APPLICATION NO:
F/2002/7745

LOCATION:
24 Rectory Road And 1 Glebelands Road, Wokingham.

APPLICANT:
T A Fisher C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

EARLIEST DATE FOR DECISION: **30/11/2002**

APPLICATION WILL HAVE EXPIRED ON: 27/12/2002

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

T A Fisher
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5PD

Application Number: F/2002/7745

Parish:	**WOKINGHAM**
Location:	**24 Rectory Road and 1, Glebelands Road, Wokingham.**
Proposal:	**Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.**

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

Reasons

1. The size, design and siting of the proposed building and the layout of the site would result in a prominent form of development that would be detrimental to the character of the surrounding area. Therefore, the proposal would be contrary to policy EN1 of the Berkshire Structure Plan, policies SH1, SBE1, SBE2 and SBE8 of the South East Area Local Plan and policies WOS3, WBE1, WH1A, WH6A, WBE10 and WBE12 of the Wokingham District Local Plan (as proposed to be modified).

2. The size and siting of the proposed building and the layout of the site would result in an unsatisfactory relationship between the proposed flats and the neighbouring properties, 3 Glebelands Road and 22 Rectory Road, in particular an overshadowing and overbearing impact on 3 Glebelands Road, which would be detrimental to residential amenity. Therefore, the proposal is contrary to policies SBE2 and SBE5 of the South East Area Local Plan and policies WOS3, WBE1, WH1A and WH6A of the Wokingham District Local Plan (as proposed to be modified).

3. The proposed development does not include appropriate contributions to services and infrastructure needs which would result from the proposal. As such the proposal is considered contrary to policy LD6 of the Berkshire Structure Plan, policies SPS1 and SR2 of the South East Area Local Plan and policies WOS4, WIC1 and WR7 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This recommendation was based on the site location plan and Drawing Nos 1686/00, 1686/101686/11, 1686/12, 1686/13, 1686/14, 1686, 151686/16, 1686/17, 1686/18 and 182RR01.

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

Berkshire Structure Plan policies OS1, LD1, LD5, LD6, H4, H5, H6, H7, H9, EN1, EN3, T3, T6, T7 and EN3.

South East Area Local Plan policies SPS1, STV1, STV6, SH1, SH3, SH7, SH8, SBE1, SBE2, SBE5, SBE8, SBE9, ST3, ST5, ST9, SPS3, SPS4 and SC10. 32

Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WNC3, WNC6, WBE1, WBE10, WBE11, WBE12, WHE4, WH1A, WH3, WH3A, WH6, WH6A, WH7, WR7, WT1, WT6, WT7, WIC12A, WIC16, WIC17 and WIC19. WIC1

3. The third reason for refusal will be withdrawn if a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 or a unilateral undertaking is signed.

4. Plans and elevations of the proposed car ports were not submitted with the application and would be required prior to any approval.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/08/2003

Notice checked by: _____

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2002/7745

Applicant : T A Fisher C/O Andrews Kalik Associates.

Location : 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal : Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19 November 2002

Date Registered : 01/11/2002

Earliest Date for Decision : 30/11/2002

Latest Consultation Date/Site Notice Expiry Date : 30/11/2002

This application will have expired on: 27/12/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See DC Report 20 August 2003

Planning Issues :

Application Number: F/2002/7745

Appraisal :

See DC Report 20 August 2003

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

Application Number F/2002/7745
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Refused as per agenda for
			20. August 2003

RECORD OF SITE VISIT

SITE ADDRESS: 24 Rectory Road And 1 Glebelands Road Wokingham.

APPLICATION NUMBER: F/2002/7745

OFFICER: Emy Circuit

DATE OF SITE VISIT: 19 Nov '02

1 SITE/STATUTORY NOTICE DISPLAYED ? on fence near junction

2. DESCRIPTION OF SURROUNDINGS residential on edge of town centre, mixture of single-family dwellings / flats + communal?

3. DESCRIPTION OF SITE/BUILDING 2x 2sr detached dwellings - 24 Rectory Rd has access from Rectory Road, 1 Glebelands Rd from a shared drive to the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

TREES

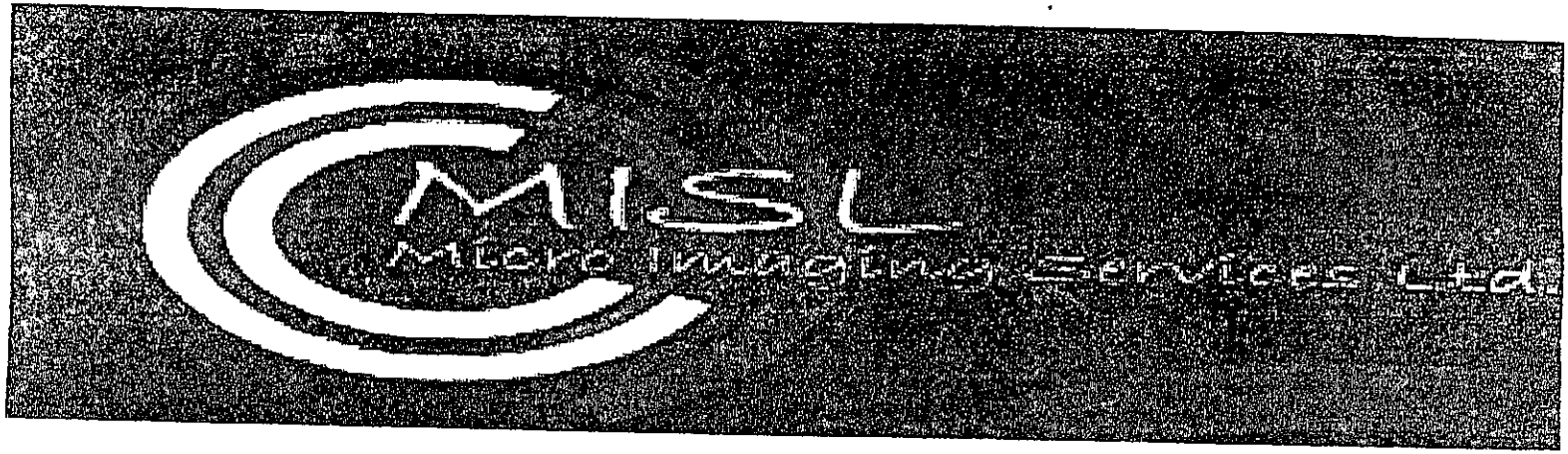
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

NOTIC[redacted]ONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

GAF/EH

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To: Mr. R.H. Brown,
c/o Messrs. Tony Hudson Associates,
31 Sheet Street,
WINDSOR,
Berkshire.

Application No: 04983

Proposal: Granny Flat (single storey extension) at -
3 Glebelands Road, Wokingham.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 5th day of August 1976, subject to compliance with the conditions specified hereunder :-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1973, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority. Furthermore, no additional windows or other openings shall be constructed in the elevations of the dwelling as extended by this permission without the prior permission of the District Planning Authority.
4. Upon the proposed self contained extension hereby permitted ceasing to be occupied by Mrs. E. Brown it shall then be fully integrated with the accommodation of the original main dwelling and it shall not be occupied as a separate dwelling unit.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. To prevent an overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjacent properties.
4. The alteration of the dwelling into two self contained units on a permanent basis would be an inappropriate form of development and this permission has only been given to enable an elderly relative to be accommodated.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date. 15

District Secretary

N.B. A statement of the applicant's rights is set out overleaf

MEMBERS' UPDATE

Development Control Committee – 20 August 2003

Site Address: 4 Somerville Close, Wokingham

Application No: F/2003/9041, Pages 11-18.

The Access & Movement Officer has commented that 3 off street spaces could be accommodated on the application site. To ensure there would be adequate parking space available on site, it is recommended that a condition be attached seeking to ensure that the garage remains as garage accommodation only.

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

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

Comments have been received from consultees

Barkham Parish Council
The Council recommend the application be refused on the grounds that the proposed extension would block light to, and be intrusive to, the neighbouring property of No. 5 Somerville Close.

Occupiers of No. 5 Somerville Close
Object to the proposal for the following reasons:-

- Loss of light to the North East facing garden, patio, kitchen and dining room.
- Overbearing impact.
- Overdevelopment of the site.
- Inadequate off street parking.
- Impact on the trees in the rear amenity space of No. 5 Somerville Close.

The objector raises other matters. These are outlined below.

- Should planning permission be granted the objector requests that any scaffolding be sheeted with opaque plastic to maintain the privacy of the occupiers of No. 5 Somerville Close. *It would not be reasonable to attach this as a condition.*
- Should planning permission be granted the objector recommends that the applicant should grow evergreen climbers to reduce the visual impact of the extension. *It would not be reasonable to attach this as a condition.*
- Damage to plants in the garden of No. 5 Somerville Close and damage to the boundary fence. *Should planning permission be granted this matter would have to be resolved between the third party and the applicant.*

Letter of support from the applicant, Mr. Pich.

The applicant raises:-

- The proposal complies with the Supplementary Planning Guidelines.
- The design of the side extension would not be overbearing to the outlook from No. 5 Somerville Close.
- There would not be any loss of light to No. 5 Somerville Close.
- The proposal would be subservient to the host dwelling.

Site Address: Land to the rear of 46-58 Radcot Close, Woodley
Application No: F/2003/9318, Pages 43-62.

Change in Recommendation
That the application be deferred and delegated to the Development Control Manager to approve subject to the expiry of the notification period in respect of the amended plans received on 18 August 2003.

The agent has submitted revised plans further to the site visit carried out by members of the Committee. The revised plans show the terrace moved slightly to the north to ensure that the flank of plot 4 to the rear of 48 Radcot Close is 12 metres. The house proposed on plot 4 has also been moved forward by 2 metres to further reduce any perceived impact on No.48, the roof of the dwelling would be fully hipped.

The revised plans are attached to this update.

Site Address: 25 & 26 Bramshill Close, Arborfield
Application No: O/2003/9494, Pages 83-96.

The Applicant would like this application to be deferred until the next Committee to enable further representations to be made.

5 further letters of objection have been received with regard to the application. The issues raised are similar to those already addressed in the report. One letter of objection has been from the tenants of the builders yard adjoining the site. They are concerned that if flats are built within close proximity to the yard, they will get complaints in the future with regard to noise from the site. They are concerned their business would be severely curtailed as a result of this.

Site Address: Questech Ltd, Eastheath Avenue, Wokingham
Application No: O/2003/8572 and F/2003/8815, Pages 97-129.

Application O/2003/8572

An appeal has been lodged against the non-determination of this application by the Council. The recommendation has been revised as follows.

Change to recommendation:
That the Development Control Manager be authorised to
(1) Advise the applicant that the application would have been approved subject to the completion of a Section 106 Agreement to secure the agreed contributions; and
(2) Advise the Planning Inspectorate that the application would have been approved and accordingly to lodge a copy of the report to Committee as a written statement for the purposes of the current appeal.

Application F/2003/8815

A revised plan has been received from the applicant showing the pedestrian footpath along the access road. This is acceptable to the Highway Authority although a condition is still required to secure the pedestrian cross over at the access to this and the adjoining site.

Site Address: The Beeches, Wokingham Road, Hurst
Application No: F/2003/8317, Pages 153-179.

Condition 13 should read:

No part of the development shall be occupied until a travel plan has been submitted and approved in writing by the Local Planning Authority. The travel plan will be implemented as approved, unless otherwise agreed with the Local Planning Authority. *Reason: To encourage the use of sustainable travel modes.*

A further letter of objection had been received, raising issues with regard to the size of the development. These have already been addressed within the report.

Site Address: The Beeches, Wokingham Road, Hurst
Application No: TP/2003/8866, Pages 180-189.

The report in the agenda states that there was a silo previously on the site in connection with the previous use of the site. However no proof of this has yet been submitted by the applicant. Three further letters have been received with regard to this application stating that there has never been silos on the site in the past.

The silos have been reduced in size from those originally submitted and are considered to be a normal type structure found within rural areas, normally in connection with agricultural uses. As they would be of a temporary nature only, it is therefore considered that the silos alone would not warrant refusal on grounds of visual amenity.

Site Address: 24 Rectory Road and 1 Glebelands Road, Wokingham
Application No: F/2002/7745, Pages 130 - 152.

One additional letter has been received from a local resident, who supports the recommendation for refusal.

Site Address: Oaklands Nursery, Green Lane, Winnersh
Application No: F/2003/9564, Pages 244-260.

Service, Amenity & Infrastructure Requirements
Following discussions between the applicant and Council, the following contributions have been agreed upon and will be subject to a Section 106 agreement:

Highways: £23,400
Play Equipment: £4,200
Primary Education: £33,460
Secondary Education: £29,672

The Section 106 agreement will therefore entail the above contributions as well as:

- Construction of a right hand turning lane within Reading Road at the junction of Reading Road and Green Lane pursuant to an agreement to be entered into the Council under Section 278 Highways Act 1980; and
- Green Lane to be made up to adoptable standards.
- The Thames Water clause as outlined in the report will also be included within the Section 106 agreement.

Conditions
Conditions **27, 28 & 29** are not considered to be appropriate given the previous decision, and are therefore **deleted.**
Amendments:

The Recommendation in the report should read as follows:

Recommendation - GRANT PLANNING PERMISSION subject to a legal agreement to secure making up of Green Lane to adoptable standard and the provision of a right turn lane in Reading Road, prior to occupation of the first-dwelling and financial contributions of £23,400 towards local sustainable transport initiatives, £4,200 towards local play equipment and £63,132 towards local education provision, and the following conditions:

Site Address: Adjacent to 8 Lane End Close, Shinfield
Application No: F/2003/9263, Pages 288-294.

Copy of 1:500 site plan attached which was omitted from agenda. This shows the relationship of the dwelling with neighbouring properties.

Development Control Ref No:	Received	Parish
F/2002/7745	01.11.2002	Wokingham

Applicant: T A Fisher

Location: 24 Rectory Road and 1 Glebelands Road, Wokingham.

Proposal: Erection of 14 Flats with associated car parking facilities. Demolition of existing dwellings and outbuildings.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Proposal –

The application relates to a 0.25 hectare site located on the north-western corner of the junction of Rectory Road and Glebelands Road, currently occupied by two, two-storey detached houses. The site is located within the Identified Settlement of Wokingham, outside but close to the town centre, retail centre and the Wokingham Town Centre Conservation Area. Both Rectory Road and Glebelands Road are designated as Green Routes. It is proposed to demolish the two existing houses and erect a block of fourteen flats, with access from Rectory Road.

The proposal is before the Development Control Committee because it is for more than ten dwellings and, hence, constitutes a major development.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Environmental Services
Dept: Development Control

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Planning History

There are two existing dwellings on the site 24 Glebelands Road and 1 Rectory Road. Erection of 24 Glebelands Road predates planning records although the planning history indicates that the property has been extended. Outline planning permission for demolition of an existing bungalow and erection of four detached dwellings, now Nos 1, 3, 5 and 7 Glebelands Road was granted in 1968, with full permission being granted the following year. There have been no previous proposals for redevelopment of the current application site.

Consultations –

- ***Access and Movement*** – no objection subject to conditions and relatively minor revisions.
- ***Landscape Officer*** – on the basis of the tree survey submitted a number of the trees on the site have been included in a tree preservation order; the re-siting of the proposed flats and car ports overcomes concerns regarding the impact on some of these trees; a high quality landscaping scheme will be required.
- ***Environmental Health Officer*** – no objection subject to a condition restricting the hours of construction.
- ***Ecologist*** - a bat survey would be required
- ***Drainage Officer*** – No objection subject to conditions relating to surface water drainage.
- ***Crime Prevention Design Adviser*** – no comments received but the Council has been informed that comments will only be submitted where there are concerns regarding proposals
- ***Thames Water*** – no objection.
- ***Environment Agency*** – no objection subject to conditions and informatives.
- ***Wokingham Town Council*** – *"object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town."*
- ***Local Residents*** – initially 12 letters objecting to the original proposal were been received from 11 households in the vicinity. Six of these household wrote in response to the first set of revised plans and five, plus two new objectors, in relation to the second set of revisions. Issues raised can be summarised as follows:

  Highway issues – Rectory Road is already busy/much of the traffic has little regard for pedestrians or other traffic and minor accidents have occurred. The proposal/location of the access close to the chicane outside Waitrose/traffic lights would result in additional traffic/turning movements and reduce safety; what traffic calming measures are proposed for Rectory Road? the proposed parking would not be adequate; the proposed siting could prejudice future road improvements; the existing access between 3 & 5 Glebelands Road should not be used by construction traffic or future residents.

  Character of the area – the application relates to a prominent corner site on a Green Route; the bulk, height, form, scale and massing of the proposed three-storey building and parking area would be out of keeping with the predominantly two-storey, detached dwellings on that side of Rectory Road and would be closer to the pavement than existing buildings/prominent on the corner; it is more

relevant to the character of this area to maintain openness than to provide an 'end stop/ sense of enclosure' as suggested by the applicant; the only three-storey building in Glebelands Road is Tythe Court which is set back; the Council should consider placing TPO on the healthy trees on the site.

Local services, amenities and infrastructure – the proposal would result in the loss of two family homes but would fall below the threshold for providing affordable housing.

Residential amenity – The proposed building would be taller, deeper and closer to 3 Rectory Road than the existing building and its bulk would have an adverse impact on the neighbouring property and result in overshadowing/loss of light and loss of outlook/overbearing. Of the six proposed windows four would be obscure glazed but should also be non-opening and the roof lights do not appear to be high level, so overlooking of 3, 5 & 7 Glebelands Road would be possible. The increase in the number of dwellings and vehicle movements would result in disturbance. The proposed pitched roof car ports and landscaping would minimise overlooking of 22 Rectory Road but, otherwise, this could be a concern. There would be overlooking of 26 Rectory Road and 2 and 2A Glebelands Road.

Flooding and drainage – The existing sewer is shared with 3, 5 & 7 Rectory Road and could not support the development.

Other issues – some of the land included within the application boundary is highway land; the proposal would set a precedent for redevelopment of other properties in Rectory Road; the loss of the existing dwellings is unnecessary; neighbouring properties would be devalued

Appraisal – the main issues are:

A. The principle of development (Policies OS1, LD1, H4, H5 & H6 of the Berkshire Structure Plan, STV1, SH1 & SH3 of the South East Area Local Plan and WOS1, WOS2, WH1A & WH3 of the Wokingham District Local Plan (as proposed to be modified))
B. Residential Density and Housing Mix (Policies H9 of the Berkshire Structure Plan, SH7 & SH8 of the South East Area Local Plan and WH3A & WH6 Wokingham District Local Plan (as proposed to be modified)
C. The impact on the character of the surrounding area (Policies EN1 of the Berkshire Structure Plan, STV6, SH1, SBE1, SBE2, SBE8 & SBE9 of the South East Area Local Plan and WOS3, WBE1, WH1A, WH6A, WBE10, WBE11, WBE12 & WHE4 of the Wokingham District Local Plan (as proposed to be modified))
D. The impact on the amenity of neighbouring properties (Policies SBE2 & SBE5 of the South East Area Local Plan and WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified))
E. Access and Movement (Policies LD5, T3 T6 & T7of the Berkshire Structure Plan, ST3, ST5 & ST9 of the South East Area Local Plan and WT1, WT6 & WT7 of the Wokingham District Local Plan (as proposed to be modified))
F. Service, Amenity and Infrastructure contributions (Policies of the LD6 & LH7 Berkshire Structure Plan; SPS1, SH7 & SH8 of the South East Area Local Plan and WOS4, WH7, WR7 & WIC12A of the Wokingham District Local Plan (as proposed to be modified))

G. Flooding and Drainage (Policies EN3 of the Berkshire Structure Plan, SPS3 & SPS4 of the South East Area Local Plan and WIC16, WIC17 & WIC19 of the Wokingham District Local Plan (as proposed to be modified))
H. Ecological Issues (Policies of the SC10 South East Area Local Plan and WNC3 & WNC6 of the Wokingham District Local Plan (as proposed to be modified))
I. Comments made by Wokingham Town Council
J. Comments made by local residents

A. The principle of development

The application site is located in a sustainable location close to the centre of Wokingham, which is a category A settlement. It is 40 metres from the edge of the town centre, as defined in the Wokingham District Local Plan (as proposed to be modified) and a 90 metre walk from the edge of the retail centre (Waitrose store). As such it is an appropriate location for residential redevelopment and the proposal is acceptable in principle.

