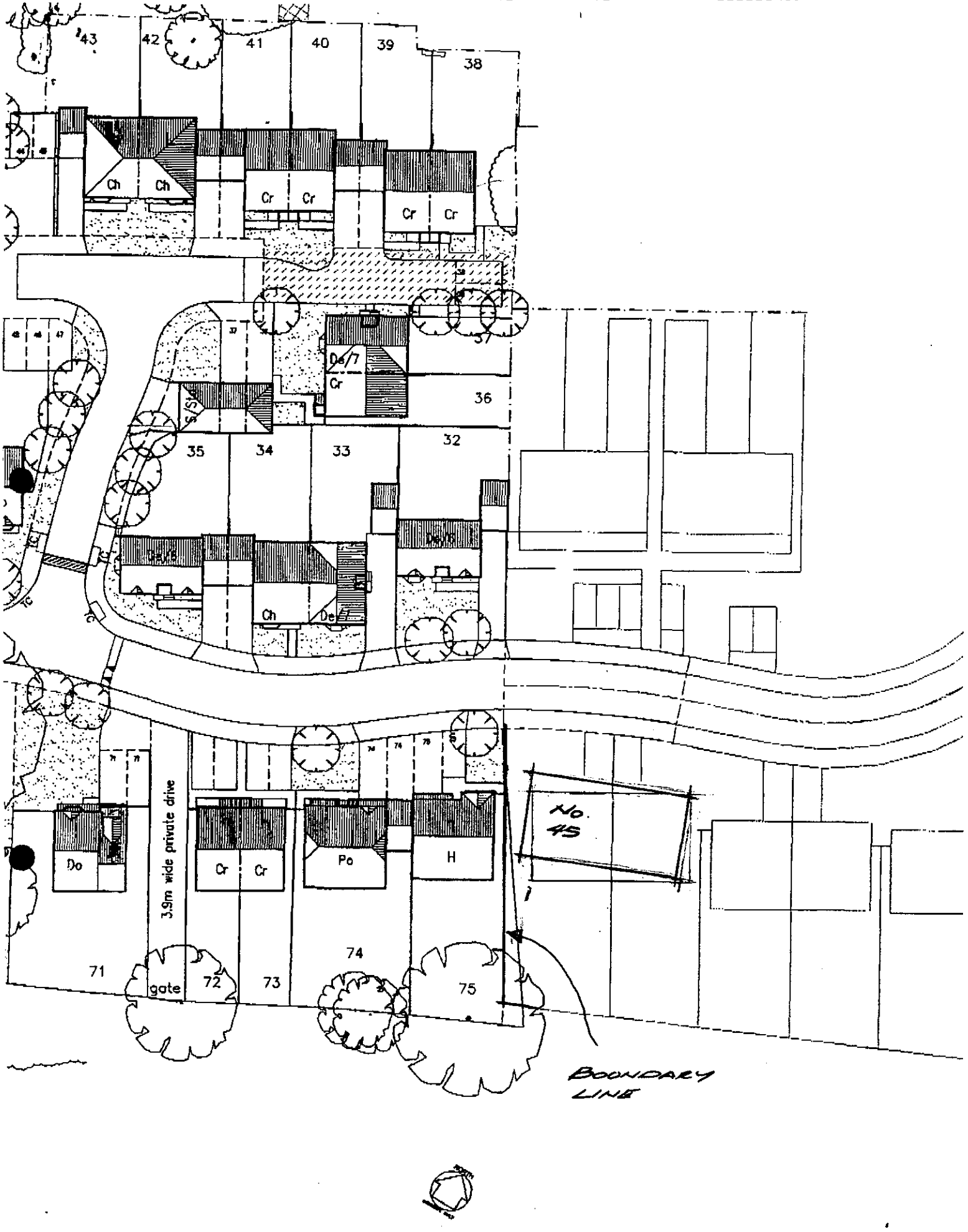
Enc: As mentioned

LINDEN HOMES SOUTH-EAST LIMITED

DIRECTORS: PHILIP J. DAVIES (Chairman); LOU JOVIC; SILVANO AMATO (Secretary);
CHRISTOPHER J. O'SULLIVAN; IVAN BALL; NATALIE BREWIN; TOBY BALLARD.

