APPLICATION NO:
F/2000/0693

LOCATION:
44 Victoria Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Rixon C/O T F Isaac

PROPOSAL:
Proposed erection of 1 dwelling.

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **20/04/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Rixon
C/O T F Isaac
80 Fairview Road
Taplow
MAIDENHEAD
Berkshire
SL6 0NQ

Application Number: F/2000/0693

Parish: **WARGRAVE**

Location: **44 Victoria Road, Wargrave, Reading**

Proposal: **Proposed erection of 1 dwelling**

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

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

Condition
2. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the flank elevation of the building fronting Hamilton Road.

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

Condition
4. The development shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

Condition
6. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
7. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Condition
8. All new external brickwork, tile hanging and roof tiles shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
9. No development shall take place until details of protective fencing have been submitted to and aproved in writing by the Local Planning Authority.

Condition
10. No development shall take place until details of any underground services which may affect existing landscaping have been submitted to and approved in writing by the Local Planning Authority.

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

Reason
2. In the interests of residential amenity.

Reason
3. In the interests of visual amenity.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

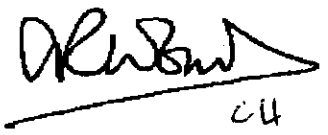
Reason
6. To enable the development to assimilate into its surroundings.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure a satisfactory external appearance.

Reason
9. In the interests of the future health and amenity value of the trees.

Reason
10. In the interests of the future health and amenity value of the trees.



Head of Planning and Transportation
Date: 19 April 2000

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

robert RIGBY Architects
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail enquiries@rigbyarchitects.com

607089

06 SEP 2002

4 September 2002
699RVW/7C

Planning Services, Environmental Services Department
Wokingham Unitary
PO Box 157
Council Offices
Shute End
Wokingham, Berks
RG40 1WR

For attn: Mrs C Dodsworth

Dear Mrs Dodsworth

Re: New Dwelling on Land adjacent to 44 Victoria Road, Wargrave.

Further to your correspondence dated 3 September 2002 and our subsequent telephone conversation, we note that there are apparent discrepancies between the original approved planning drawings (Planning approval Ref: F2000/0693, dated 19 April 2000) and our current Building Regulations Submission.

Having evaluated the discrepancies relative to your comments, we note that the deviations are as follows:

a) The building height would appear to be at variance to the original scheme submission.
b) An additional single pane top hung side window has been incorporated to the side elevation.

With regard to the disparity of drawing information, we would confirm the following:

a) Building Height:
The building height is dictated by the existing terrace ridge-line, and the new dwelling must co-ordinate with this.
Although the current detail drawings show some variance to the original approved submission, the parameters relative to this have not changed, the new dwelling remaining a facsimile of the existing end of terrace unit.

We confirm that we have conducted a full measured survey of the building, in order to co-ordinate our detailed working drawings and are confident that the building, as detailed, reflects the existing adjacent premises as required under the planning parameters.

We assume therefore, that despite the inaccuracies of the original drawings the planning parameters have not changed, the approval granting permission to build a copy end of terrace building remains unaltered and thus the current planning approval has not been transgressed.

b) *The side window:*
It would appear that the deviation relative to condition 2 of the approval is in respect of the additional single pane, top hung window, proposed to be located at the head of the staircase. We apologise for this inadvertent oversight, the inclusion of which was not intended to be problematic to planning matters.

As this is not within a habitable room, we would not foresee this as presenting a major problem to the privacy or visual amenity of the adjacent premises in Hamilton Road.
In view of this we would be pleased if the inclusion of this window could now be considered as a 'minor amendment' to the original approval and await your further consideration of this.

We would confirm that our client would be pleased to incorporate obscure glazing to this window, should this be acceptable. The purpose of the window, as you will appreciate, is to provide additional light penetration to head of the internal accommodation staircase.

Should the inclusion of this window prove unacceptable, we will amend the details to omit this item.