B. Residential density and housing mix

Wokingham District Local Plan (as proposed to be modified) policy WH3A expects residential schemes to achieve between 30-50 dwellings per hectare (dph) and, in areas with good public transport accessibility, in excess of 50 dph. Appendix 3D, which amplifies this advice, suggests that 30 dph could be achieved on a small site, in an area with a suburban character and within 800 metres of the town centre. In an area with urban characteristics this would increase to 60 dph. The site has an area of 0.25 hectares, which would result in a density of 56 dph. The area is predominantly residential but does include some commercial uses, such as surgeries and in view of the requirement of policies WOS1 and WH1A t maximise use of land, the proposed density is considered acceptable.

Policy WH6 seeks to provide a variety of dwelling types and sizes in accordance with local requirements, established by the Council's Housing Requirements Study 2002. In this case three one-bedroom and eleven two-bedroom flats are proposed. Since the policy indicates that emphasis should be placed on provision of one- and two-bedroom dwellings, this mix is considered acceptable.

C. The impact on the character of the surrounding area

The application site is located in a prominent position, at the corner of Glebelands Road and Rectory Road. This is a sensitive location as both roads are designated as Green Routes and the site is just outside the Wokingham Conservation Area.

The area contains some commercial uses and a variety of dwelling types and styles, including single-family houses, flats and sheltered accommodation. Building designs are varied and, while the majority are two-storey, there are a number of three-storey buildings in the vicinity, the nearest being Lockton House and Woodstock, on the opposite side of the road. Thus, it is considered to be a location where three-storey development may be acceptable. However, the siting of the proposed building would be such that it would project forward of the existing buildings in both Rectory Road and Glebelands Road, which would

cause it to be prominent in the street scene. This prominence would be exacerbated by the design of the building, the main body of which would have an almost square footprint, resulting in a bulky roof form with a large flat element.

The applicants have suggested that the proposed development would provide *"a partial end stop in the street reflecting the development opposite in Rectory Road and creating a sense of enclosure"*. However, this approach is not considered to be appropriate in this location: the area has a surprisingly spacious, suburban feel, given the proximity to the town centre, and the junction is characterised by its openness and the greenness provided by mature trees. A large prominent building would be detrimental to this character.

A tree survey was submitted with the application and on the basis of this information, a number of the trees on the site have been included in a Tree Preservation Order (TPO). The siting of the flats, as originally proposed, would have required one of the TPO trees to be pruned (a London Plane, No 6 on the tree survey) and the garages at the south-west corner could have had an adverse impact on the Corsican Pine (No 36 on the tree survey). An initial revision was submitted which overcame this objection: the scheme has been subject to further amendments but the distances from these trees have been maintained. There is a holly tree on the boundary with 3 Glebelands Road, that is included in the TPO, due to its quality, and it is unlikely that this could be successfully retained. However, it is not prominent in public views of the site and the Arboricultural Officer would not object to its loss, subject to planting of a suitable replacement elsewhere on the site.

Were the proposal to be approved a high quality landscaping scheme would be considered essential.

D. **<u>The impact on the amenity of neighbouring properties</u>**

The greatest impact would be on 3 Glebelands Road. This is a two-storey detached dwelling, with a single storey annex adjacent to the northern boundary, giving it an L-shaped footprint (it is noted that neither the ordnance survey plan nor the site layout plan, Drawing No 1686/10 show the full extent of this annex). In the rear elevation of the two-storey part of the house, there are living room, study and WC windows at ground-floor level and bedroom and bathroom windows at first-floor level. There are no windows in the southern flank of the main house but there are windows in the south elevation of the single-storey extension, including a utility room and a kitchen window. The kitchen is a large room, which provides space for a dining table and would be considered as a habitable room. The space enclosed by the L-shaped footprint of the building is its main private amenity space. The back-to-flank distance from the existing house, 1 Glebelands Road is 12 metres and there is 19.5 metres between the rear elevation of 1 Glebelands Road and the kitchen window.

The proposed building would be predominantly three-storey, with second-floor accommodation contained within the roof space, although the part closest to the boundary with 3 Glebelands Road would be single-storey.

The main part of the proposed building would be six metres from the flank of 3 Glebelands Road and would have an eaves height of 5.5 metres, ridge height

of 10.2 metres and project eight metres to the rear of the neighbouring property, while the single-storey element would be four metres from the flank of No 3 and would have and eaves height of 2.6 metres, ridge height of 4.4 metres and would project by six metres. While there would be no technical infringement of daylight to 3 Glebelands Road the proposed flats would lie to the south of the neighbouring property and it is considered that the siting and height of the proposed building, in relation to this neighbour would overshadow habitable rooms and the private rear garden of the neighbouring property and have an overbearing impact. It is also noted that there is a protected oak in the rear garden of 3 Glebelands Road, that limits the usefulness of some parts the garden, and the overshadowing and overbearing impact of the proposed flats could increase pressure for work to this tree in future.

In terms of overlooking of 3 Glebelands Road, the footprint of the proposed building would result in a staggered north elevation with the main part of the building being 4.5 metres from the boundary and the smaller wing being set back by 17 metres. There would be a number of windows in these elevations of the proposed building, the majority of which would be bathroom windows, which, providing they were obscure glazed, would not permit unacceptable overlooking or a reduction in privacy. The first-floor kitchen window in flat 10 and the second-floor windows would have a greater impact.

The first-floor kitchen window in flat 10 would be in the part of the building closest to the neighbouring property and it is indicated on the proposed elevations (Drawing No 1686/17) it would be obscure glazed. This would be necessary in order to prevent unacceptable overlooking of No 3 and it would also be advisable to ensure that the window opened in such a way that views were to the east, towards Glebelands Road rather than towards the rear garden of No 3. These measures would protect the amenity of residents of the neighbouring property but would not be ideal in terms of the amenity of future occupants. While this would not in itself warrant refusal of the application it does contribute to the overall unacceptability of the proposal.

The second-floor windows would include a secondary living room window in flat 11 (a dormer, approximately 17.5 metres from the boundary and 26 metres from the annex), living/dining and bedroom windows in flat 13 and a kitchen window in flat 14 (Velux windows approximately 7.6 metres from the boundary). Although the dormer would be a second-floor window and some overlooking of the rear garden of No 3 would be possible, the distance from the boundary is considered sufficient to prevent this being unacceptable. The three Velux windows would be closer to the boundary and, to prevent unacceptable overlooking of the rear garden of No 3, it would be necessary them be high level or obscure glazed, which would be acceptable for the secondary living-room window and the bathroom but would not be ideal for the only window in a bedroom.

22 Rectory Road is a two-storey detached dwelling, the eastern flank of which faces the application site: there are no windows in this elevation. There would be a minimum of 31.5 metres between the proposed building and existing neighbour, which would be sufficient to prevent unacceptable overlooking or an overshadowing or overbearing impact. However, the proposed communal parking area, including a 24 metre long car port, would be adjacent to the

western boundary of the site, covering an area including what is currently the private rear garden of 24 Rectory Road. The car port would be 1.5 metres from the boundary and seven metres from the flank of No 22: while it is unlikely that the structure itself would not be overbearing (no elevations have been provided) there would be a significant increase in disturbance due to the number of vehicle movements. Also, depending on the management of the site, the parking area could be publicly accessible, which would reduce the security of 22 Rectory Road.

There would be a minimum of 29 metres between the proposed building and the flats on the opposite side of Rectory Road, Lockton House and Woodstock and a minimum of 26 metres between the proposed flats and 26 Rectory Road, a two-storey detached dwelling on the opposite corner of Rectory Road and Glebelands Road. There would be living room and bedroom windows in both the south and east elevations of the proposed building but these distances and the separation provided by the public street are considered to be sufficient to prevent an unacceptable relationship due to overlooking, overshadowing or and overbearing impact.

E. Access and Movement Issues

Of the two existing dwellings, 24 Rectory Road has access from Rectory Road, while 1 Glebelands Road shares access from Glebelands Road with Nos 3 & 5. Access to the proposed development would be from Rectory Road only.

The location of the cycle parking, in the car parking area, is not considered to be appropriate: cycle storage should be either within the main building or adjacent to the main entrance.

Pedestrian visibility splays of two metres by two metres should be provided at the access and the proposed gates should be set back by a minimum of five metres from the highway boundary.

A contribution towards crossing facilities/local safety schemes would be sought.

F. Service, Amenity and Infrastructure requirements

Policy WOS4 requires that development proposals have regard to provision of service, amenities and infrastructure. Where development gives rise to the need for new or extended services, this will be secured through conditions and/or a legal agreement.

Education Provision - In accordance with Policy WIC12A the Council will seek the cost of new education facilities, the need for which arises from proposals for new housing. However, in this case there are sufficient surplus primary school places in the relevant catchment to accommodate the likely pupil yield from the proposed development and the scheme would comprise entirely of one- and two-bedroom flats so there is no requirement for contributions towards secondary education.

Access and Movement - A contribution of £32,500 is sought towards local sustainable transport and traffic management measures, including improvements

for pedestrians at the Rectory Road, Glebelands Road, Palmer School Road junction.

Affordable Housing - The proposal is would result in a gross gain of 14 dwellings and a net gain of 12 on a 0.25 hectare site. Wokingham is a settlement with a population of over 3,000 where, in accordance with Policy WH7 of the emerging local plan, an element of affordable housing will be required from developments of 15 or more dwellings or sites of over 0.5 hectare. The number of dwellings proposed is below this threshold and, therefore, there is no requirement to provide affordable housing.

Public Open Space and Community Facilities - In accordance with Policy WR7 provision should be made for public open space and associated equipment. Where this cannot be provided on site, a financial contribution towards provision of these facilities will be sought. In this case, a contribution of £3,500 towards improvements to a local play area is sought.

G. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding. The Environment Agency and the Council's Drainage Officer have been consulted and have no objection subject to conditions.

H. Ecological Issues

The proposal would entail the demolition of the existing buildings on the site, which have the potential to act as roost sites for bats and a survey of the site, by a trained and licensed bat worker, will be required, prior to demolition.

I. Comments made by Wokingham Town Council

The location of the access is considered acceptable by the Highway Officer.

J. Comments made by local residents

Character of the area – the impact on the character of the area and the protection of trees on the site have been addressed in section C of the appraisal; the impact on residential amenity in section D; highway issues in section E; affordable housing requirements in section F; each application is assessed on its own merit; while the impact on the amenity of neighbouring properties and the character of the area are planning issues, property prices are not; the existing dwellings are not of such architectural merit as to warrant resisting their demolition.

Flooding and drainage – Thames Water do not have any objection to the proposal. The sewer serving 3, 5 & 7 Rectory Road is a private foul sewer, which is not a planning matter.

Other issues – none of the land within the application site boundary is highway land.

Conclusion –

Recommendation – REFUSE PLANNING PERMISSION for the following reasons:

1. The size, design and siting of the proposed building and the layout of the site would result in a prominent form of development that would be detrimental to the character of the surrounding area. Therefore, the proposal would be contrary to EN1 of the Berkshire Structure Plan; SH1, SBE1, SBE2 & SBE8 of the South East Area Local Plan and WOS3, WBE1, WH1A, WH6A, WBE10 &WBE12.

2. The size and siting of the proposed building and the layout of the site would result in an unsatisfactory relationship between the proposed flats and the neighbouring properties, 3 Glebelands Road and 22 Rectory Road, in particular an overshadowing and overbearing impact on 3 Glebelands Road, which would be detrimental to residential amenity. Therefore, the proposal is contrary to policies SBE2 & SBE5 of the South East Area Local Plan and WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified).

3. The proposed development does not include appropriate contributions to services and infrastructure needs which would result from the proposal. As such the proposal is considered contrary to Policies LD6 of the Berkshire Structure Plan; SPS1 & SR2 of the South East Area Local Plan and WOS4, WIC1 & WR7 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This recommendation was based on the site location plan Drawing Nos 1686/00, 1686/101686/11, 1686/12, 1686/13, 1686/14, 1686, 151686/16, 1686/17, 1686/18 and 182RR01.

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

   Berkshire Structure Plan policies OS1, LD1, LD5, LD6, H4, H5, H6, H7, H9, EN1, EN3, T3, T6, T7, EN3

   South East Area Local Plan SPS1, STV1, STV6, SH1, SH3, SH7, SH8, SBE1, SBE2, SBE5, SBE8, SBE9, ST3, ST5, ST9, SPS3, SPS4, SC10

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WNC3, WNC6, WBE1, WBE10, WBE11, WBE12, WHE4, WH1A, WH3, WH3A, WH6, WH6A, WH7, WR7, WT1, WT6, WT7, WIC12A, WIC16, WIC17, WIC19

3. The third reason for refusal will be withdrawn if a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 or a unilateral undertaking is signed.

4. Plans and elevations of the proposed car ports were not submitted with the application and would be required prior to any approval.

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03 DEC 2002	
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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwellings and outbuildings

Site Address: 24 Rectory Road & 1 Glebelands Road , Wokingham

Applicant: T A Fisher C/O Andrews Kalik Associates

Your observations are required in respect of this application **by 30/11/02**

At its meeting on 19 November 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town

SIGNED: _____ **DATE:** 29/11/02

CLERK TO Wokingham Town Council

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

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SK/JDF/1686
8 August 2003

Ms E Circuit
the Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

71923

Dear Ms Circuit

RESIDENTIAL DEVELOPMENT AT RECTORY ROAD/GLEBELANDS AVENUE WOKINGHAM.

I have been asked by my Client to look again at the design of the block of flats and its relation to 3 Glebelands Road. We have now completed this exercise and have reduced the footprint of the building to increase the physical separation between the two properties.

We have also indicated all the windows to bathrooms and toilets to be fitted with obscured glass.

The second floor has a living room looking over the rear garden of the property at 3 Glebelands, so we have re-designed it providing the kitchen on this side with the widow fitted with obscured glass.

The car parking has been re-designed to show the number of car spaces as requested by your Highway Department, which has now increased the open space area even further.

We would appreciate it if you could supersede the previously submitted drawings with the enclosed set. If you need any further information, please do not hesitate to contact us.

Spoke to Murray Cristel (01256 703090) 19 Aug - too late to conside revisions in DC decision.

Yours sincerely

S Kalik

cc Mr J Pacey

enc 4 SETS OF DRAWINGS

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

Date: 13 August 2003

Your Ref:

My Ref: **Emy Circuit - F/2002/7745**

T A Fisher
C/O Andrews Kalik Associates
The Studio 101
London Road
Reading
Berkshire
RG1 5PD

WOKINGHAM UNITARY
Environmental Services Department
Planning Division
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/7745

Site Address: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/08/03 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

ENVIRONMENT AGENCY

Our Ref : SP/2002/006761-2/1
Your Ref : 7745

71042

Date : 09 July 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

14 FLATS WITH PARKING FACILITIES, DEMOLITION OF EXISTING 24 RECTORY RD & 1 GLEBELANDS RD, WOKINGHAM
REVISED PLANS

Thank you for your letter dated 10 June 2003, received on 11 June 2003.

The Environment Agency has no further comment to add to those made in our letter of 17 December 2003 (our ref SP/2002/006761-1).

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/7745

YOUR REF:

TO: Emy Circuit - Planning

DATE: 11/07/03

PLANNING APPLICATION NO. F/2002/7745
24 RECTORY ROAD & 1 GLEBELANDS ROAD, WOKINGHAM
PROPOSED ERECTION OF 14 FLATS WITH ASSOCIATED CAR PARKING FACILITIES & DEMOLISH EXISTING DWELLING

Emy,

As proposed, the highway authority consider the development to be unacceptable for the following reasons:

- The Local Planning Authority's maximum car parking standards have been exceeded in a sustainable location.

and

- The applicant has not demonstrated a suitable location for cycle parking, the gates set back 5 metres from the highway boundary and pedestrian visibility splays.

Regards,

Adam Coggins
Engineering Technician (Highway Development Control)

Date: 10 June 2003 11 JUN 2003

To: Roger Johnson - Drainage

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: New design, including revised footprint; revised parking layout. Drawing no: 1686/10-18.

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement RJ 23/6/03

Please file with other obs letters on file.

72697
Emy

22 Rectory Road
Wokingham
Berks RG40 1DH
8 Sept 03

Development Control Manager
Wokingham Unitary
Environmental Services Dept.
P.O. Box 157
Shute End, Wokingham RG40 1WR

Dear Sir,

Appl No F/2002/7745 24 Rectory and 1 Glebelands Road

Thank you for your notice, 26 August 03 to inform us that this Application has been refused. Together with other neighbours I was present at the meeting and should the applicant decide to appeal I give notice that I will wish to make a submission to support your Officers, and if necessary speak at any public hearing.
Whilst writing may I say how weak the highways officers were throughout the meeting, in fact, never in my 25 years advising various Committees in Bracknell have I heard Members laugh at an Officer's supposedly serious comments.
Is it true, as I have heard off the record, that details of the access had been agreed with the applicant prior to the application being submitted? If true, this nullified an important potential objection to the proposal and will create, if approval is granted on appeal, by far the worst traffic hazard in Rectory Road, including the Waitrose entrance.

Yours faithfully

HVP & KThomas

PLANNING SERVICES DEPT
POL
DC
APP
CS
18 AUG
RG 40

7, Glebelands Road,
Wokingham,
Berkshire,

17 August 2003.

Dear Mr. Watson,

F/2003/8358.

Thank you for your letter of the 13 August. We are delighted that the application to erect 14 flats on the site of 24, Rectory Road and 1, Glebelands Road has been recommended for Refusal. The detail of the committee report is impressive and we are sure that such attention will also be paid to the proposed erection of a huge block of 20 flats fronting the main road of 4, 6 and 6a, Glebelands Road.

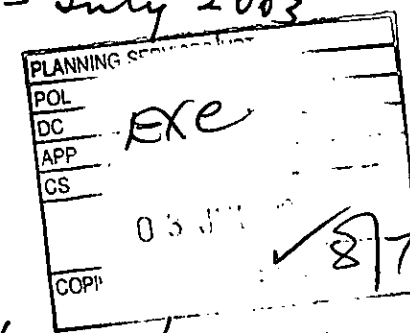
Again, thank you very much for your help.

Yours sincerely,

Joyce and Adrian Hooper.

5 Milton Court
Milton Road
Wokingham, Berks
RG40 1DQ
3 July 2003

Wokingham District
Council
Planning Applications
Wokingham, RG40 1BN.



Dear Sirs

Planning Application F/2002/7745.

I object to this application on the grounds that it will add considerably to traffic congestion at Glebelands Road/Rectory Road and Glebelands Road/Milton Road junctions, especially when considered together with the application F/2003/8358. The two together increase dwelling density by nearly 100% which will bring a similar private car increase.

Yours faithfully

(R. A. ESDAILE)

Obs

2 Glebelands Road

30 June 2003 Worthing.

PLANNING SERVICES
POL | FILE
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APP
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01 JUL 2003
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Dear Sirs - Revised Plans 24 Factory Road / 1 Glebelands

Application F/2002/7743.

Having reviewed the plans I am concerned on the following issues.