Wokingham D.C.-TE-Grazeley Rd 27/04/00

REGISTERED ADDRESS: 6 LONDON STREET, CHERTSEY, SURREY KT16 8AA REGISTERED IN ENGLAND AND WALES NO. 2849445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3.9m wide private drive
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No. 45
71
gate
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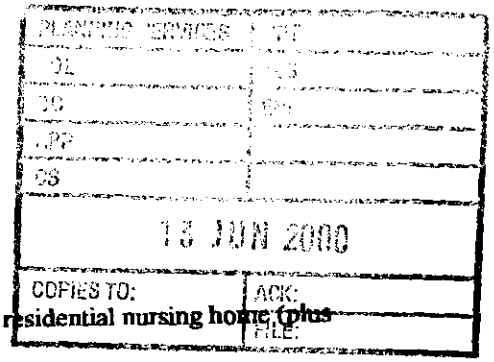
73
74
75
BOUNDARY LINE

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 24 March 2000

Application Number: F/2000/0948

Proposal: Proposed erection of 5 dwelings (Amendment to F/1999/0181).

Site Address:
Land Rear Of 72-90 Plots 71 - 75 , Grazeley Road, Three Mile Cross, Reading.

Applicant:
Linden Homes South East Ltd C/O C A Lennon 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).

Sc. 23- Parking & Garaging (SR 06)

Signed: N.S. Trotter **Print name:** N Trotter

11-4-00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 April 2000

Location:	Land Rear of 72 – 90, Plots 71 – 75 Grazeley Road, Three Mile Cross, Shinfield
Proposal:	PROPOSED ERECTION OF 5 DWELLINGS (AMENDMENT TO F/1999/0181)
Application Number:	F/2000/0948

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

I have no objection to the proposed amendment, however a revised landscape scheme should be submitted showing the changes.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 19 May 2000 **Full plan to follow.**

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0948

Location: Land Rear Of 72-90 Plots 71 - 75, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed erection of 5 dwelings (Amendment to F/1999/0181).

Applicant: Linden Homes South East Ltd C/O C A Lennon Associates.

Case Officer: Angela Odell

The new plans show the following: Re-surveyed layout.

Comments are required by 29/05/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

As previously on 0181.

S. Knowles

24.05.00

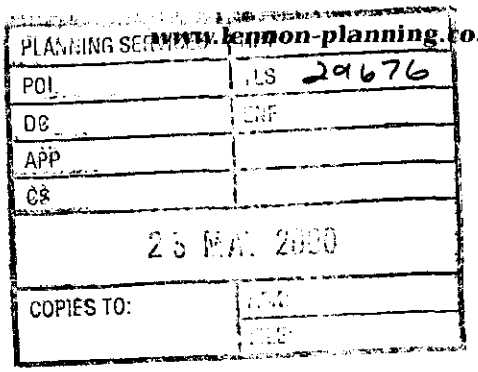
LENNON
PLANNING LTD

13 Hermitage Parade, High Street, Ascot SL5 7HE

Telephone: (01344) 873887
Fax: (01344) 874744
E-mail: consultancy@lennon-planning.co.uk
www.lennon-planning.co.uk

Our Ref: DAG/wdc
22 May 2000

Mrs A Odell
Planning Services
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks RG40 1BN



Dear Mrs Odell

Re: **Grazeley Road plots 71-75**

I attach herewith 5 no. copies of drawing 99.206/100 rev. A relating to plots 71 to75 Grazeley Road as discussed.

If you require anything further I trust that you will not hesitate to contact me.

Yours Sincerely

Duncan Gibson

F/2000/0902
Location: 231 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to replace existing extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0893
Location: 7 Clares Green Road, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0815
Location: 3 Askew Drive Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

0/2000/0560
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
New Plans show: Omitting the garage to plot 1.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land Rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568 for the approval of slab levels & surface water drainage systems.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0974
Location: Land rear of 72-90 plots 71-75 Grazeley Road, three Mile Cross
Proposal: Details to comply with conditions 10 & 11 of consent 99/70568/F for the approval of hard & soft landscaping
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0973
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568/F for the approval of slab levels & surface water drainage systems
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 5 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

Received by Wokingham District Council

Application No: F/2000/0948

Proposal:
Proposed erection of 5 dwelings (Amendment to F/1999/0181).