1) The building line relative to nubes 3/5 Glebelands is appox 8ft closer to the road. which impacts on the aspect of Glebelands Road visual perspective

2) Combined with the height '3 stores' of the development this moves this development right into the corner of the plot, again out of character with the development across Factory road which at the junction is set back to create a more 'open aspect'

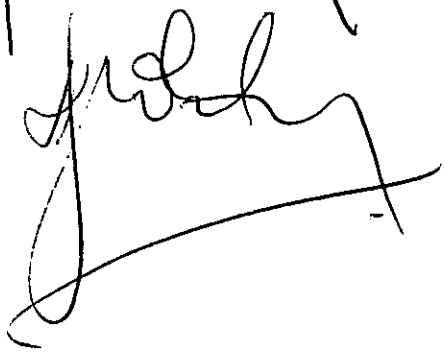
3) Windows on the Glebeland road side of the house development overlooking 21 Glebeland (set lower to road level) and privacy issues. No tree cover. height to break views.

Originally (6 months ago) there was a tree, cut down that now you created space for the development

Please take these views into consideration.

Yours sincerely

[illegible]



2. Lakeland's Rd.

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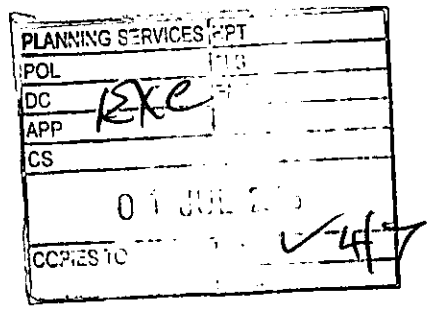


Treetops
2A Glebelands Road
Wokingham
Berks
RG40 1DR

Your ref: F/2002/7745

Emy Circuit
Development Control Officer
Environmental Services Department
Planning Services
Wokingham Unitary
P.O. Box 157
Shute End
Wokingham
RG40 1WR

30 June 2003

Dear Ms Circuit,

Re: **Application Number F/2002/7745**

Thank you for your letter of 10 June inviting comments on the above development at 24 Rectory Road and 1 Glebelands Road. I have studied the plans and have some observations.

The proposed development is shown on the plans as being approximately 2.5m in front of the present building line on the southwest side of Glebelands Road. All other properties extending to the present building line are private houses with two storeys. The proposed new development is three storeys high and, if in front of the present building line will be overbearing. Tithe Court, the only other building in Glebelands Road with three storeys, is set behind the present building line with gardens and parking in front of the property: this building is impressive rather than oppressive. There is ample room in the plot under consideration for the property to be similarly positioned. Being removed from the road, at this busy junction, would also make the new development quieter and more desirable. Woodstock House on the opposite side of Rectory Road is so positioned.

The plans do not show gradients. It should be noted that Rectory Road goes downhill from Broad Street to Wiltshire Road. This means the houses on the northeast side of Glebelands Road are built at a lower level than the road. The proposed new development being on the higher southwest side and three storeys high would domineer, overlook and remove privacy from the properties 26 Rectory Road, 2A Glebelands Road and 2 Glebelands Road. There is no natural tree barrier, following the fall of a mature tree in the area in a storm in December 2000. It would take in excess of forty years for any effective tree cover to grow.

Whilst I understand the principle of more dense housing in the town centre area, I would propose one of two options for this plot:

1) That the building in this development is moved southwest, nearer to the parking/car port area, behind the Glebelands Road building line.
   Or
2) That the building and car parking areas are reversed (this would have the effect of taking the building further from Rectory Road too).

I hope these comments will be given serious consideration whilst making your decision about this application.

Yours sincerely

Dr Jane R Doran

JACOBS

3, Glebelands Road,
Wokingham,
Berks.

25th June 2003

PLANNING SERVICES | HPT
POL | TLS
SD | ENF
APP |
CS |
27 JUN 2003
COPIES TO: | ACK: 27/6
FILE:

Ref: Planning Application Number F/2002/7745

Dear Sirs,

We have just received the most recent plans concerning this proposed development and note that the new layout reduces (but by no means eliminates) the intrusive impact on our property. In particular, a small part of the building is now located further from our boundaries and the height of the building has been marginally reduced (from 11.3m to 10.1m). Unfortunately this does not markedly alter the fact that the proposed development would have a direct and seriously detrimental effect on the enjoyment and use of our property. Nor does it solve the fundamental problem of an inappropriate development for this part of Wokingham.

All of our objections (contained in our letters of 17th November 2002 and 14th March 2003) still stand.

The grossness of the proposed development would be quite out of place in an area where the other houses are considerably smaller and are set well back from the road (the proposed development is well in advance of the current building line). Aesthetically, its bulkiness coupled with its proximity to the roads would tend to 'enclose' the corner of Rectory Road and Glebelands Road introducing an overbearing aspect to the current 'openness' of the area. This is particularly concerning when one considers that this is on a Green Route where one would hope that any developments would support - rather than detract from - the visual quality of the region.

The increase in the number of cars (from 2 or 3 say, to over 20) emerging into Rectory Road would certainly aggravate the safety/traffic situation, whilst, at the same time, the proposed building lines would severely limit any future improvements to the roadways (eg introduction of a roundabout or the 'rounding off' of the corner where it is already difficult for large vehicles to turn). Additionally, the visibility splay of 2m by 2m seems quite inadequate when one considers the egress point's proximity to the traffic lights, the Waitrose 'chicane', and the naturally busy nature of Rectory Road. A splay of 2m by 30m would seem more appropriate.

The impact of the proposed development on our own property (number 3 Glebelands Road) is very significant. A substantial building some 25% taller than our home placed a mere 2 to 3 meters from it! Moreover, the bulk of its North-Westerly side would run a substantial length of our garden overshadowing us and giving us cause for concern with regards to privacy. The side elevation shows six windows close to our boundary which directly overlook our property. Only two of these have obscura glass. Should the

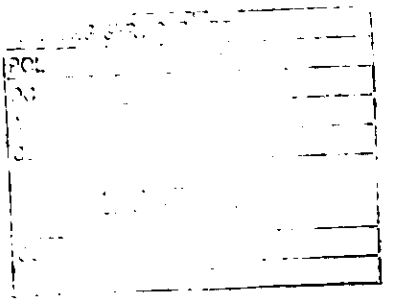
development proceed we would request that all six windows have Obscura Glass fitted and, moreover, that these windows cannot be opened (unless. in the case of the roof lights, the windows are situated at least 1.8m above the floor). We note that the car-parking spaces numbered 11, 12, 13, and 14 now have roofs and feel that this is a retrograde change as far as we are concerned. We would prefer those spaces to remain uncovered so that the open area between the flats and the carpark is not unduly terminated by garage walls.

In conclusion, we would again emphasise the fact that the bulkiness of this block of flats is quite out of keeping with its immediate surroundings – a point echoed by the Wokingham Society as well as most other objectors. In the interests of ensuring that Wokingham remains an attractive town – one which its residents can be justifiably proud of - and as a good example to others, we would urge that this proposed development be rejected.

Yours faithfully,

Paul and Liz Jacobs

Paul and Elizabeth Jacobs
3, Glebelands Road.



3, Glebelands Road,
Wokingham,
Berks.

25th June, 2003

Ref: Planning Application Number F/2002/7745

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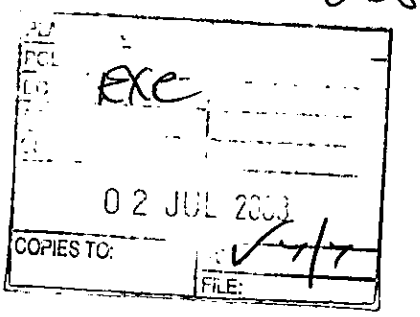
development proceed we would request that all six windows have Obscura Glass fitted and, moreover, that these windows cannot be opened (unless. in the case of the roof lights, the windows are situated at least 1.8m above the floor). We note that the car-parking spaces numbered 11, 12, 13, and 14 now have roofs and feel that this is a retrograde change as far as we are concerned. We would prefer those spaces to remain uncovered so that the open area between the flats and the carpark is not unduly terminated by garage walls.

In conclusion, we would again emphasise the fact that the bulkiness of this block of flats is quite out of keeping with its immediate surroundings – a point echoed by the Wokingham Society as well as most other objectors. In the interests of ensuring that Wokingham remains an attractive town – one which its residents can be justifiably proud of - and as a good example to others, we would urge that this proposed development be rejected.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

868



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

28 June 2003

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

I am writing in response to your letter dated 10 June 2003 advising us of the revised plans for the above site. The revised plans do not address our objections to the original planning application (i.e. impact on surroundings, design, character and appearance of the proposed building and highway safety). These concerns were detailed in our letter to you dated 26 November 2002 and were repeated in our letter dated 17 March 2003.

We have additional concerns relating the above referenced application together with a further planning application on Glebelands Road (Planning Application number: F/2003/8358). Our objections to the planning applications were detailed in our letter of 17 March 2003 and these objections still stand.

We strongly object to the proposed development of the above site and hope that the issues detailed in our letters will lead to the refusal of this planning application.

Yours sincerely,

Mr. & Mrs. R.P. Jesson

9bs

WOKINGHAM UNITARY
PLANNING SERVICES
P.O. BOX 157
BERKS. RG40 1WL.

B.T.P. KEELY.
5. GLEBELANDS RD.
WOKINGHAM.
BERKS RG40 1DY.

27/6

26-6-2003.

APPLICATION 2002/7745.

DWG. 1696/10/1B.

Thank you for your letter dated 10.6.03.

I have already objected to this development on following correspondence :-

- Your letter 7.11.02 – my comment sheet 21.11.02
- " " 12.3.03 – my letter 20.2.03.

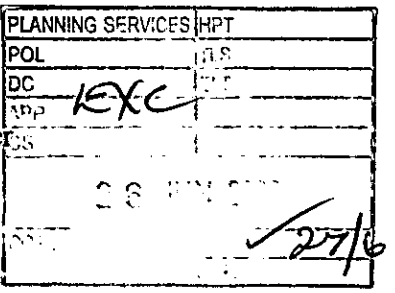
My comments on these two letters of mine dated 21/11/02 & 20/2/03 remain valid & I still objed to the development.

It still concerns me that you have not acknowledged the works necessary to maintain our sewage scheme.

Yours faithfully

B T P Keely.

5, Erica Drive,
Wokingham,
RG 40 2DU



26th June 2003.

Ms Emy Circuit,
Development Control Officer,
Wokingham Unitary.

Dear Ms Circuit,

Application F2002/7745 Glebelands and Rectory Road

I wish to object on behalf of the Wokingham Society.

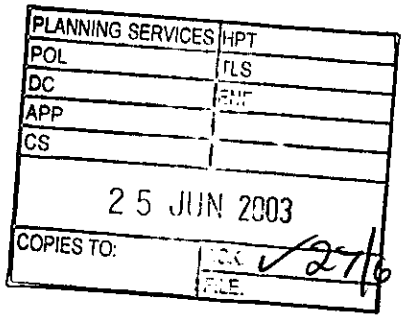
This revised application still has features which would have a detrimental effect on the junction of the two roads. The development,with its longer side in Glebelands Road is put on the building line of Glebelands Road as indicated by the foremost part of the house opposite which happens to be a rather minor part. of it. The effect of the substantial length of the development will, in my judgement , give a very hard, built up effect. In its frontage on to Rectory Road it is placed on the building line of the existing houses which is not parallel with Rectory Road and has the effect of putting the new development nearer Rectory Road than the existing houses. I suggest that it should not be nearer Rectory Road than the foremost part of 24 Rectory Road..

The position of the main development on the site – placed as close as possible to both roads- is in contrast with the present situation where the impact of the two houses is softened by the space nearest the corner being garden. This may suit the builders in terms of cost but apart from the loss of amenity to the public it has the effect of putting the flats as near as possible to the noise of vehicles braking and accelerating. The residents wold be best served if the main building were placed as far from the two roads as possible, best of all if it were split into two parts on the sites of the existing houses, both for the residents and the public.

Yours faithfully,

Donald C. Macdonald

Donald C. Macdonald,
President, The Wokingham Society.



Mr and Mrs DLA Hooper
7 Glebelands Road
Wokingham
Berkshire
RG40 1DY

24th June 2003

Dear Miss Circuit

Application Number: F/2002/7745
Site Address: 24 Rectory Road and 1 Glebelands Road, Wokingham

We most strongly object to the revised plans mentioned in your letter of the 10th June 2003.

Not only would this horrendous structure still dominate the skyline of neighbouring properties but there are now windows without obscure glass overlooking the gardens of numbers 3, 5 and 7, Glebelands Road. Such inconsiderate design immediately destroys the privacy in the very places where we gain sanctuary, our gardens. We vehemently protest against these windows.

Further, no consideration has been given to the noise, disruption and pollution from the activities of 14 families where at present there are only two. All these factors are deeply detrimental to the well being of nearby residents. Already the atmospheric pollution is worryingly high and the inevitable traffic growth adds to this threat to people's health.

We continue to be greatly disturbed by this three-storeyed monstrosity: the structure itself still overwhelms 3 Glebelands Road and the incumbent risks of fire, accident and other hazards are still present. Numbers 5 and 7, which includes us, remain threatened in the most alarming way by this offensive intrusion into our lives. When one considers the impact on the area of a seven-fold increase in population on this site and the subsequent activity this implies then the project as it stands is completely unacceptable.

We residents who have lived here for very many years care for the heritage and quality of life in our historic town. Housing in both Rectory Road and Glebelands Road is of a high standard and enhances the attractive nature of Wokingham. There are already many schemes to build flats; to demolish these agreeable dwellings in a get-rich-quick exercise to construct hideous blocks is to ruin the inherent spirit of owner-occupiers of land we all call home.

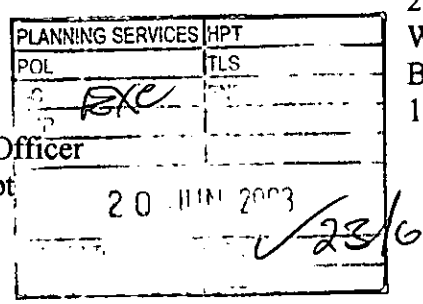
Yours faithfully,

D. L. A and J. Hooper

DLA and J Hooper

0602

22 Rectory Road
Wokingham
Berks RG40 1DH
19 June 03



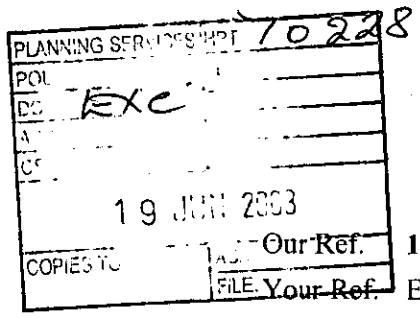
fao Emy Circuit, Dev Cont Officer
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

Revised Plans F/2002/7745

Firstly may we refer you to our comments on the previous application No. F/2003/8358, dated 12 March 2003, as they are equally relevant to the revision.
Nevertheless, we will repeat them, as the proposal to reuse No. 24's entrance for vehicle movements arising from 22 parking spaces is ridiculous. We, not infrequently, have to wait several minutes to emerge from our entrance, not only at peak times, and our location is not within the queue that forms at the lights, often stretching back beyond that of No. 24. We presume that objection from No. 3 Glebelands Road prevents the use of the quite legitimate access between Nos. 3 & 5. Compared with the road safety issues and the inconvience to prospective owners this should carry little weight.
Turning to the amended application now before you:-
Statement, Para 3.2 access. This issue is obviously glossed over, bearing in mind the excessively wordy style of the remainder of the report.
Statement, Para 5.11. We object most strongly to the presumption that we should see this development as beneficial! No. 24 has no windows facing our garden, the only possible overlooking would be a very oblique view from the back windows. The proposed development has a number of second floor windows with a direct view of our property, one even with a balcony, see later. In addition the existing garden of No.24 is a private garden to be replaced with a car park for 22 parking spaces. Some benefit!
Statement, 5.4 (?) also remarks ridiculously, on the "minimal impact" of the parking. Has it been brought to the attention of your Property Managers that the reason for using No, 24 for parking is that its redevelopment would require a substantial payment to Wokingham Unitary to lift a covenant against development for more than one house?;
Southwest elevation. As referred to above, the revised block now has, in addition to the dormer windows at second floor level, a balcony from which the occupants can only view the car park, and our garden. If it is so important to provide a balcony why not put it on the Rectory Road elevation., where at least the residents can watch the queue of their neighbours trying to get out of the entrance. It has no value whatsoever and is of considerable detriment to us.

Yours faithfully

HVP & K Thomas



~~FAO Angela Odell~~
Wokingham District Council
P.O Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Our Ref. **19981**
~~Your Ref.~~ Emy Circuit/F/2002/7745
Date. 16 June 2003

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

24 Rectory Road and 1, Glebelands Road
Wokingham

I refer to your consultation received in this office on 11/06/2003

SEWERAGE

Thames Water, would advise that with regards to sewerage infrastructure we would not have any objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company.
For your information the address to write to is:-
Three Valleys Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Development Control Department

Thames Water, Development Control, Asset Investment Unit, Maple Lodge
Denham Way, Rickmansworth, Herts, WD3 9SQ Tel: 01923 898072

RWE GROUP

Emy Circuit

From: John Mullaney
Sent: 16 June 2003 17:47
To: Emy Circuit
Subject: 24 Rectory Road, WOKINGHAM, Berkshire f/2002/7745

I have no additional comments to make on the revised plans.

John Mullaney
Principal Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1 Glebelands Road Wokingham

This application is being advertised in the Reading Chronicle newspaper on the 20/06/2003 for the following reason(s);

REVISED PLANS HAVE BEEN RECEIVED & THE PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **11/07/2003**. Written comments submitted will become available for public inspection.

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

Date: 20/06/2003

Emy Circuit
From: Keith Rogers
Sent: 12 June 2003 11:07
To: Graham Ritchie; Emy Circuit
Subject: RE: Revised policy observations on application F/2002/7745 - 24 Rectory Road and 1 Glebelands Road, Wokingham

Comments that there is over provision of car parking (4/5) re: new standards is noted. Please liaise with Adam (back in office next wed 18/6) and advise him whether or not this application should be considered against new or old standards. Keith.

-----Original Message-----
From: Graham Ritchie
Sent: Thursday, June 12, 2003 10:32 AM
To: Emy Circuit
Cc: Keith Rogers
Subject: Revised policy observations on application F/2002/7745 - 24 Rectory Road and 1 Glebelands Road, Wokingham

Emy,
The revised policy observations on this application to reflect the amended layout are attached.

Graham Ritchie
Senior Planning Officer
Policy and Plans
Environmental Services
Wokingham District Council

Tel: 0118 974 6457
Fax: 0118 974 6385
Email: graham.ritchie@wokingham.gov.uk
www.wokingham.gov.uk

<< File: 2002_7745 24 Rectory Road Wokingham.doc >>

Emy Circuit

From: Graham Ritchie
Sent: 12 June 2003 10:32
To: Emy Circuit
Cc: Keith Rogers
Subject: Revised policy observations on application F/2002/7745 - 24 Rectory Road and 1 Glebelands Road, Wokingham

Emy,
The revised policy observations on this application to reflect the amended layout are attached.

Graham Ritchie
Senior Planning Officer
Policy and Plans
Environmental Services
Wokingham District Council

Tel: 0118 974 6457
Fax: 0118 974 6385
Email: graham.ritchie@wokingham.gov.uk
www.wokingham.gov.uk



2002_7745 24 Rectory Road Woki...

Policy and Plans Consultation

Date: 12 June 2003
Case Officer: Emy Circuit
Location: 24 Rectory Road and 1 Glebelands Road, Wokingham
Proposal: Proposed erection of 14 flats with associated car parknig facilites. Demolition of existing dwellings and outbuildings
Application Number: F/2002/7745
Applicant: T A Fisher C/O Andrews Kalik Associates

These observations relate to the revised drawings concerning design, footprint and parking layout (drawing no.: 1686/10-18)

Relevant policies in the Wokingham District Local Plan (as Modified) (MWDLP) applicable to this application:

WOS1 - Sustainable Development
WOS2 - Housing Development Principles
WOS3 – Development Control Principles
WOS4 – Service, Amenities and Infrastructure Requirements for New Development
WBE1 – Design and New Development
WBE9 – Accessibility
WBE10 – Landscape and Planting
WBE11 – Trees and New Development
WH1A – Housing Development – Unidentified Sites
WH3A – Housing Density Guidelines
WH6 – Variety of Housing
WH6A – Design Guidance – Residential Development
WH7 – Affordable Housing
WR7 – Provision of Public Open Space in New Residential Development
WT1 – Location of Development
WT2 – Access to Development
WT6 – Parking Provision

This application is for the erection of 14 dwellings on a 0.25 hectares site within a Category A settlement. Policy WOS2 of the MWDLP indicates that residential development is acceptable in Category A settlements, particularly on previously developed sites such as this. This is consistent with the approach in policy WH1A. Therefore, residential development on this previously developed site is acceptable.

Nevertheless, there are a variety of Local Plan policies relevant to this proposal.

WH3A – Housing Density
Policy WH3A indicates that the Council expects residential schemes to achieve between 30-50 dwellings per hectare. This advice is amplified in Appendix 3D. This indicates that a small sized suburban character site within 800 m of Wokingham town centre could achieve a density of 30 dwellings per hectare.

With regard to this scheme, it is noted that the application achieves a density of 56 dwellings per hectare. Whilst this density exceeds the minimum required for the site under Policy WH3A, it is nevertheless acceptable. This is because higher density residential developments maximise the use of existing land in line with Policies WOS1 and WH1A.

WH6 – Variety of Housing
Since the scheme solely involves the provision of one and two bedroom units, its accords with the requirements of Policy WH6. This is because this policy emphasises the need for one and two bedroom dwellings in any scheme.

WH6A – Design Guidance – Residential Development
Advice from the Council's Urban Design and Conservation Officer should be obtained to establish whether the proposal accords with this Policy.

WH7 – Affordable Housing
The site lies within a settlement with more than 3,000 population. In such areas, the threshold for requiring the provision of affordable housing is 15 dwellings or 0.5 hectares. Since this proposal does not exceed either of these thresholds, there is no requirement for affordable housing on this site.

WT6 – Parking Provision
MWDLP Appendix 7 outlines the Council's maximum parking standards. The application of these standards to this scheme would imply the following parking provision.

Number of bedrooms	Number of units in scheme	Parking standards for dwelling size	Overall number of parking spaces
1	3	1	3
2	11	1.5	16.5
3 +	0	2	0
Total	14	N/A	19.5

It is noted that the application involves the provision of 23 car parking spaces. This is significantly above the maximum standards acceptable under Policy WT6 listed in the above table.

Advice from the Council's Highway's team should be sought regarding the acceptability of parking provision on this site, particularly as the site lies within zone 2 of the Wokingham town centre parking reduction area (see Appendix 7). Since this is regarded to be an accessible area for public transport and other services, it is important to achieve a level of parking provision on the site below the maximum permitted in Policy WT6. This is to ensure that the average residential parking provision throughout the district does not exceed 1.5 spaces per dwelling (Appendix 7, paragraph 2.2.6).

Policy WR7
The standard of public open space adopted by the Council is 4.3 ha per 1,000 population. MWDLP Appendix 5 outlines how the public open space requirements of WR7 should be calculated. Taking account of the results of the 2001 Census, the calculation of public open space is as follows:

$$\frac{[\text{No. of dwellings} \times 2.55]}{1{,}000} \times 4.3 = \text{Public Open Space Requirement}$$

Therefore the requirement for this proposal is $= \frac{[14 \times 2.55]}{1{,}000} \times 4.3$

$= 0.0357 \times 4.3$

$= 0.1535$ ha

The proposal does not contain any public open space provision. MWDLP Policy WR7 notes that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines, then financial contributions will be sought to achieve the balance of open space requirement off-site. A contribution may therefore be appropriate to provide the necessary open space provision.

Other
In line with Policies WOS1, WOS3 and WH1A it is important that the proposed development does not have a detrimental effect on the character and appearance of the area, together with the amenities of adjoining properties. Since the scale and massing of the proposed block of flats appears to be considerably larger than the dwellings proposed for demolition, it is important that particular attention is paid to this in assessing the application.

Overall conclusions
There are no policy objections to this application. Nevertheless, there are a number of comments on this application. These are as follows:

a) The application needs to include provision of public open space and other infrastructure and related services inline with Policies WOS4 and WR7.
b) The level of car parking proposed significantly exceeds the minimum standards outlined in Appendix 7. In such an accessible location as the application site, parking provision below the maximum standards would be appropriate.
c) Particular attention should be paid to the effect that the scale and massing of the proposed buildings would have on the amenities of nearby properties.

Graham Ritchie
Policy and Plans
12 June 2003

Date: 10 June 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: New design, including revised footprint; revised parking layout. Drawing no: 1686/10-18.

Comments are required by 01/07/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

AC 11/06/03.

Comment.

1. cycle parking to be either within building or adjacent to main entrance - please address.
2. gates to be minimum of 5 metres from highway boundary
3. pedestrian visibility splays of 2m by 2m required at access. (no obstructions above 0.6 metres).
4. confirmation of financial contribution towards crossing facilities / local safety schemes / wokingham town centre strategy required. Region of £1300 / bedroom.

Date: 10 June 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: New design, including revised footprint; revised parking layout. Drawing no: 1686/10-18.

Comments are required by 01/07/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2002/7745 Date Rec. 19 May 2003

Location: 24 Rectory Road & 1 Glebelands Road

Parish: Wokingham

Applicant: T A Fisher

Description of attached plans: New design, including revised footprint; revised parking layout.

Drawing No's: 1686/10 – 18

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	✓

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Policy
Education (include floor plans for bedroom Nos please
Drainage
E A.
Thames Water
RBFR

NEIGHBOURS: all consulted originally + any additional who have commented

Please Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice (Y) / N

Revised Proposal Description: _____

CASE OFFICER Exc

Consultations Sent by Admin. on 10.06.03

Yellow - Case Officer Copy
Green - Part One Copy

Planning Application

Received by Wokingham District Council

Application No: F/2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1, Glebelands Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7745 to enable the library staff to locate the correct information.

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 01/07/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

10 June 2003

Revised Plans

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

69181

PLANNING SERVICES | HPT
PC | TLS
DC Emy | ENF
APP |
CS |
19 MAY 2003
COPIES TO | ACK:
FILE:

SK/JDF/1686

9 May 2003

Ms E Circuit
The Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN
1745

Dear Madam

RESIDENTIAL DEVELOPMENT AT RECTORY ROAD/GLEBELANDS AVENUE WOKINGHAM

We enclose herewith 6 copies of our revised drawings, drawing nos 1686/10-17 inclusive, together with a letter from Chancellors.

We would appreciate it if you could supersede the previous submitted drawings with the new ones.

If you need any further information, please do not hesitate to contact us.

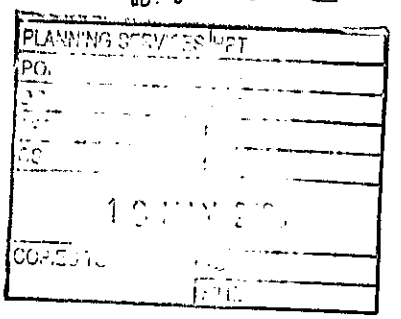
Yours faithfully

S Kalik

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

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

REVISED PLAN
17745



Our Ref JCW/VK

7th May 2003

Wokingham Unitary Environmental Services Department
Planning Services
PO Box 157
Shute End
Berkshire,
RG40 1BN

For the Attention of Ms Emy Circuit

Dear Ms Circuit

RESIDENTIAL DEVELOPMENT AT RECTORY ROAD/GLEBELANDS AVENVE, WOKINGHAM
APPLICATION NUMBER SP/2002/006761 – 1\1

I refer to the meeting with you on the 22nd April 2003 concerning the above attended also by my Client Julian Pacey of Messrs T A Fisher. In this regard we discussed the draft layout for the site included in the submitted application and you referred to concerns about on the one hand retention of trees on the frontage and also the impact on No 3 Glebelands Avenue, adjoining the site to the rear.

My Client's Architects Messrs Andrew Kalik have considered these issues and have now prepared the attached amended scheme for the site which seeks to address your concerns. They would like to substitute the attached plans for those included in the existing application and have provided the requisite number of copies.

I trust this is acceptable and look forward to your comments on the revised proposals in due course.

If there are any queries please contact the writer.

Yours sincerely

Jeremy Woolf

Jeremy C. Woolf MA DipTP MRTPI

cc. Julian Pacey

✆ 01256 703090
✉ 45 High Street, Odiham, Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

69724

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

PLANNING SERVICES
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CS
04 JUN 2003
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FILE

Our Ref JCW/SC

2nd June 2003

Ms E Circuit,
Wokingham Unitary Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham,
Berkshire,
RG40 1WR

Dear Ms Circuit

RESIDENTIAL DEVELOPMENT AT RECTORY ROAD/GLEBELANDS AVENVE, WOKINGHAM - F/2002/7745

I refer to our conversation today concerning the above and confirm I have subsequently spoken to Stojan Kalik of Andrews Kalik, the Architects. He tells me he hand delivered the original drawings to your offices so I do not understand how they went missing.

In any event he is sending a further set of drawings through to you today and no doubt we can discuss the amended proposals with you in due course. In the meantime I enclose a copy of my original covering letter which accompanied the drawings earlier in May.

Yours sincerely,

Sheila Cotton

pp Jeremy C. Woolf, MA, DipTP, MRTPI

Encs

c.c Julian Pacey
Stojan Kalik

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our Ref JCW/VK

7th May 2003

Wokingham Unitary Environmental Services Department
Planning Services
PO Box 157
Shute End
Berkshire,
RG40 1BN

For the Attention of Ms Emy Circuit

Dear Ms Circuit

RESIDENTIAL DEVELOPMENT AT RECTORY ROAD/GLEBELANDS AVENVE, WOKINGHAM
APPLICATION NUMBER SP/2002/7745

I refer to the meeting with you on the 22nd April 2003 concerning the above attended also by my Client Julian Pacey of Messrs T A Fisher. In this regard we discussed the draft layout for the site included in the submitted application and you referred to concerns about on the one hand retention of trees on the frontage and also the impact on No 3 Glebelands Avenue, adjoining the site to the rear.

My Client's Architects Messrs Andrew Kalik have considered these issues and have now prepared the attached amended scheme for the site which seeks to address your concerns. They would like to substitute the attached plans for those included in the existing application and have provided the requisite number of copies.

I trust this is acceptable and look forward to your comments on the revised proposals in due course.

If there are any queries please contact the writer.

Yours sincerely

Jeremy C. Woolf MA DipTP MRTPI

cc. Julian Pacey

✆ 01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
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CHARTERED TOWN PLANNING CONSULTANTS

69620

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	FILE:

Our Ref JCW/SC

29th May 2003

Wokingham Unitary Environmental Services Department
Planning Services
PO Box 157
Shute End
Berkshire,
RG40 1BN

For the attention of Ms Emy Circuit

Dear Ms Circuit

RESIDENTIAL DEVELOPMENT AT RECTORY ROAD/ GLEBELANDS AVENUE, WOKINGHAM
APPLICATION NO: SP/2002/006761-1/1

F/2002/7745

I refer to the above application and the on-going discussions concerning the development proposals for the site. This included by my letter of 7th May 2003 the submission of revised plans relating to the same.

I note the application has been running for several months and would be obliged if you could take this letter as confirmation that my Clients are happy to allow an extension of time of a further three months to deal with this application from the relevant date.

If there are any queries please let me know.

Yours sincerely,

Val Lenick

pp Jeremy C Woolf MA, DipTP, MRTPI

c.c Julian Pacey

Spoke 2 June - letter of 7 May / plans not received - will send copies.

✆ 01256 703090
✉ 45 High Street, Odiham, Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

1.4.03. OBS Mr P.J. Tyldesley

23 Glebelands Road
Wokingham RG40 1DY
Tel: 0118 9781889

PLANNING SERVICES | HPT
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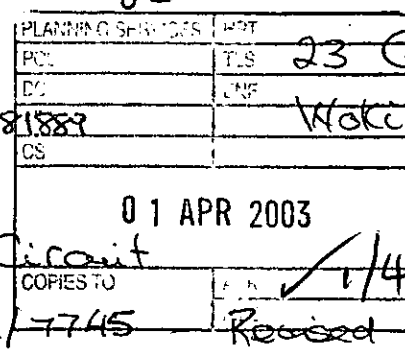


Dear Ms Circuit

Re F/2002/7745 Revised Plans.

Thankyou for notifying me about the above revision. Whilst I have no objection to the proposed revision my earlier objections to the overall application still stand.

Namely:-

Unnecessary demolished of two high grade houses.

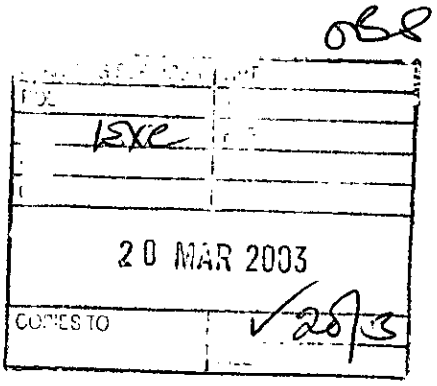
Over development of the area with a preponderance of flats already in Rectory and Glebelands roads

Inappropriate architecture for the west side of Rectory road which comprises large individual houses ie three storey property within two story houses.

Does not comply with the local Plan (Jan 2003) WBH2 - Green Routes which states that

development will not be permitted that would detract from the visual quality of a green route. A three storey block of flats will not enhance the visual quality of the area.

Yours Sincerely.
Peter Tyldesley.



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

17 March 2002

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

I am writing in response to your letter dated 12 March 2003 advising us of the revised plans for the above site. The resiting of the proposed flats by a mere 2 m does nothing to address our objections to the original planning application (i.e. impact on surroundings, design, character and appearance of the proposed building and highway safety). These concerns were detailed in our letter to you dated 25 November 2003, a copy of which is enclosed for ease of reference.

A more recent planning application with which you are dealing relates to the properties at 4, 6 and 6a Glebelands Road (Planning Application number: F/2003/8358). The two applications both involve demolishing existing substantial and well-maintained detached houses in sizeable gardens, typical of other properties in the area. The proposals are to replace them with high density housing which is totally out of keeping with the neighbouring properties and would significantly detract from the street scene. The impact on the surroundings is considerable and detrimental.

Both sites are on a designated green route and it is the stated policy of Wokingham Unitary Authority that any development that detracts from the visual quality of the route should be resisted. Clearly, approval of either proposed developments would contravene the Authority's own policy. We would suggest that the only beneficiaries of approval of

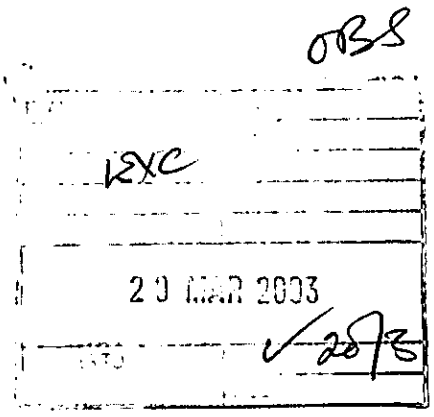
cont.....

these applications would be greedy developers and speculators. The ambience of Wokingham must not be sacrificed to such an unworthy cause.

In conclusion, we strongly object to the proposed development of this site and hope that the issues detailed above will lead to the refusal of this planning application.

Yours sincerely,

Mr. & Mrs. R.P. Jesson



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

26 November 2002

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

We are writing to register our objection to the above planning application on the following grounds:

Impact on surroundings
Design, character and appearance of proposed building
Highway safety

The planning application relates to a prominent corner site near to the town centre and the site is on a designated green route. Any development that detracts from the visual quality of the route should be resisted.

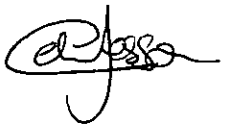
Properties on the west of Rectory Road and on Glebelands Road are primarily detached dwellings, in a good state of repair and with reasonably sized gardens. 24 Rectory Road and 1 Glebelands Road are, therefore, totally in keeping with the surrounding properties. The proposed three-storey building with open car parking facilities on this prominent corner plot would provide high density housing (56 dph) which is totally out of keeping with the surrounding properties and would significantly detract from the street scene.

cont.....

Perhaps the most important objection is on the grounds of road safety. Replacing two dwellings with 14 apartments (and providing 22 parking places) will greatly increase the traffic activity on this part of Rectory Road. This is already a busy and dangerous road; traffic along Rectory Road frequently travels far in excess of the speed limit (30 mph) endangering other motorists and particularly pedestrians crossing at the traffic lights, and the proposed access to the site will add to the hazardous movement of traffic entering and leaving Waitrose car park and the adjacent physiotherapy practice.

In conclusion, we strongly object to the proposed development of this site and hope that the issues detailed above will lead to the refusal of this panning application.

Yours sincerely,



Mr. & Mrs. R.P. Jesson

OB8

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7745

5, Erica Drive,
Wokingham,
RG 40 2DU

23rd March 2003.

Ms Emy Circuit,
Development Control Officer
Wokingham Unitary.

Dear Ms Circuit,

Applications F2003 /8358 and F2002/7745 Glebelands Road

These applications raise a significant problem for residential areas near to the town centre to which a large area could become liable were they approved. I wish to object on behalf of the Wokingham Society.

The applications are for intense development on Rectory Road and and Glebelands Road. Both roads are in a residential area which because of their closeness to the town centre and their substantial width have become main thoroughfares for those entering or leaving the town. Application 7745 is for a substantial block near to the roadways it abutts in a manner a-typical to the remaining buildings in the two roads. The flats opposite, across Rectory Road are for the greater part of similar height but are further back from the roadway.

In the town centre as in any shopping area buildings rise immediately from the back of the pavement and present a limited vista looking along the road. In open country with hedgerows the opposite effect occurs the view to left and right is completely open. Residential areas such as are being considered here lie between these extremes. The buildings may be of two or three stories but lie back from the road to give a semi-open aspect. Tithe Court, 9, Glebelands Road, is a high building but does not objectionably interupt the vista, being so far back from the roadway.

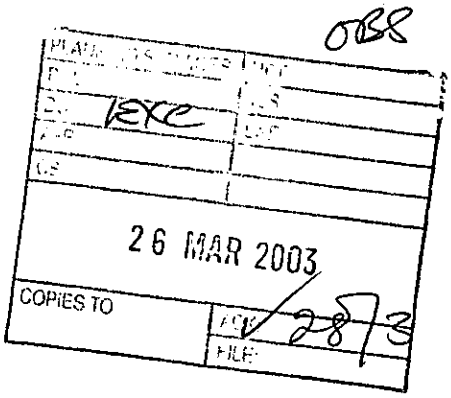
The buildings proposed in these applications should not be allowed to limit the vista more than the existing buildings. This implies that the buildings should be further back from the roadway if they are tall. Such a limitation leaves room in front of them for suitable trees and shrubs.

If these applications are allowed, the way seems open for almost all of the town to be developed in a similar way. A policy is required to reach a sensible and acceptable position. Wokingham is a pleasant residential town. With such developments it could become an assembly of blocks of flats.

Yours faithfully,

Donald C Macdonald.

Donald. C. Macdonald,
President, The Wokingham Society.



Mr and Mrs DLA Hooper
7 Glebelands Road
Wokingham
Berkshire
RG40 1DY

25th March 2003

Dear Emy Circuit

F / 2002 / 7745

Thank you for your communication of the 12th March 2003.