Location:
Land Rear Of 72-90 Plots 71 - 75 , Grazeley Road, Three Mile Cross, 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. 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 Angela Odell 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: 17 MAR 2000	Map No. 71 Site 015
Officer: AO / Application No. F|2000|0948	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

~~Wrong~~ ☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 5 DWELLINGS
(AMENDMENT TO F\|1999\|0181)

Location: PLOTS 71-75 ~~[illegible]~~ LAND REAR OF 72-90 GRAZELEY ROAD

Parish: SHINFIELD Ward: Shinfield 24.3.2000

Applicant: LINDEN HOMES SE LTD
re-submission 1999\|0181

Fee Received 00-00 Required ? Additional ..... Refund .....
No fee paid check history fee paid on F\|999\|0181

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 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:

.....

.....

.....

NEIGHBOURS:

..... See attached plan (red hide) for adjacent house in Woodcock Court

..... 45 Woodcock Court Shinfield

.....

.....

.....

.....

.....

.....

[redacted]

17 MAR 2000* 0948

Our Ref: MHC/mja
15 March 2000

C.A. LENNON ASSOCIATES
Town Planners &
Local Government Consultants
Oxford House · 2A Oxford Road East
Windsor · Berkshire · SL4 1EF
Telephone · 01753 850614
Fax · 01753 841321
Email - consultancy@lennon-planning.co.uk

[redacted]

Mrs A Odell
Planning Services
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mrs Odell

Plots 71 to 75, Phase 2A - Land off Grazeley Road, Three Mile Cross

I refer to our meeting on Tuesday 7 March 2000 in connection with the above.

As discussed, please find enclosed an application for full planning permission which will effectively supersede Application F/1999/0181.

As you know, you felt unable to accept this proposal as an amendment to that consent because the proposal includes an additional garage in between Plots 74 and 75 and the slight relocation of Plot 71 to allow an amendment to the agricultural access.

I confirm my conversation with Mrs Hurst to the effect that the application maintains the same red line as the previous application F/1999/0181 and therefore no fee is payable. This also means that the contributions etc which were discussed as part of that application remain the same and will be applicable to the current application.

A schedule of drawings is attached to this letter.

I look forward to discussing the proposal further with you at such time as your consultations have been completed.

Yours sincerely

Mark Carter

Enc

GRAZELEY ROAD
PLANNING APPLICATION

MARCH 2000

SCHEDULE OF DRAWINGS

Job No 99.206

OS extract
100 Site layout
101A Cranmore
102 Porchester
103A Hanbury
104 Dovedale
105 Temporary sales office
106 Plots 74 and 75

1789/a

SECTION 66 CERTIFICATE

Application No.

17.MAR2000* 0548

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.

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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
MR & MRS BRIGDEN	74 GRAZELEY ROAD THREE MILE CROSS	15-3-2000
MR & MRS GEEN	31 ARTHUR ROAD WOKINGHAM	15-3-2000

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

- 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

(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 . . . . . .

On behalf of . . LINDEN HOMES SOUTH EAST LIMITED . . . . . .

Date . . . . 15th MARCH 2000 . . . . . .

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

REAR OF

DDRESS GRAZELEY ROAD PARISH SHINFIELD

(71)