The resiting of the proposed 14 flats 2 metres to the north will have a monumental impact especially on the occupants of 3 Glebelands Road.

This is aggressive, anti-social planning behaviour of the worst kind. These 3 storeys will now even more dominate the area: they will not only tower above the dwelling next door in the most threatening way but the subsequent loss of privacy and increased noise for all the occupants of 3, 5 and 7 Glebelands Road, which includes us, is an alarming consequence. Of course the risk of fire, accident and other hazards is also increased.

We strongly object to this three-storied project: not only is it entirely out of keeping with the present properties but the proposed building overwhelms us in the most unacceptable way. We urge the planning officer to reject the development outright.

Yours faithfully,

D. L. A. Hooper.

Mr DLA Hooper

OBS

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24 MAR 2003
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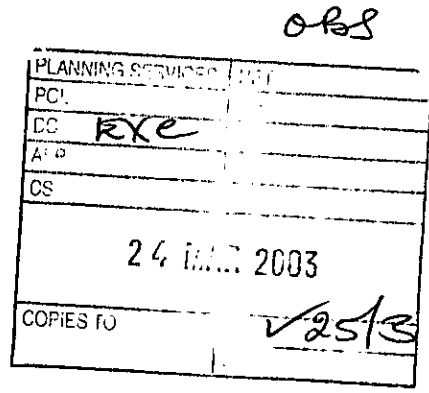


9 Barkhart Drive
Wokingham RG40 1TW

23 March 2003

Dear Sir/Madam

Application Number F/2002/7745
Site Address: 24 Rectory Road and 1 Glebelands Road, Wokingham
Proposal: Proposed erection of 14 flats with associated car parking Facilities. Demolition of existing dwelling and outbuildings

Thank you for your letter dated 12 March regarding the above application.

We wish to continue our objections to this planning application on the grounds of more traffic on a busy junction, and associated pollution of the area. By the Council's own survey a few years ago, the area of Rectory Road was one of the highest areas of pollution.

Also, the Glebelands development for over 55's is further along Glebelands Road and a number of elderly people walk along to the town. Additional traffic on this junction would not be acceptable. It is already difficult to cross the road at the traffic lights when walking down Rectory Road to Wiltshire Road because of poor visibility.

The Council wants to encourage people to leave cars at home and walk into town but are not making it safe to do so. Have you walked up or down Rectory Road – sometimes you take your life in your hands! When the traffic lights are on green it is like a racetrack.

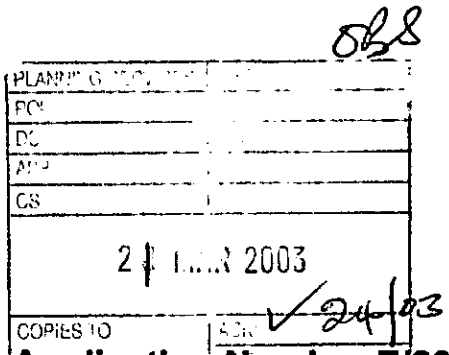
We understand that further applications have been made for development on Glebelands Road, and although we were away and unable to object to the application we are strongly opposed to anymore traffic in the area.

As an aside, since we have lived here the amount of development and traffic has increased six or seven times – in 1976 the population was about 29,000. We know Wokingham is a nice town to live in but we cannot take anymore traffic.

Yours faithfully,

D. Saunders. C.C. Saunders

Dorothea and Clive Saunders



3, Glebelands Road,
Wokingham,
Berks.

14th March, 2003

Ref: Planning Application Number F/2002/7745

Dear Sirs,

We have just received the revised plans on this proposed development which sites the building 2 meters north of the original location and hence both closer to our house and to the pavement of Glebelands Road. This in no way tempers any of our objections set out in our letter to you dated 17th November, 2002. The bulk of the proposed block of flats is quite out of keeping with the other houses in the vicinity – indeed, the resiting would make it even more incongruous when placed in juxtaposition to our own dwelling (the habitations would now be some 5 times closer than they are at present – a mere 2.5 meters apart – and the disparity in heights would be magnified).

In addition, the required 3 meter margin between sewer and residence would almost certainly be broached and, it would seem, that one of the trees so recently granted a Tree Preservation Order would be destined to die!

The proposed resiting *still* does not follow the building line. Nor does it solve the problems of safety, increased traffic, noise pollution, or restrictions on long term road planning options (eg a roundabout or some other flow control solution – the proximity of the block of Flats to the Rectory and Glebelands roadways would preclude such improvements).

All in all, the development – even if resited – would become a blot on the landscape of a pleasant part of what is currently a very pleasant town. In general, developments in the area have blended in well, and it would be a shame to see this trend reversed.

Many of the letters written in response to your planning notification draw attention to the fact that the proposed block of flats would be out of keeping with the appearance of the overall location, and we hope that those views taken together with the other areas of legitimate concern will cause Planning Application F/2002/7745 to be rejected. Let us give substance to the mission statement: Wokingham Unitary – Aiming for Excellence.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

(OBS)

B.T.P. KEELY.
5. GLEBELANDS RD.
WOKINGHAM RG40 1DY

WOKINGHAM UNITARY
PLANNING SERVICES.
RG40 1WR.

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20 MAR 2003
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20.3.03.

✓ 20/3 already logged.

Dear Sir.

APPLICATION No. F/2002/7745

Reference your F/2002/7745 dated 27 FEB 2003, revised plans resiting proposed flats 2M to the NORTH.

My comments sheet to the proposed flats dated 21.11.02 brought to your attention the subject of u/s sewers.

Your revised siting of the proposed flats now impacts further on the existing linked foul sewer which runs from Nos 7, 5, 3 to No 1 Glebelands Rd and then presumably discharges into the main trunk sewer.

This proposed resiting only further emphasises the need to investigate this sewer run.

If the proposed flats are approved then the existing sewer must be adequately reinforced or rerouted prior to the works proceeding.

My other comments presented on 21.11.02 remain valid

Yours faithfully
B T P Keely

Date: 12 March 2003 13 MAR 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Resiting of the proposed flats 2m to the north ie towards the boundaries with 3 Glebelands Road and Glebelands Road. Drawing no: 1686/01C.

Comments are required by 02/04/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

See comments already made on these revisions.

Neil Etherington

13/3/03

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date 11 March 2003
My ref. NE/TPO 1041/2002
Your ref. PB/SS1686

Mrs P Bragg
Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

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

Dear Mrs Bragg

TREE PRESERVATION ORDER NO. 1041/2002
24 RECTORY ROAD, 1 GLEBELANDS ROAD, WOKINGHAM
APPLICATION NO: SP/2002/006761-1/1

Thank you for your letter of 26th February 2003 and revised site plan number 1686/01C.

I confirm that the revisions overcome my concerns over the Plane tree (number 6 on tree survey) and the Cypress trees.

The Holly (number 1) is shown as being 2.5 metres from the proposed building. British Standard 5837:1991 'Guide for trees in relation to Construction' recommends that protective fences should be erected at least 3 metres from the stem of a tree of this size, age and vigour. I therefore consider it unlikely that this tree can be adequately safeguarded during development (if this layout is approved) and that ultimately it will die and need to be removed. Although it is included in the above Tree Preservation Order, it is not prominent in public views of the site. Providing a replacement tree is planted I would not wish to raise objections to the proposal in relation to this tree.

Please note that these comments are in relation to tree issues only and do not imply whether planning permission may be granted.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: Emy Circuit - Senior Planning Officer

Date: 12 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Resiting of the proposed flats 2m to the north ie towards the boundaries with 3 Glebelands Road and Glebelands Road. Drawing no: 1686/01C.

Comments are required by 02/04/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2002/7745 Date Rec. 27 Feb 2003

Location: 24 Rectory Road and 1 Glebelands Road

Parish: Wokingham

Applicant: T A Fisher

Description of attached plans: Resiting of the proposed flats 2m to the north ie towards the boundaries with 3 Glebelands Road and Glebelands Road

Drawing No's: 1686/01C

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: as per ongnival ~~app~~ consultation + any others who have commented please

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice (Y) N

Revised Proposal Description: _____

CASE OFFICER EXC

Consultations Sent by Admin. on 12.03.03.

Yellow - Case Officer Copy
Green - Part One Copy

Planning Application

Received by Wokingham District Council

Application No: F/2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1, Glebelands Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7745 to enable the library staff to locate the correct information.

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 02/04/2003. Written comments submitted will become available for public inspection.

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

**Trevor Watson
Development Control Manager**

12 March 2003

Revised Plans

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

66559

EXC

27 FEB 2003

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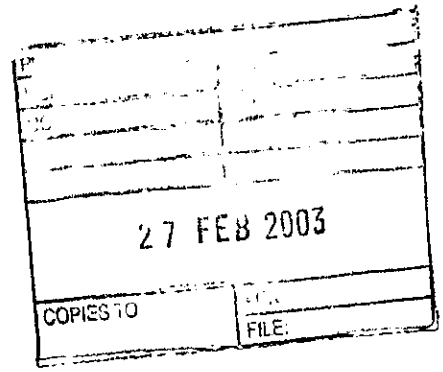
FILE:

Emy Circuit

WITH COMPLIMENTS

PB/SS1686

26th February 2003



FAO Mr Neil Etherington
Landscape & Tree Officer
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN
7745

Dear Sir,

24 RECTORY ROAD, 1 GLEBELANDS ROAD, WOKINGHAM
APPLICATION NO: SP/2002/006761-1/1

With reference to the above site and our client's discussions with Emy Circuit, please find enclosed our revised site plan no. 1686/01C. We have relocated the block of flats to 8 meters from T6. This does have the consequence of having to trim the holly bush on the boundary with No. 3 Glebelands Road.

In addition to this the car-ports have been relocated away from the cypress, as requested.

We should be grateful if you could confirm that this is now acceptable so we can further the redevelopment on this site.

Yours faithfully,

P. Bragg

P. Bragg (Mrs)

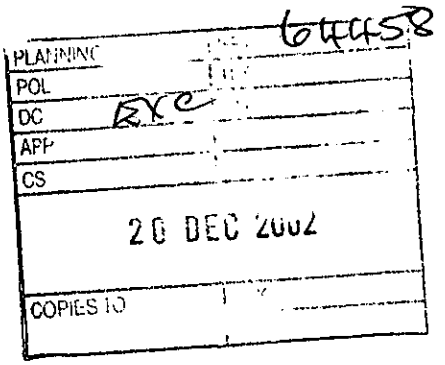
Encl

cc Ms E Circuit, Senior Planning Officer
Mr J Pacey, T A Fisher & Sons Ltd
Mr J Woolf, Chancellors

Our Ref : SP/2002/006761-1/1
Your Ref : 7745

Date : 17 December 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR



FAO: Emy Circuit

Dear Sir/Madam

PROPOSAL: ERECTION 14 FLATS WITH ASSOC. PARKING FACILITIES. DEMO EXISTING DWELLING & OUTBUILDINGS
LOCATION: 24 RECTORY RD & 1 GLEBELANDS RD, WOKINGHAM .

Thank you for your letter dated 7 November 2002, received on 8 November 2002. Please quote the following reference in any correspondence: SU86NW/17/35. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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

PLANNING INFORMATIVES:

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If

there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY:

Surface Water

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

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

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO APPLICANT:

Suface Water

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Watercourses

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

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

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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

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

Wildlife Protection

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

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

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

Landscaping

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

Natural Drainage

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

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

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

Gardens

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

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

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

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

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

Kim Harris
Planning Liaison Officer

Direct Tel: 01276 454 492
Direct Fax: 01276 454 352
Email: kim.harris@environment-agency.gov.uk

CC: Andrews Kalik Associates

To:
Drainage
Fao Roger Johnson

20029963.

RJ.

Drainage, Wokingham

From: Emy Circuit

Date: 07 November 2002

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings..

Site Address:
24 Rectory Road And 1, Glebelands Road, , Wokingham.

Applicant:
T A Fisher C/O Andrews Kalik Associates.

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

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement RJ

Date: 13 November 2002 14 NOV 2002

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road and 1, Glebelands Road, Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Planning & design statement. Chancellors Report C/2320.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

- TREE ISSUES DEALT WITH BY NEIL CHERRINGTON WITH A SEPARATE COMMENTS SHEET.
- LANDSCAPE ISSUES RELATE TO IMPORTANCE OF EXISTING AND PROPOSED PLANTING TO ROAD EDGE. TREES ARE VERY IMPORTANT IN THIS AREA — THUS NEW TPO'S CONFIRMED.
  NEW PROPOSAL SHOULD INCLUDE THE INTRODUCTION OF TREES (ADVANCED NURSERY STOCK SIZE OR LARGER.) + LANDSCAPE SCHEME, INCLUDING AREA ALONG RECTORY ROAD NOW TO BE SIGHT LINE.
- BOUNDARY CONSTRUCTIONS?
- CAR PORT DETAILS OF CONSTRUCTION + HARD + SOFT LANDSCAPE

Harold Sanders. 17.12.02.

for plans see Part One or Officer file

Date: 04 December 2002

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Tree Survey. Tree Survey Schedule dated Nov 2002 + Site Survey 182RR01 Revised on 13 Nov 2002.

Comments are required by 18/12/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1. Tree number 6 (London Plane) has a crown radius of 8m. The Flats are shown to be constructed 6m away, which will require branch removal. The Flats should be re-sited or designed so that this tree can be retained without being pruned.

2. The garages on the south-west corner of the site need to be reposition at least 6m from the Corsican Pine number 36.

3. Other than as mentioned above the layout is appropriate in relation to the best trees on the site.

4. This is an important site being located next to a 'Green Route' and just outside the Wokingham Conservation Area. I will include trees numbered 1, 4, 5, 6, 7, 8, 14, 15, 17, 28, 36 and 37 in a Tree Preservation Order.

5. It is essential that we get a high quality landscape scheme for this site.

6. If planning permission is granted please impose the attached conditions.

Neil Etheridge
6/12/02

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01 **Attached to Detailed Planning Consent**

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02 **Attached to Detailed Planning Consent**

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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Date: 04 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Tree Survey. Tree Survey Schedule dated Nov 2002 + Site Survey 182RR01 Revised on 13 Nov 2002.

Comments are required by 18/12/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970/0102

(RING ONE)

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

App. No. P/2002/7745 Date Rec. 28 Nov 2002

Location: 24 Rectory Rd / 1 Glebelands Rd

Parish: Wokingham

Applicant: T A Fisher

Description of attached plans: Tree Survey

Drawing No's: Tree Survey Schedule dated Nov 2002 + Site Survey 182RR01 Revised on 13 Nov 2002

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER EXC

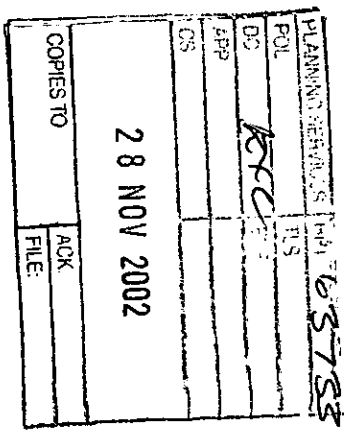
Consultations Sent by Admin. on 04.12.02

Yellow - Case Officer Copy
Green - Part One Copy

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

SK/SS/1686

27th November 2002



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

ADDITIONAL PLAN
7745

FAO Ms Emy Circuit

Dear Madam,

24 RECTORY ROAD/1 GLEBELANDS ROAD, WOKINGHAM
APPLICATION NO: F/2002/7745

When we last discussed this application I promised to let you have a report from the arboriculturist in connection with the existing trees on the site. Our client has instructed Dick Grainger of A/F Technical Services who has now completed his work. I am enclosing 3 copies of his report and accompanying drawing, which has been superimposed on the site survey.

If you require any further information, please do not hesitate to call this office.

Yours faithfully,

S. Kalik

Encls.

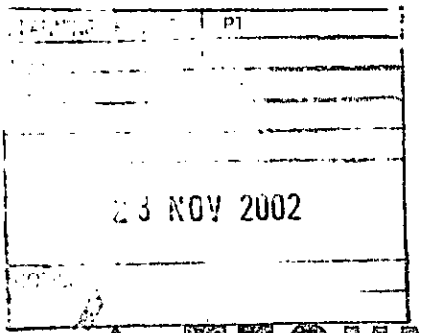
cc Mr J Pacey, T A Fisher & Sons Ltd
Mr D Grainer, A/F Technical Services

T A Fisher & Sons Ltd

Tree Survey Schedule
November 2002

ADDITIONAL PLAN
7745

24 Rectory Road and
1 Glebelands Road
Wokingham



A TECHNICAL
F SERVICES
Arboricultural Consultancy Service

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees. Fruit trees, shrubs, bushes and other vegetation have not been included.

Site: 24 Rectory Road and 1 Glebelands Road
Wokingham
Berkshire

Client: T A Fisher & Sons Ltd
Windmill House
Victoria Road
Mortimer
Reading RG7 3DF

Survey Date: 27 September 2002
Revised 13 November 2002

Surveyed By: R D D Grainger Dip Arb(RFS) F Arbor A

Our Ref: 02021S1.RDG

Tree Survey

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to:

- the health, vigour and condition of each tree
- any structural defects, disease and the safe life expectancy of each tree
- the size and form of each tree and its suitability within the context of new development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are scheduled under a Tree Preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class
S Small (<6 m)
M Medium (7<12 m)
L Large (>12 m)

RAD Crown spread radius (metres)

STEM Trunk diameter (centimetres) at 1.5m above ground

AGE Age class

Y	Young - Less than one third life expectancy
MI	Middle age - One to two thirds life expectancy
M	Mature - More than two thirds life expectancy
OM	Overmature - Very limited life expectancy

VIG Vigour

N	Normal vigour
L	Low vigour

CODE A High category (green on plan)

Trees whose retention is most desirable:

- vigorous healthy trees, of good form, and in harmony with proposed space and structures;
- healthy young trees of good form, potentially in harmony with proposed development;
- trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

CODE B Moderate category (blue on plan)

Trees whose retention is desirable:

- trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
- immature trees, with potential to develop into the high category

CODE C Low category trees (brown on plan)

Trees which could be retained:

- trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B;
- immature trees, or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A/B) trees. They should only be retained where they are not a significant constraint on development.

CODE D Fell category (red on plan)

Trees for removal:

- dead or structurally dangerous trees;
- trees with insecure roothold;
- trees with significant fungal decay at the base or on the main bole;
- trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

COMMENTS General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order the TPO number is indicated.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey data should be used to determine the minimum protected area for individual trees – Age (AGE), trunk diameter (STEM) and vigour (VIG).

Table 1 Distances – Trees of Normal Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) – STEM	Distance (m)	One Side Only (m)
Young (Y)	< 20	2.0	1.4
	20 < 40	3.0	2.0
	> 40	4.0	2.7
Middle Aged (MI)	< 25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature (M)	< 35	4.0	2.7
	35 < 75	6.0	4.0
	> 75	8.0	5.4

Table 1 Distances – Trees of Low Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) - STEM	Distance (m)	One Side Only (m)
Young (Y)	< 20cm	3.0	2.0
	20cm < 40cm	4.5	3.0
	> 40cm	6.0	4.0
Middle Aged (MI)	< 25cm	5.0	3.4
	25cm < 50cm	7.5	5.0
	> 50cm	10.0	6.7
Mature and Overmature (M & OM)	< 35cm	6.0	4.0
	35cm < 75cm	9.0	6.0
	> 75cm	12.0	8.0

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
1	Holly	S	2.5	24	MI	N	B	Leaning trunk
4	Oak	L	5	39	MI	N	B	Highway tree Suppressed crown
5	Beech	M	4	18	Y	N	B	Highway tree Two stems, common crown
6	London plane	M	8	103	M	N	B	Highway tree Regrown pollard, one-sided crown, leaning
7	Corsican pine	L	8	91	M	N	A	Highway tree Some dead wood
8	Lime	L	5	38	MI	N	B	Tree surgery required
9	Myrobolan plum	S	5	22	M	N	C	Leaning, one-sided suppressed crown, structural defects
10	Lawson cypress	M	2	23	MI	N	C	One-sided crown
11	Lawson cypress	M	2	24	MI	N	C	One-sided crown
12	Rowan	S	3	12	MI	L	C	Suppressed, one-sided crown
13	Cherry	S	5	18	MI	L	C	Suppressed, one-sided crown
14	Copper beech	M	4	24	Y	N	B	
15	Norway maple	M	5	23	Y	N	B	
16	Lawson cypress	S	1.5	<10	Y	N	C	Suppressed, overgrown hedge
17	Lime	L	5	68	M	N	B	
18	Holly	S	1	10	Y	L	C	Suppressed
19	Holly	S	1	10	Y	L	C	Suppressed, topped
20	Lawson cypress	S	1.5	13	Y	L	C	Suppressed
21	Lawson cypress	S	1.5	11	Y	L	C	Suppressed
22	Myrobolan plum	S	4	22	M	N	C	Leaning, one-sided crown
23	Lawson cypress	S	2	10	Y	N	C	Suppressed
24	Hawthorne	S	3.5	14	M	N	C	Leaning, one-sided crown
25	Lawson cypress	S	1	9	M	N	C	
26	Apple	S	2.5	13	MI	N	C	One-sided crown
27	Apple	S	2.5	12	MI	N	C	Leaning
28	Oak	L	8	106	M	N	B	One-sided crown, crown reduced
29	Holly	S	3.5	<11	Y	N	C	Group of stems
30	Holly	S	2.5	<16	Y	N	C	Group of stems, leaning
31	False acacia	L	7	120	OM	N	D	Structural defects, trunk decay
32	Holly	S	3	15	Y	N	C	Suppressed

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
33	Holly	S	3.5	11	Y	N	C	Leaning, suppressed
34	Holly	S	3	21	MI	N	C	Leaning, suppressed
35	Holly	S	3	20	MI	N	C	Leaning, suppressed
36	Corsican pine	L	7	70	M	N	B	One-sided crown
37	Oak	L	11	>100*	M	N	B	Regrown pollard, ivy covered trunk, sited on adjoining land - dbh estimated

To:
Landscape and Trees

From: Emy Circuit

Date: 07 November 2002 09 NOV 2002 09 NOV 2002

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings..

Site Address:
24 Rectory Road And 1, Glebelands Road, , Wokingham.

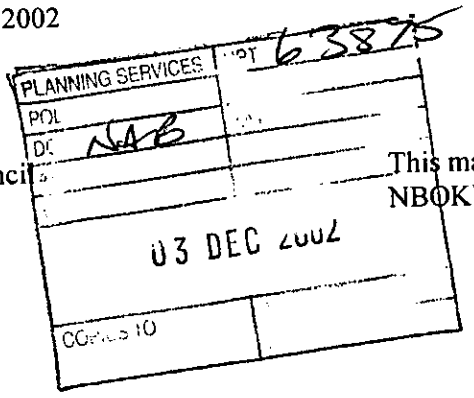
Applicant:
T A Fisher C/O Andrews Kalik Associates.

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

Tree survey (BS 5837:1991) required in order to assess the impact on existing trees
Details of how all hard surfaces within 6m of ~~exist~~ existing trees will be constructed.
Details of tree protection measures.
Landscape scheme required.

Neil Ellwright
3/12/02

Our Ref. **15233**
Your Ref. Emy Circuit / F/2002/7745
Date. 29 November 2002



FAO Nathalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

24 Rectory Road and 1
Wokingham

I refer to your consultation received in this office on 07/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwellings and outbuildings

Site Address: 24 Rectory Road & 1 Glebelands Road , Wokingham

Applicant: T A Fisher C/O Andrews Kalik Associates

Your observations are required in respect of this application **by 30/11/02**

At its meeting on 19 November 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town

SIGNED: _____ **DATE:** 29/11/02

CLERK TO Wokingham Town Council

Emy Circuit
From: Debra Hammond
Sent: 27 November 2002 08:14
To: Emy Circuit
Subject: Policy obs on 2002/7745

Here are the policy obs on the above application



2002_7745 24 Rectory Rd and 1 ...

Deb

Debra Hammond
Planning Officer
Environmental Services Department
Wokingham District Council

Tel: 0118 974 6458
Fax: 0118 974 6385
Email: debra.hammond@wokingham.gov.uk
www.wokingham.gov.uk

Date	20/11/02
Case Officer	Emy Circuit
Location	1 Glebelands Road & 24 Rectory Road, Wokingham
Proposal	Erection of 14 flats with associated car parking facilities. Demolition of existing dwelling and outbuildings
Application Number	F/2002/7745

The Modifications agenda for the Executive on 4 December contains recommendations to modify Local Plan policies. It also recommends that the modified plan be used for DC purposes with immediate effect i.e. from late on 4th December. Any application determined after this date will have to comply with the proposed modifications. Therefore, the following WDLP Policies (as proposed to be modified) are applicable to this application:

WOS1(i): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WBE1: Development in its Local Context
WH1A: Housing Development – Unidentified Sites
WH3A: Housing density
WH6A: Housing Design
WT7: Road Safety

The proposal is a previously developed piece of land located within the identified settlement of Wokingham. Therefore, development is acceptable in principle under Policies WOS1(d) and WOS2. The proposal should however, be tested against Policies WOS3, WH1A, WH6A, WBE1 and WT7. It should not lead to an adverse effect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of the adjoining properties. The proposal consists of a block of 14 flats and associated parking on the site of 2 detached houses. The scale and massing of the proposed block of flats appears to be considerably larger than the dwellings proposed to be demolished and the neighbouring dwellings. It is therefore important that particular attention is paid to this when assessing the proposal to ensure that it would not have a detrimental effect on the character and appearance of the area.

It should have satisfactory and safe access and should have no significant detrimental impact upon the highway safety of the surrounding road network or the flow of traffic along Rectory Road.

This proposal complies with PPG3 (2000), which stresses the importance of sustainable development by maximising the re-use of previously developed land within the urban area. The Local Plan Inspector has recommend the settlement of Wokingham as one of the settlements which the council should seek new housing: it possesses a range of services, facilities and public transport opportunities that would permit residents to "*..occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements*".

Housing Density:

The net area of the site is 0.25ha, as the whole of the site is to be developed for housing and directly associated uses. Therefore, the net housing density proposed for the site is 56dph.

The site is located within 400m of Wokingham Town centre; it therefore complies with PPG3 and WH3A, which seek a greater intensity of development (i.e. in excess of 50dph) at places with good public transport accessibility such as district and local centres.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. WDLPDD Policy WH6 states that particular emphasis should be given to the need for small (one, two and smaller three bedroom) dwellings. The Modifications agenda for the Executive on 4 December contains a recommendation to modify the suggested housing mix to reflect the results of the 2002 Housing Needs Survey.

The table below shows to what extent this application meets the suggested mix (as proposed to be modified).

No. of beds	% (para. 5.17)	No. of proposed dwellings (F/2002/7490)	%
1&2 bed	Not less than 47%	14	100
3 bed	21%		
4+ bed	Not more than 32%		

Although this application does not meet the suggested housing mix, the Local Plan Inspector has recommended that an emphasis be placed on the provision of 1&2 bed units due to the shortfall in smaller units across the District. Therefore there are no policy objections to the proposed housing mix.

Affordable Housing:

Policy WH7 of the WDLPDD requires up to 25% of all new dwellings granted consent to be affordable, where the scheme is for 25 or more dwellings or of 1 hectare or more, in settlements with a population of greater than 3,000. As the proposal consists of 14 units, there is no affordable housing requirement. The recommended modifications to the Local Plan reflect the Inspector's recommendation to lower the thresholds to 15 or more dwellings or 0.5ha or more, these thresholds would not affect this proposal.

Public Open Space:

The standard provision of public open space adopted by the Council is 4.3ha per 1,000 population. Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. Therefore, the calculation of open space for the range of dwellings is as follows:

$$\frac{[\text{No. of dwellings} \times 2.7]}{1000} \times 4.3 = \text{Public Open Space Requirement}$$

Therefore, the requirement for this proposal is = $\frac{[14 \times 2.7]}{1000} \times 4.3$

= 0.04 x 4.3
= 0.17ha

Policy WR7 requires that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines then the balance of open space requirement will be sought through financial contributions to the future provision of off-site facilities.

Conclusions:

There are no policy objections to the general principle of development on this site. However, particular attention should be paid to the effect the scale and massing would have on the amenities of the surrounding properties.

Debra Hammond
Policy and Plans

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 07 November 2002

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Parish: WOKINGHAM TOWN

Site Address:
24 Rectory Road And 1, Glebelands Road, , Wokingham.

Applicant:
T A Fisher 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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comments

— Cycle parking should be provided in a secure/covered store, near the main entrance, at the ratio of 1 per flat.

— Pedestrian visibility splays of 2·4m x 2·4m are to be provided.

— Appropriate financial contribution towards crossing facilities/local safety schemes to be sought.

Signed: _____ **Print name:** S. N-ATTON

18·11·02

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1 Glebelands Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 20/11/2002 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **11/12/2002**. Written comments submitted will become available for public inspection.

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

Date: 20/11/2002

X2 19/11/02

Emy Circuit
From: John Mullaney
Sent: 15 November 2002 15:04
To: Emy Circuit
Subject: 24 Rectory Road, F/2002/7745

I have no objections to the proposal but would recommend the following condition is attached should planning consent be granted.

Standard planning condition C070.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

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12 MAR 2003
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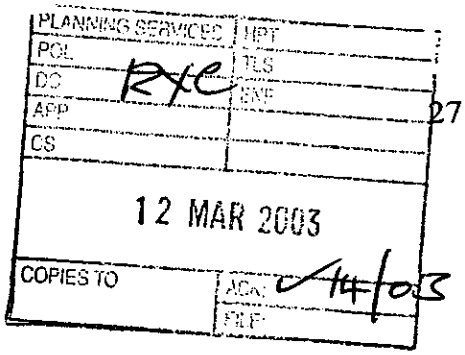


Mrs A Lewis
27 Tamarisk Rise
Wokingham
Berkshire
RG40 1WG

11 March 2003

Dear Ms Circuit/ Ms Odell

F/2003/8358 – 4, 6 and 6a Glebelands Road, Wokingham – Emy Circuit
F/2002/7745 – 24 Rectory Road and 1 Glebelands Road, Wokingham – Emy Circuit
F/2002/8188 - 44 Rectory Road, Wokingham – Angela Odell

The planning applications above all require the demolition of the existing properties with the replacement of 22/16, 14 and 8 flats/apartments respectively.

In considering acceptance of these proposals it is important to consider the overall dynamics of these changes.

1. Rectory and Glebelands Road are arguably two of the more prestigious Roads in Wokingham, where esteemed accommodation close to the town centre is few and far between, do we as a town want to restrict wealth coming into the area.
2. The original six buildings, would arguably have six families occupy these residences, however the replacement buildings would increase the population in the town centre, a minimum of 60 with sole occupancy, maybe as many as 120 with duo residency.
3. The 38 dwellings/flats, consist of elderly "affordable accommodation" residences with a minimum age of 55, although there would be no impact on schooling, the medical / welfare requirements would substantially increase in the immediate area.
4. Arguably the increased residency would **further** congest the traffic through and around the town centre.
5. The properties that have to be demolished to make way for the flats appear to be of sound quality and are aesthetically in keeping with the value and standing of the other properties in this area.
6. Subsequently the removal of these grand larger house will probably have the knock on effect of the remaining neighbouring larger houses going in the same way, by overall value and desirability of these remaining neighbouring houses falling.

Yours sincerely

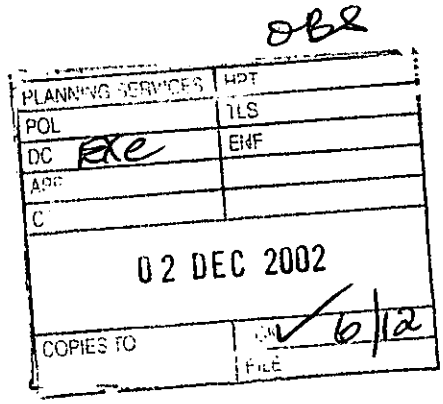
Amanda Lewis (Mrs)

cc. Mrs Marian Robertson, Norreys Ward, Wokingham

9 Barkhart Drive

Wokingham, RG40 1TW

29th November, 2002



Dear Sir,

Planning Application – F/2002/7745

With reference to the above application we would like to submit our objections to the plan. The site of the planning application is on a very busy junction – Glebelands Road/Rectory Road and twenty-four flats with associated vehicles would only add to the congestion that already exists in this area at peak times.

We have very heavy traffic coming through Milton Road, up Glebelands Road and down Rectory Road, and the area cannot cope with even more. The area is already high on the Council's list of 'high pollution areas' due to traffic.

We live in the town area as you can see, and we try to leave our car at home and walk into the town, but the situation is getting really bad and at times we literally take our lives in our hands when walking!

We appreciate that there is a need for affordable housing in this area, but to allow more expensive flats will not be helping the situation. Developers/Estate Agents seem intent on buying up houses to erect highly priced flats in their place. We are aware that similar ideas for similar developments are being considered in the area around us - there seems no end to it.

We hope you will refuse this application.

Yours faithfully,

D. Saunders

Dorothea and Clive Saunders

Planning Officer
Wokingham District Council
Shute End
Wokingham

Recd 10.50 AM 26.11.02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7745. (Case Officer:Emy Circuit)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES. FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES
26 NOV 2002

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

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COMMENTS ON APPLICATION: F/2002/7745

YOUR NAME: MR. D.L.A and MRS J. HOOPER

YOUR ADDRESS: (if these details are incorrect please amend)
7 GLEBELANDS ROAD
WOKINGHAM
Berkshire
RG401DY

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: Our greatest objection concerns the very concept of this monstrosity: it completely ruins the style, ambience and attraction of this part of Wokingham. Owners of surrounding properties have worked long and hard to afford residences here and this agreeable area is now threatened in the most ugly way. High density, noise, increased traffic and disturbance from these 44 flats would all contribute to the annoyance, worry and utter rejection we

Continue over the page if more room required

feel about this retrogressive plan. We do not wish this region of our town to become "flat-land."

Secondly, our privacy is jeopardised by the windows facing our rear gardens. Though obscure glazed panes maybe fitted throughout this elevation, what guarantee have we that such windows will in the future be so enforced?

Finally, no mention is made about the adequate protection let alone reinforcement of the linked sewer from numbers 7, 5 and 3, Glebelands Road. This vital drain must be kept in perfect working order at all times throughout our gardens and especially in number 1, Glebelands Road: easement clauses are written into the deeds of these four houses. Obviously, 14 flats would generate such a huge increase in the volume of waste that exceptionally special considerations should apply for its disposal. It is paramount that the present arrangements must be safeguarded.

We strongly object to this cheapjack, get-rich-quick ... shoddy ... second-rate proposal!

Joyce Hooper

N. L. A. Hooper

26 November 2002.

By hand · 2:45pm 21/11/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7745. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
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LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

21 NOV 2002 22/11

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7745

YOUR NAME: ST. P. KEELY.

YOUR ADDRESS: (if these details are incorrect please amend)
5 GLEBELANDS ROAD
WOKINGHAM
Berkshire
RG401DY

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: HIGHWAY SAFETY - Rectory Rd. is currently extremely busy at peak times with business cars, industrial lorries & vans, domestic & school buses, bicycles & pedestrians. The width of the road is restricted due to car parking local to the police station & bunching is created by cars exiting from Waitrose & merging at the traffic lights where large Waitrose articulated containers turn right.

Continue over the page if more room required

It seems incredible that consideration is being given to creating more overcrowding by introducing more vehicle entering & leaving the proposed flats. It will increase the stopping & starting of the transport giving of more fumes & pollution & will result in more noise. It should be our policy to reroute traffic away the already over crowded towown roads.

It appears to the writer that this proposal will result in an unsafe set of circumstances especially for the large number of mature people who have to cross this road from the Glebelands area.

For the above reason we do not consider it is in the interests of SAFETY to agree to planning permission for these flats in the propred location they could be erected further outside the town.

SEWERS.

The linked foul sewer from nos 7.5 & 3 Gleb. road link up with No 1 & then discharge into the trunk sewer. Clearly this sewer must protected/maintained during any construction phase & subsequently. It may be necessary to reinforce these facilities against construction equipment & personnel as damage could result in serious health & safety issues.

Loss of PRIVACY - All windows facing our direction should be fitted with obscure glazed panels.

ROAD SAFETY. For the sake of safety to residents & children the use of the access road between No 3 & 5 Gleb. Rd should continue to be used by these residents only. Access should be prohibited to :-

- CONTRACTORS BOAT. VEHICLES & EMPLOYEES.
- ALL FUTURE RESIDENTS, VEHICLES TRADESMEN ASSOCIATED WITH THE NEW FLATS.

HEARING. WE REQUEST YOU ADVISE THE TIME DATE & LOCATION OF THE OPEN MEETING FOR THE PEOPLE'S HEARING

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7745. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES
25 NOV 2002
COPIES TO ✓ 26/11

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: F/2002/7745

YOUR NAME: John Tims.

YOUR ADDRESS: (if these details are incorrect please amend)
1 ORCHARD PLACE RECTORY ROAD
WOKINGHAM
Berkshire
RG401DW

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I object to this application :- (1) HIGHWAY SAFETY. RECTORY ROAD IS already an extremely busy road made unavoidable by the lack of any other road initiative on the councils Part. The additional traffic movements from this proposal will worsen this problem. Although Parking is proposed it never takes account of more than 1 car per flat thus ignoring the reality of 2 cars per flat + visiting cars so we will end up with RECTORY ROAD &

P.T.O

Continue over the page if more room required

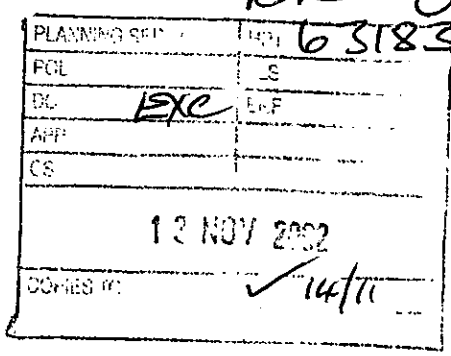
POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

GLEBELANDS ROAD becoming car parks for the overflow as already happens for the flats opposite.

In approving this application you will also be setting a precedent for most of the houses along Rectory Road which are fortunate to enjoy a sizeable garden to make a similar application.

You should refuse this application and allow the people of Wokingham to enjoy this area as it is, and not compel us to over crowding and gridlock traffic.

RK Obs.



9, Cedar Close
Wokingham
RG40 1EA.

Proposed planning permission A.N .F/2002/7745. 13 .11.2002.

Dear Emy Circuit.

As a driver and a pedestrian I would like to know what plans you have to negotiate with the builder of the proposed flats in Rectory / Glebelands Road ; to ensure that traffic calming plans are put in place.

Much of the traffic in Rectory Road has complete disregard for pedestrians, many of whom are elderly, within the last four months a woman was knocked down by a car, near to Suffolk Lodge..

Many of the cars jump the traffic lights and the cars turning left into Glebelands Road have little awareness of on coming traffic; any extra pressure put on these roads will need careful thought.

Yours sincerely

J. M. Baines.

JOAN BAINES

Mr P.J. Tyldesley
23 Glebelands Road
Wokingham RG40 1DY

27.11.02

Tel: 978 1889

OBS

POL
DC 10/2
27 NOV 2002
28/11
F/2002/7745.