LOT No. ORD. SHEET No. SU-7068-7168

UILDER

an No.	Applicant	Description of Development	Date of Decision	Decision
/161/70 ✓	MESSRS. N.C.W. BROWN	O/L. 52 HOUSES & GS. R/O 44-70	30.9.70	REF
446	✓	RES. DEV. R/O 54-66	25.5.88	REF
1998	✓ CHARLES CHURCH	O/L RES. DEV. R/O 64-68	6.1.94	REF
64320/O	✓ LINDEN & BEWLEY O/L	R/O 20-70 - 43	22.4.97	W.D.
	(APPEAL)	DWELLINGS & GARAGES		
4686/F	✓ APPEAL LINDEN HOMES	R/O 44-70 31 DWELLINGS & GS.	16.1.97	REF
64734/F	APPEAL BEWLEY "	R/O 20-36 19 "	16.1.97	REF
6558/F	"	" " 36 " ~~[illegible]~~	10.5.99	C/ALA
6611/F	✓ LINDEN HOMES	" 44-70 31 " (REVISION)	21.7.98	C/ALA
0120	" "	Dem 2 dwellings 64+66	22.12.97	App
7/0154/A	✓ "	31 new houses R/O	16.12.97	App
		44-70		

IINISTRY DECISION 0/161/70 - APPEAL DISMISSED - 26.11.71 41998 - APPEAL DISMISSED - 22.7.90

~~PECIAL~~ ~~[illegible]~~S 96/64686/F ~~[illegible]~~ - APPEAL ALLOWED - 24.9.97

216.2.98 - Signs 96/647341F - APPEAL DISMISSED - 24.9.97

333
2

Rear of

ADDRESS Grayeley Road Three Mile Cross **PARISH** SHINFIELD 78 (TH)

PLOT No.

BUILDER **ORD. SHEET No.** SU 7068-7168

Plan No.	Applicant	Description of Development	Date of Decision	Decision
7/0154	Linden Homes	31 new houses	11/12/97	REJ.
67239/A	" R/O 44-70	Erection of Sign	17/4/98	REF.
68012/F	BEWLEY " HOMES R/020-36	16 HOUSES/GARAGES/PUMPING STATION.		C/ALA
98/7606	Bewley Homes PLC "	Erect 16 new dwellings	9/6/98	C/A
68687/F	Land R/074-90	Erect 44 Dwellings & garages		C/ALA
70568/F	"	"	3/3/00	C/A
99/0196	Linden Homes S.E. Ltd	44 new dwellings	6/10/99	APP
999/0181	Linden Homes SE Ltd Land R/O 72,74,76	Erect 5 dwellings - substitution of house types plots 71-75		

MINISTRY DECISION PD Eng - 88-90 - RES.DEV. - Ripton - 14/2/00

SPECIAL ORDERS 67239 - APPEAL ALLOWED - 9-8-98

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit 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

17.MAR2000* 0948

1.	APPLICANT'S NAME	LINDEN HOMES SOUTH EAST LIMITED
	ADDRESS	LINDEN HOUSE, THE VILLAGE AT CATERHAM BARRACKS, COULSDON ROAD, CATERHAM-ON-THE-HILL, SURREY
	POST CODE	CR3 5YB PHONE 01883 334400
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	C. A. LENNON ASSOCIATES
	ADDRESS	OXFORD HOUSE, 2A OXFORD ROAD EAST, WINDSOR, BERKS
	POST CODE	SL4 1EF PHONE 01753 850614
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	PLOTS 71-75, PHASE II, LAND TO THE REAR OF GRAZELEY ROAD, THREE MILE CROSS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		FURTHER AMENDMENTS TO PLOTS 71-75 (FORMERLY PLOTS 40-44) TO INCLUDE ADDITIONAL GARAGE, AMENDED SITING AND ACCESS DETAIL
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.155
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

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 ? N/A

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL
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 RESERVED BY CONDITION FOR SUBSEQUENT APPROVAL BY LPA
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.	MIXTURE OF FENCING TYPES RESERVED BY CONDITION FOR SUBSEQUENT APPROVAL BY LPA
16. HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ — If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	EXISTING N/A PROPOSED 5 DRIVEWAYS AND AGRIC ACCESS
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	YES

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	5	23			5	23
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.	RESUBMISSION - AMENDMENT TO F/1999/0181

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 [signature] ON BEHALF OF LINDEN HOMES SOUTH EAST LIMITED DATE 15th MARCH 2000

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

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES	

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.	
28. WHO WILL OCCUPY THE PREMISES? a) Give the name and current operating address of the proposed occupier b) Will these premises be vacated?	

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state this material, the quantity and method of storage.	

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".