Dear Sirs

Re: Planning Application
Proposed erection of fourteen flats on Rectory/Glebelands Roads.

I am writing to state my objection to the above Planning Application for the following reasons:

- The unnecessary destruction of two detached quality homes.
- The three storey flats are incongruous with the large detached houses on the west side of Rectory road and in Glebelands road, dominating adjacent properties and probably devaluing them.
- This proposed development is incompatible with WDC's Local Plan 2000, policy WBE12 "Green Routes". Both Rectory road and Glebelands Road are designated "Green Routes". WBE12 states "The appearance of Green Routes will be protected ---- resisting development that would detract from the visual quality of these routes". A three storey block of flats will clearly detract from the visual quality of both roads involved.

cont over

- Egress from the proposed carparking facilities is directly into Rectory Road, one of the most heavily used roads in Wokingham, within some 50m of the traffic lights. The potential for accidents is therefore high.

This is quite clearly an ill conceived scheme and should not be granted planning permission.

Yours faithfully

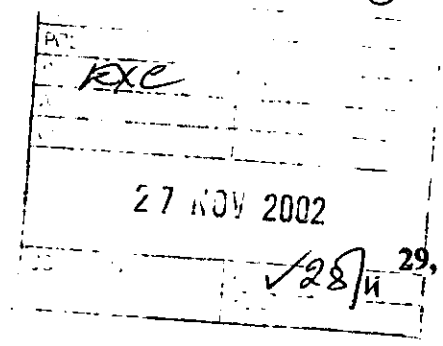
P.J. Hennessy.

OBS

EXC

27 NOV 2002

✓28/11



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

26 November 2002

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

We are writing to register our objection to the above planning application on the following grounds:

Impact on surroundings
Design, character and appearance of proposed building
Highway safety

The planning application relates to a prominent corner site near to the town centre and the site is on a designated green route. Any development that detracts from the visual quality of the route should be resisted.

Properties on the west of Rectory Road and on Glebelands Road are primarily detached dwellings, in a good state of repair and with reasonably sized gardens. 24 Rectory Road and 1 Glebelands Road are, therefore, totally in keeping with the surrounding properties. The proposed three-storey building with open car parking facilities on this prominent corner plot would provide high density housing (56 dph) which is totally out of keeping with the surrounding properties and would significantly detract from the street scene.

Cont.....

Perhaps the most important objection is on the grounds of road safety. Replacing two dwellings with 14 apartments (and providing 22 parking places) will greatly increase the traffic activity on this part of Rectory Road. This is already a busy and dangerous road; traffic along Rectory Road frequently travels far in excess of the speed limit (30 mph) endangering other motorists and particularly pedestrians crossing at the traffic lights, and the proposed access to the site will add to the hazardous movement of traffic entering and leaving Waitrose car park and the adjacent physiotherapy practice.

In conclusion, we strongly object to the proposed development of this site and hope that the issues detailed above will lead to the refusal of this panning application.

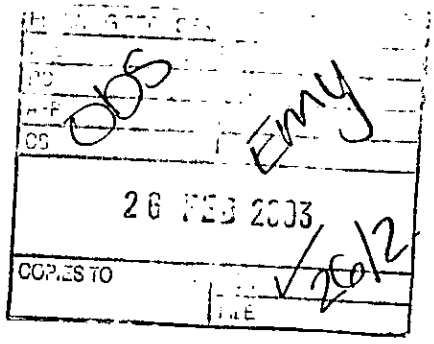
Yours sincerely,



Mr. & Mrs. R.P. Jesson

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA



Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
PO Box 153, Shute End
WOKINGHAM
RG40 1WL

7745

Mr Keeley is already listed as Obc.

25 February 2003

Dear Ms Cronin

I attach a letter I have received from my constituent, Mr B T P Keely of 5 Glebelands Road, Wokingham RG40 1DY. Mr Keely is very concerned about the impact of traffic and overcrowding, should the two planning applications go ahead.

I do hope the Council will weigh very carefully the arguments put by my constituent when considering these two proposals.

Yours sincerely

John Redwood

Email: redwoodj@parliament.uk

B. T. P[redacted]
5 Glebe[redacted]d
Wok[redacted]
Berks R[redacted]
01734[redacted]

R.H. JOHN REDWOOD.
House of Parliament
Westminster - SW1.

OUR REF. 9782747

19.2.02.

Dear MR. REDWOOD ✓27/2/02

I am a mature cradle conservative orinally born in Essex but have lived at the above address since 1975.

We are justifiably proud of our house & location but indications are this could be facing changes in the immediate future.

Plans have been presented to Wokingham Council for two projects

- F 2002/7745. 14 Flats + car parking.
- F 2003/8358. 22 Appartments with U.G. parking and 16 dwellings with parking

I enclose a drawing showing the planned projects relative to my home.

I recognise there must be progress & it is prudent to try & erect dwellings close to the town centre but to have two such projects planned simultaneously prompted my first ever letter to you level.

You probably guess what coming but here goes -

These two developments will bring more cars & transport into an already congested area, that in turn brings more fumes & further pollutes the atmosphere

More cars will create more safety hazards for the local community which contains a fair number of "Mature" pensioners.

Will you please give consideration to using your skills, influence, authority to objecting to these two projects or at least one of them -

Thanks for your time.

A devoted conservative.

Yours sincerely

BT Paul Keely

Sheila Viner

From: TVICTHOMAS@aol.com
Sent: 20 November 2002 14:48
To: Sheila.Viner@wokingham.gov.uk
Subject: Re: Planning Application F/2002/7745

WOKINGHAM UNITARY
Aiming for Excellence

My full postal address is :-
22 Rectory Road
Wokingham RG40 1DH Vic Thomas

Sheila Viner

To: TVICTHOMAS@aol.com
Subject: Planning Application F/2002/7745

WOKINGHAM UNITARY
Aiming for Excellence

Thank you for your observations on this application, which is being dealt with by [illegible].

In order that you can be kept abreast of developments, please forward your full postal address to me and you will be added to the observations mailing list.

Thank you.

Sheila Viner
Clerical Assistant to the Planning and Development Team
Wokingham District Council
email: Sheila.viner@wokingham.gov.uk

OBS

Ian Jordan

19 NOV 2002

28/11

From: TVICTHOMAS@aol.com
Sent: 19 November 2002 11:29
To: Development.Control@wokingham.gov.uk
Subject: Appl. No. F/2002/7745

I wish to comment on this application as an immediate neighbour. We have been in contact with the developers for a number of months and have been supplied with plans of the proposals on which we have commented to Mr Pacey, the developers agent.
Firstly on the overlooking issue. We are most fortunate in that the adjacent houses, due to their siting and mature planting, do not overlook our property. This will not be the case if the proposals proceed. The elevation facing our garden is satisfactory except for the third storey. The dormer windows would have a direct view into our garden except that the proposed garage block sited along our boundary fence, provided that it has the pitched roof as shown, will protec t much of our garden. In addition the site plan shows planting which if carried out, will also assist. As far as we can judge the developer has done what he can to minimise any detrimental effects on our property but any changes from the present plan are to be resisted.
Nos 20 and 22 have a drainage easement across No. 24 but we are dealing with this directly with Fishers.
We have corresponded with the highways section on several occasions concerning traffic in Rectory Road, to no effect. Whilst this proposal will not affect our access and egress, our knowledge of the current problems shows that the new residents will experience great difficulty in exiting the entrance, currently that of No. 24. We, quite frequently wait for several minutes to join the passing traffic, bunched by the lights on the Broad Street junction together with the Waitrose exit. The l ocation of the proposed entrance will also coincide with the queue at the lights. We have suggested to Fisher that the rear exit over which they must have rights would be more appropriate.
Should you wish to discuss these issues, or any others affecting this proposal, our phone number is 0118 9781766 or e mail

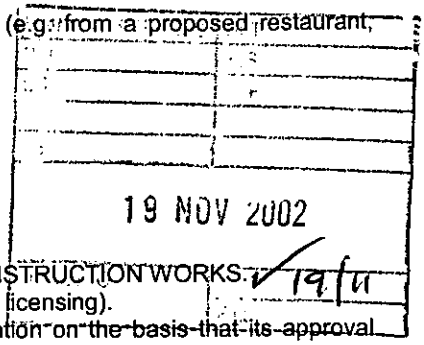
HVP & K Thomas

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7745. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7745 Rectory / Glebelands Rd

YOUR NAME: Paul and Elizabeth JACOBS

YOUR ADDRESS: (if these details are incorrect please amend)
3 GLEBELANDS ROAD
WOKINGHAM
Berkshire
RG401DY

PLEASE RETURN YOUR COMPLETED FORM TO:

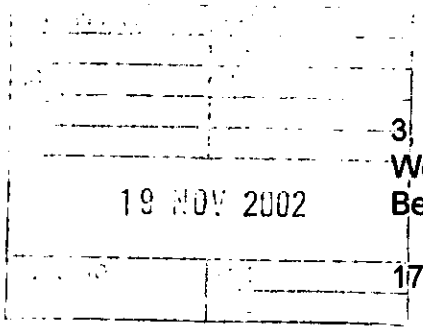
Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Please see the attached letter dated 17th November 2002.

Continue over the page if more room required



3, Glebelands Road,
Wokingham,
Berks.

17th November, 2002

Ref: Planning Application Number F/2002/7745

Dear Sirs,

As one of the immediate neighbours to the proposed application we wish to register our objection to the scheme.

Firstly, we believe the Planning Statement submitted by the proposers is misleading in certain areas, erroneous in others, and, overall, presents a biased view of the situation. And secondly, the sheer bulk of the planned buildings have a direct and seriously detrimental effect on the enjoyment and use of our own residence.

Appearance:

The left hand side of Rectory road consists entirely of detached residential dwellings except for the police station and the doctors surgery. The dwellings are set back some considerable distance from the road and are two storey. However, the proposed development would place an exceptionally large (in comparison to other dwellings in the immediate neighbourhood) 3 storied building within a 7 meter proximity to the pavement (and not, as stated in section 3.3 of the proposal, continue the existing building line). Even the flats on the other side of the road (near the corner of Rectory Road and Palmer School Road) are set much further back. The existing housing in the area is of an attractive nature – the Mock Georgian of Glebelands Road contrasting nicely with the interesting double fronted houses of Rectory Road, but the proposed development would place a bulky building (5 to 6 times the ground area of the surrounding houses and some 30% to 40% taller than them) right on the corner of Rectory Road and Glebelands Road. In short, its gross appearance would be totally out of keeping with the neighbouring housing.

Planning Policy:

The proposed development does not seem to advance the cause for affordable homes within the area since it falls below the 15 dwelling/0.5 hectare threshold. Instead, it replaces two good sized family homes with 14 small apartments. In doing this it would appear, in our opinion, to fall foul of the considerations of form, scale, and massing as well as some of the other policies of the Local Plan. Moreover the plot designated appears to include an area of Urban Verge owned, I believe, by the council (triangular segment approaching the traffic lights) and which contains several trees. One tree has very recently been removed from the site due, I understand, to the effects of a

storm, but the council may wish to consider placing Tree Preservation Orders on any remaining healthy trees (as has happened on the opposite corner). The proposal mentions a figure of 56 dph (section 4.8) as being consistent with the Government Planning Policy – but we are uncertain as to whether this takes into account any distinction between good sized family homes and small apartments. Overall, in our opinion, the proposed development is not consistent with the Planning Policy, but we appreciate that the relevant planning authorities will be much better placed to assess this aspect.

Overall Layout:

We feel it necessary to take strong issue with much of Section 5 of the proposal (Material Considerations). The building would not relate in any *aesthetic* way to either of the street scenes of Glebelands or Rectory Road. Moreover, its prominent plot on the corner would tend to exaggerate its bulkiness and make it appear even more out of place than normal. The proposed building is significantly higher than all of the nearby dwellings and it is misleading to invoke the 'precedent' of the three storey buildings on the opposite of the road – *they* are placed well away from the corner and pavements and fit comfortably within the context of the equally tall buildings on that side of the road. The concept of an 'end stop' and 'sense of enclosure' (section 5.9) seems more of a negative than a positive point – we would have thought 'continuity' and 'openness' more relevant to the aesthetics of a proposal in this area!

In section 5.11, attention is drawn to the (supposed) benefits afforded to number 22 Rectory road in the sense that the habitable accommodation is sited further away from the property than is currently the case and that the car ports would further protect the amenities of number 22. However, in contrast, no mention is made of the fact that the proposal would result in the habitable accommodation being sited nearer (*much nearer*) to number 3 Glebelands Road (our property). And we wouldn't even have the benefits (?) of adjacent car ports. In fact, the proposal would cause the distance between the habitable properties to come down from the current 12 meters to a mere 4 meters (300% closer). Moreover, the fact that the proposed property would be over 11 meters tall compared with its present height of just over 8 meters and 25 meters long (approx) compared with its present length of 12 meters (approx) would significantly aggravate the situation.

Section 5.12 makes the unwarranted statement that the relationship of the proposed development is 'clearly acceptable' and 'typical' with respect to the buildings opposite and of number 28 Rectory Road. We would state that, if anything, the *opposite* is true.

Section 5.13 has, of course, particular relevance to our own situation. As the occupiers of number 3 Glebelands Road we do not feel that our amenities have been protected. Currently, from our rear windows and garden, we have a fine outlook over the top of and around number 1 Glebelands Road and Number 24 Rectory Road in a South-Easterly direction (we are to the North-West of the proposed development). We have direct sunlight for most of the

day and throughout the year (clouds permitting!) and we are able to see the trees which gird Rectory Road. Should the proposal go ahead we would lose all of those benefits. The proximity of the new building together with its height and length would result in our garden and our windows overlooking it being almost permanently in shadow for much of the year. Moreover, our existing open outlook would be replaced by what would appear as an almost blank wall of some 11 meters in height and some 25 meters in length (as the rear elevation drawing makes apparent). The stepping mentioned in section 5.13 is essentially cosmetic and would not effectively improve the outlook. In short, the new building would present a bad and overbearing outlook and would cause significant loss of light (both sunlight and general light).

Privacy is another area of concern. The proposal document is erroneous in suggesting that there are only four windows – in fact the plans show six. Four would have Obscura Glass, but it is suggested that the two on the attic floor would be roof lights. However, unless none of the windows can be opened, our privacy would be compromised. Moreover, the drawings seem to indicate that the roof lights would not be at a high level, and would consequently permit invasion of our privacy. Since there is already one material error in this section, we would like assurance that the roof lights would be placed sufficiently high in the roof to ensure our property could not be overlooked. Similarly, we would also like assurance that none of the windows could be opened in such a way as to permit our property to be overlooked. We would expect such assurances to form part of the plans and in restrictive covenants placed on any occupants.

The fact that the proposed development caters for 21 parking spaces (I think section 3.2 is in error – 14 + 7 = 21 not 22) must inevitably increase the noise etc arising from vehicular movements. Additionally, the fact that there would be 14 dwellings as against the current two must add to the noise and disturbance quotient. Statistically, people are likely to be arriving and departing at all times of the day and night and, in their enjoyment of the properties, may have lifestyles which span the early hours of the morning. We have no experience of such situations, but would presume the planning authorities would be able to estimate the disturbance factor and allay (or otherwise!) any fears on that score.

Much of section 5.15 is clearly arguable, and, in our opinion does not protect the residential amenities of the neighbouring properties. Nor does the appearance and layout fit within the context of the existing attractiveness of Rectory and Glebelands Road. We cannot agree with section 5.16 and would hope and expect that planning permission would **not** be granted for the proposed development.

Sewers:

We believe that the current sewage arrangements would not support the development. We think that the existing sewer is not a main sewer and are concerned that, since our waste (along with number 5 Glebelands road etc) feeds into number 1 before entering (presumably) the main sewer in Rectory

road, any inadequacy could lead to raw sewage leaking out through the manholes. Additionally, as the building line of the proposed development is closer to the line of Glebelands road than that of numbers 3 and 5, we would draw attention to the fact that it might encroach on the required 3 meter margin between sewer and residence.

Roads:

Rectory Road is a busy main road forming part of the one way system. The proximity of the proposed access to the Glebelands Road junction on the one hand and the 'chicane' outside Waitrose on the other could present a motoring/pedestrian hazard. We understand that minor accidents have already occurred in that section of the road and are probably attributable to the merging of the exiting Waitrose traffic with the main flow and the need in many cases for lane swapping to take place to take the left turn at Glebelands Road. The proposed development would funnel all the cars (possibly as many as 21) from the development into this critical section of roadway whereas, currently, only the cars relating to number 24 (a single dwelling) would exit/enter at that point. Although the lifestyles of the possible occupants of the proposed development might not mean that all enter or exit at the same time, a peak is likely to occur during rush hours. In our opinion, the current road layout would not safely support a development of this level.

We are also concerned about how the proposed development might constrain alterations and improvements to the existing road system. The houses on the north side of Rectory Road beyond Waitrose are set back from the pavement and would therefore allow some widening of Rectory Road if that became necessary. However, the proposed development is set so close to the road that this option would become almost impossible. Even if road widening was unlikely, the junction of Rectory Road with Glebelands Road and Palmers School Road will almost certainly require alteration at some time in the future (eg the construction of a roundabout). Turning left from Rectory Road into Glebelands Road already presents a problem because of the tightness of the corner and the proposed development would severely limit any remedial options available. The new building is simply too close to the corner to permit future improvements to the road system it would abut.

We hope that all of the above points, when placed in the balance, will make it clear that Planning Application F/2002/7745 should be rejected.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

Date: 13 November 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road and 1, Glebelands Road, Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Planning & design statement. Chancellors Report C/2320.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | (ADDITIONAL PLANS) | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/7745 Date Rec. 8/11/02

Location: 94 Rectory Rd + 1 Grebelands Rd.

Parish: Wokingham

Applicant: T A Fisher

Description of attached plans: planning and design statement.

Drawing No's: Chancellors Report C/2320

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Policy

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

NEIGHBOURS:

Date for Responses into.

FURTHER ACTION

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

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER EXU

Consultations Sent by Admin. on 13.11.02

Yellow - Case Officer Copy
Green - Part One Copy

63006

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

PLAN	
NO.	
DC EXC	
APP	
CS	
08 NOV 2002	
COPIES TO	ACK.
	FILE:

Our Ref:MC/jmc/2320
Your Ref:2002/7745

7th November 2002

Development Control Manager
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

ADDITIONAL PLAN
7745

Dear Sir

PLANNING APPLICATION REFERENCE 2002/~~2320~~ 7745
LAND AT RECTORY ROAD/GLEBELANDS ROAD, WOKINGHAM

On behalf of my client, T A Fisher, please find enclosed 6 No. copies of a planning and design statement, submitted in support of the above planning application which I understand was registered on 1st November.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

Encls.

c.c. J Pacey, TA Fisher
S Kalik, Andrews Kalik Associates

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI

Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

ADDITIONAL PLAN

7745

PLANNING AND DESIGN STATEMENT

PROPOSED ERECTION OF 14 APARTMENT TOGETHER WITH ACCESS AND PARKING

LAND AT NO. 1 RECTORY ROAD AND NO. 24 GLEBELANDS ROAD, WOKINGHAM

PREPARED BY

CHANCELLORS,
CHARTERED TOWN PLANNING CONSULTANTS FOR T A FISHER

NOVEMBER 2002

LPA REF. 2002/7745
CHANCELLORS REF. C/2320

08 NOV 2002

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

1. INTRODUCTION

1.1. The purpose of this statement is to support the planning application submitted by Andrews Kalik Associates, on behalf of T A Fisher proposing demolition of the existing properties and the erection of a building comprising 14 apartments, together with access and parking at No.1 Glebelands Road and No.24 Rectory Road, Wokingham. The statement addresses planning policy and design issues.

2. SITE AND SURROUNDINGS

2.1 The application proposes development of a generally level site lying at the junction of Glebelands Road with Rectory Road, to the north of Wokingham Town Centre. It comprises the residential plots of two detached properties, No.1 Glebelands Road and No. 24 Rectory Road. In area the site comprises 0.25 hectares.

2.2 Along both the Rectory Road frontage and at the rear of the plots, there are lines of trees on and around the boundaries. An arboricultural report has been prepared and submitted separately to the Authority, dealing with these matters.

2.3 The overall character of the site and surrounding area is mixed residential, comprising detached dwellings and more intensive terraced and flatted development. Opposite the site in Rectory Road, Lockson House and Woodstock are three storey apartment blocks.

2.4 The site is in a sustainable location, being within 200m of the main shopping and commercial areas of Wokingham Town Centre. Rectory Road is a bus route, whilst Wokingham railway station lies within walking distance, less than half a mile away to the west.

3. THE PROPOSAL

3.1 The application proposes demolition of the existing properties and the erection of a three storey building comprising 14 No. two bedroom apartments. The scheme amounts to a density of 56 dph.

3.2 Access to the site would be via Rectory Road, leading to the proposed car parking area, located at the south western end of the site. The parking area takes the form of a car port for 14 vehicles wrapped around a hard surfaced area. A further 7 spaces would be provided adjacent to this area, meaning a total of 22 parking spaces.

3.3 The building would be located at the north eastern end of the site, positioned so that it would continue the existing building lines. As can be seen from the layout plan, the scheme proposes substantial areas of amenity space and landscaping.

3.4 The building takes the form of a central hipped roof, with gables at right angles to provide an irregularly shaped and modelled structure, thereby ensuring an interesting and varied appearance on what is a relatively prominent corner site.

3.5 Features of the building include dormer windows, balconies and decorative brickwork detailing. In particular, care has been taken to ensure a strong horizontal emphasis in the use of materials and fenestration.

3.6 The layout proposes retention of trees along the boundaries and includes new landscaping, both hard and soft, to enhance the building and setting.

4. PLANNING POLICY

Local Plan

4.1 Relevant planning policies are contained in the Wokingham District Local Plan Deposit Draft including proposed amendments.

4.2 On the Proposals Map, the site is shown as unconstrained by either Conservation Area or area of special character notations. Under the terms of Policy WH1 of the Plan, housing development within the identified settlements will be considered favourably, in order to make the best use of land in built up areas. Proposals will be assessed with respect to the impact on surroundings and character, residential and local amenities, highways and other issues.

4.3 Policy WH6 of the Plan seeks to ensure variety of housing on appropriate sites. The supporting text, at paragraph 5.17 (of the Consolidated Document highlighting proposed amendments: February 2000) makes reference to an identified proportionate demand by dwelling size. One and two bedroom units, at 45% represents the largest demand. The application proposes two bedroom units, thereby reflecting this demand. In this case, the relatively small scale of the site, and the need to incorporate the residential units in one building, mean that it is otherwise inappropriate to provide a mix of dwelling sizes.

4.4 Under the provisions of Policy WH7, an element of affordable housing is to be provided on development schemes of 25 or more dwellings or on sites

of 1 hectare or more. In his report, the Local Plan Inspector recommended a lower threshold of 15 dwellings and 0.5 hectares. This site and proposal is below either threshold and therefore there is no need to provide any affordable housing.

4.5 The Local Plan contains various Built Environment and Design policies of varying relevance to the consideration of the development proposals. Policy WBE1 generally requires good contemporary design which respects it local context, having regard to visual and environmental impact, accessibilty, landform and features, townscape, amenity and considerations of layout, form, scale, massing and materials.

4.6 Policy WBE10 seeks to ensure that existing landscape and wildlife corridors are maintained, and that new landscaping is appropriate to the local context. Similarly, Policy WBE11 seeks to ensure the retention and protection of trees.

4.7 Rectory Road and Glebelands Road are both identified in the Plan as Green Routes and therefore subject to Policy WBE12. Under the terms of this policy, development which would detract from the visual quality of the routes will be resisted. Where development is allowed, appropriate landscaping and planting schemes will be required. The proposal ensures that all good quality boundary trees are retained.

PPG3

4.8 This Government planning policy generally requires that better use be made of previously developed land, such as the application site, for housing. In places with good public transport accessibility, such as city and town centres, densities in excess of 50 dph are to be achieved. As noted above, the application site meets these characteristics, meaning that the proposed density of 56 dph is entirely consistent with PPG3.

4.9 The importance of high quality design is also stressed in PPG3, and in this respect, new development is to take account of the wider context, as well as the immediate surroundings. T A Fisher are well known for the high quality of their apartment blocks and in particular the care and attention given to respecting the local setting of new developments. The wider context of the application site includes both three storey development and flatted development.

5. MATERIAL CONSIDERATIONS

Principle and density

5.1 The site lies within an identified settlement and therefore residential redevelopment of previously developed land is acceptable, in principle, in terms of both the Local Plan and Government planning policy. The sustainable location of the site means that a relatively high density, in excess of 50 dph is also appropriate, in principle.

5.2 The application site is not constrained by conservation area or area of special character notations. Retention of the trees along the road frontages, and indeed the provision of additional planting in these areas, is considered to be an important element of the proposal, in recognition of the Green Route status of the roads.

Layout

5.3 Care has been taken with the orientation of the building in relation to adjoining residential properties. In particular, the building is proposed to be sited so that it relates to the street scenes of both Glebelands Road and Rectory Road.

5.4 In particular, care has been taken to ensure that the elevations to both Glebelands Road and Rectory Road are varied and interesting. In this way, the building would make a positive visual statement, befitting what is a relatively prominent corner plot and enhancing the local residential environment.

5.5 Providing a relatively large, green amenity area between the building and the car parking area would ensure a spacious development. This, together with retention of trees along the boundary would maintain the existing green character of this part of Rectory Road/Glebelands Road. In this way, the proposed development would make better use of a sustainable site, without resulting in excessive building to land ratios.

5.6 Parking provision meets adopted standards, while the amenity space proposed is generous, given the location of the site, the form of development and the need to make better use of previously developed land.

Scale and height

5.7 The apartment building would be larger in overall size and height than the detached two storey development in the area. However, as noted above, there are various examples of three storey development in the wider

context of the application site. Indeed there is a precedent for three storey development immediately opposite the site.

Design

5.8 Reference has already been made to the care and attention taken to ensure an attractive and interesting building. The modelling proposed and use of contrasting gables, dormer windows and balcony features would ensure that the building contributes the two street scenes. Moreover, within the site, care has also been taken with the appearance of the front elevation, in terms of views from further along Rectory Road, to the south west.

5.9 It has been noted above that the site is relatively prominent in the street scene. The applicant has sought to utilise this feature by in effect providing a partial visual end stop in the street reflecting the development opposite in Rectory Road, and creating a sense of enclosure.

5.10 The scheme includes variety in fenestration, yet at the same time achieves balance and harmony in the elevations. The use of contrasting horizontal elements further assists in producing an attractive and pleasing residential building.

Impact on neighbouring properties

5.11 The scheme is beneficial in terms of No.22 Rectory Road, in that it would results in habitable accommodation being sited further away from this property than is currently the case with No.24 Rectory Road. Moreover, the provision of the car port would further protect the amenities of the occupiers of this property.

5.12 Clearly the relationship with development opposite in Rectory Road is entirely acceptable. Similarly, the relationship with No.28 Rectory Road would be typical of such residential environments.

5.13 In preparing the scheme, the applicant has taken care to protect the amenities of the occupiers of No.3 Glebelands Road, to the north west. The building is sited so that it would be stepped back from the boundary. Four windows only are proposed and two of these, for the attic floor would be roof lights. On the ground and first floor levels, the windows would be fitted with obscure glass and positioned at high level. As a result of this layout and design, there would therefore be no overlooking of the adjoining property.

5.14 The proposed siting of the car port and parking areas would ensure minimal impact in terms of any noise and disturbance from vehicle movements.

5.15 Overall the scheme would make better use of previously developed land for housing, as required by Government and Local policies, yet at the same time result in an attractive form of development which would positively enhance the street scene and area. Three storey development exists in both the immediate area and wider context. The form of development proposed, and the layout, would ensure that the generally spacious characteristics of the area are maintained, together with important trees. The provision of relatively small apartments meets an identified need in Wokingham. Particular attention has been paid to protecting residential amenities.

5.16 For all the reasons set out above the scheme meets adopted planning policies and therefore planning permission should be granted. The scheme demonstrates how, through using sensitive design principles and layout, higher density development can compliment and maintain the existing character and amenities of established residential areas.

****

01256 703090

45 High Street, Odiham,
Hook, Hampshire RG29 1LF

01256 703142

chancellors.planning@dial.pipex.com

Emy Circuit
From: Andy Glencross
Sent: 11 November 2002 13:22
To: Emy Circuit
Subject: PA F/2002/7745 24 Rectory rd and 1 Glebelands Rd Wokingham

Hi Emy

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/7745	**Map No :** 75B
Case Officer : EXC.	**Site Area :** 0·25
Valid Date : 1/11/02	**Received Date: 07/10/2002**

Level : D C Sub-Committee

Description : Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwellings and outbuildings.

Location : 1, Glebelands Road, Wokingham. 2a Rectory Road

Parish : WK **Ward : NOR** 7·11·02 B

Applicant : T A Fisher C/O Andrews Kalik Associates.

Fee Required: £3080 **Fee Received: £3080** (3)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Section 66 missing	Phoned. 11.10.02.	✓ 1/11
ELEVATION PLANS	- Require return elevation (from direction of Rectory Road) to show side windows For Flats 1, 6 & 11		✓ 1/11
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No major application

---

INTERNAL CONSULTATIONS 7-11-02 JS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing ✓

Leisure & Cultural Services ✓

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education ✓

Social Services

Highways ✓

D. Pastures Demolition ✓

Drainage (Roger Johnson) ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Car park.

Railtrack

Police Arch Officer

Thames Water Drainage

R. Berks Fire & Rescue

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ pls ind sites inside red line.

Pre-app with Emy

Organisation_Name	Building_Name	address1	Postcode
		26RECTORY ROADWOKINGHAM	RG40 1DN
		10HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		11HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		12HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		4HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		5HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		6HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		7HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		8HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		9HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		16RECTORY ROADWOKINGHAM	RG40 1DH
		18RECTORY ROADWOKINGHAM	RG40 1DH
		22RECTORY ROADWOKINGHAM	RG40 1DH
		24RECTORY ROADWOKINGHAM	RG40 1DH
		15RECTORY ROADWOKINGHAM	RG40 1DJ
		28RECTORY ROADWOKINGHAM	RG40 1DN
		30RECTORY ROADWOKINGHAM	RG40 1DN
		21RECTORY ROADWOKINGHAM	RG40 1DP
		2GLEBELANDS ROADWOKINGHAM	RG40 1DR
		4GLEBELANDS ROADWOKINGHAM	RG40 1DR
		1ORCHARD PLACEWOKINGHAM	RG40 1DW
		2ORCHARD PLACEWOKINGHAM	RG40 1DW
		3ORCHARD PLACEWOKINGHAM	RG40 1DW
		1GLEBELANDS ROADWOKINGHAM	RG40 1DY
		3GLEBELANDS ROADWOKINGHAM	RG40 1DY
		5GLEBELANDS ROADWOKINGHAM	RG40 1DY
		7GLEBELANDS ROADWOKINGHAM	RG40 1DY
		2CEDAR CLOSEWOKINGHAM	RG40 1EA
		3CEDAR CLOSEWOKINGHAM	RG40 1EA
		4CEDAR CLOSEWOKINGHAM	RG40 1EA
		5CEDAR CLOSEWOKINGHAM	RG40 1EA
		6CEDAR CLOSEWOKINGHAM	RG40 1EA
		7CEDAR CLOSEWOKINGHAM	RG40 1EA
		1RECTORY CLOSEWOKINGHAM	RG40 1TH
		2RECTORY CLOSEWOKINGHAM	RG40 1TH
		3RECTORY CLOSEWOKINGHAM	RG40 1TH
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	MEACHEN COURT	MEACHEN COURTPALMER SCHOOL ROADWOKINGI	RG40 1TJ
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	2A	2AGLEBELANDS ROADWOKINGHAM	RG40 1DR
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	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP
	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP

Organisation_Name	Building_Name	address1	Postcode
	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP
	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP
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	MEACHEN COURT	MEACHEN COURTPALMER SCHOOL ROADWOKINGI	RG40 1TJ
	7A	7ACEDAR CLOSEWOKINGHAM	RG40 1EA
	WOODSTOCK	WOODSTOCKRECTORY ROADWOKINGHAM	RG40 1DJ
		20RECTORY ROADWOKINGHAM	RG40 1DH
		2PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
		4PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
		6PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
		8PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ

Organisation_Name	Building_Name	address1	Postcode
		10PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
	LITTLE CHARLECOMBE		

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1, Glebelands Road, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7745 to enable the library staff to locate the correct information.

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 30/11/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

07 November 2002

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

SK/SS/1686

01.NOV.2002 7745

2nd October 2002

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

FAO the Planning Officer

Dear Sir/Madam,

24 RECTORY ROAD/GLEBELANDS ROAD, WOKINGHAM

We have been asked by our client, T A Fisher & Sons Ltd., to submit a planning application for the demolition of the existing buildings and erection of 14 flats with associated car parking facilities. We have sent a proposal to yourself for comments and we have modified the plans following our telephone conversations with your department about the site.

We are now submitting:-

- 6 copies of the completed application form
- 6 copies of our drawing nos. 1686/01 – 08 (inclusive)
- Certificate B
- Cheque in the sum of £3,080.00

Our Planning Consultant, Mr Jerry Woolf of Chancellors, will send you his supporting statements and our tree expert is now preparing his report regarding the effect of the proposal upon the existing trees, which will be sent to you as soon as it is ready.

If you require any further information please do not hesitate to contact us.

Yours faithfully,

S. Kalik
Encls

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

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

01.NOV.2002 7745

SK/JDF/1686

14 October 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

RECTORY ROAD WOKINGHAM - F/2002/7745

I enclose herewith Certificate B and 6 copies of our drawing 1686/5A, which shows the part of the elevation you require.

I also enclose a site plan, which has been modified to incorporate the requirements from our Tree expert. The Report and supporting drawing from Mr Grainger is enclosed in support of our Application

Yours faithfully

S Kalik

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

01.NOV.2002 7745 4

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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.

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

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
MR & MRS P. TAYLOR	24 RECTORY ROAD WOKINGHAM RG41 1DY	3/10/2002
MR & MRS R. PLESTER	1 GLEBELANDS RD WOKINGHAM RG41 1DH	3/10/2002

+ 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

- 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) .....

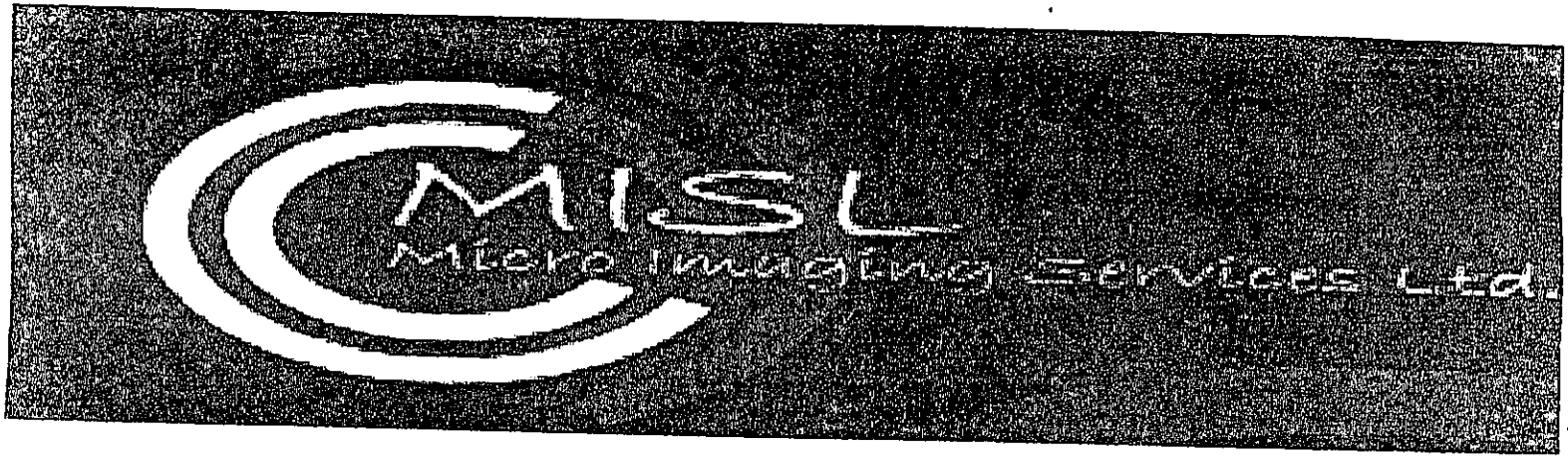
on (d) .....

(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).

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragrap (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/he to find out the names and addresses of everyone else who, at the beginnin of the period of 21 days beginning with the date of application was th owner (a) of any part of the land to which the application relates, but have/ha 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 . ANDREWS KAUK & ASSOCIATES .....

Date . . . 3/10/2002 .....

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

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.

BRICKS, STONE, PLAIN TILES ALL TO L.A APPROVAL

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.

WITH CLOSEBOARDED FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

EXISTING ACCESS RE-USED WITH PEDESTRIAN ACCESS ADJACENT TO GATE

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	— / *	— / *	2 / 16 *
BUNGALOW	— / *	— / *	— / *
FLAT/MAISONETTE	14 / 40 *	— / *	— / *
OTHER	N/A / *	/ *	/ *

* 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.

£ 3080

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 ANDREWS KAUKASS DATE 3/10/2002

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".

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.

BRICKS, STONE, PLAIN TILES AS TO L.A APPROVAL

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.

WITH CLOSEBOARDED FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

EXISTING ACCESS RE-USED WITH PEDESTRIAN ACCESS ADJACENT TO GATE

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	— / *	— / *	2 / 6 *
BUNGALOW	— / *	— / *	— / *
FLAT/MAISONETTE	14 / 40 *	— / *	— / *
OTHER	N/A / *	/ *	/ *

* 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?

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SIGNED [signature] ON BEHALF OF ANDREWS KAUKASI DATE 3/10/2002

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

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1913 *la*

SCHEDULE 2

Articles 6, 7 and 9

01.NOV.2002 7745

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

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

Proposed development at *(a)* GLEBELANDS RD/RECTORY ROAD, WOKINGHAM

I give notice that *(b)* T.A.FISHER & SONS LTD

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

for planning permission to *(d)* DEMOLISH EXISTING BUILDINGS & ERECT 14 Nº FLATS

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* ~~SHUTE~~ END, WOKINGHAM RG40 1WR

by *(f)* 25TH OF OCT, 2002

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

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

Signed .....

† On behalf of ANDREWS KALIK ARB.

Date ../10/2002

Statement of owners' rights

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

Statement of agricultural tenants' rights

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

† Delete where inappropriate

Insert:

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

ADDRESS 1 GLEBELANDS ROAD PARISH WOKINGHAM

PLOT No. 1 GLEBEACRE ORD. SHEET No. SU. 8168 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/18/68	K LH CONSTRUCTIONS LTD.	DEMOLISH GLEBEACRE, ERECT 4 DWELLINGS	17.10.68	C/A
0/52/68	"	"	17.10.68	C/A
6/5/69 7604	"	DET HOUSE, DOUBLE GARAGE	5.6.69	APP C/A
F/2002/7745	T.A Fisher	Erect 14 Flats + parking dem of exist dwell.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074