In view of the 'regularisation' of the planning approved drawing to factual dimensions and levels, I would be pleased if you could advise if we should forward further copies of our 'correct' drawings requesting substitution for the original submission.

We await your further communication on these items in due course.

Yours sincerely



Robert G Rigby, Dipl. Arch. (Oxford) RIBA

CC Mr and Mrs Rixon, Clients
Mr Tony Scott, Phase One Building Services

Tel. 0118 974 6443 (Direct Line)

Date. 3 September, 2002

My ref. CD/FP2002/3389(0693)

Robert Rigby Architects
42 Portman Road
READING
Berkshire

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sirs,

NEW DWELLING ON LAND ADJACENT TO 44 VICTORIA ROAD, WARGRAVE

Thank you for your Building Regulations Application Number FP2002/3389 received on 16 August.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 2 of Planning Permission F/2000/0693 removed Permitted Development rights in respect of additional windows in the flank elevation fronting Hamilton Road. There is also a discrepancy in height difference between the ground and first floors.

If you are intending to pursue this proposal would you please submit a planning application to this department by 24 September. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs Rixon

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0693 HM.
BUILDING CONTROL NUMBER	FP 2002/3389 North
~~APPLICANT~~/AGENT	Robert Ryley Architects
ADDRESS OF SITE	adj. to 44 Victoria Road SARGRAVE
DESCRIPTION OF PROPOSED WORK	new dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	699 02 A	461/1
ELEVATIONS	02.140 01 699-03A	— " —
FLOOR PLANS	699 02A	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Cond 2 – no flank windows	DC – first floor side shows no windows – elevations show one window	floor plans
DATE	BC – shows additional first floor side window – rear door deleted.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	23/9/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Reply req

PLANNING SERVICES	HPT 52845
POL	TLS
DC AE HL	ENF
APP	
CS	
17 FEB 2002	
COPIES TO:	ACK:
	FILE:

Mr & Mrs P.G.Rixon
44 Victoria Road
Wargrave
Berks
RG10 8AB
6th February 2002

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

Dear Sir/Madam,

Planning Application No: F/2000/0693
Approval of Permission - Condition No:4

In order to clarify your requirements with regard to condition No 4 on the above Planning Approval I today had a meeting on site with your Senior Assistant Highways Engineer Mr Steve Auton.

As a result of this meeting, the suggestion is, in order to comply with Condition No 4 and also to give increased visibility for vehicles from Nos 42 and 44 Victoria Road, who will still have to reverse out of their drives, that the following course of action be taken:-

1) That a hammerhead be constructed for the new property in order for their cars to turn.

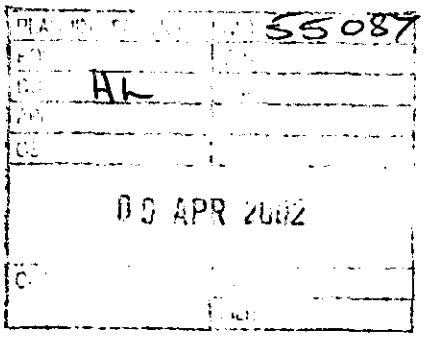
2) That the width of the present vehicular entrance for be increased by approximately two metres

3) That the bank and retaining wall fronting Victoria Road be largely dismantled and replaced by open fencing of some description and the close boarded fencing which at present continues round the corner and up Hamilton Avenue, be replaced by open fencing. This would make a huge improvement to visibility for vehicles both in Victoria Road and Hamilton Avenue.

I have enclosed sketch maps of both the approved plan and the suggestions above and would appreciate both your comments and suggestions as to how to proceed.

Yours Sincerely

P.G.Rixon



Mr & Mrs P.G.Rixon
44 Victoria Road
Wargrave
Berks
RG10 8AB
Tel:01189 402959
8th April 2002

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

Attn: Ms Heidi Lynch

Dear Ms Lynch,

Re: Discharge of conditions for 44 Victoria Road, Wargrave
Application No:F/2000/0693

Thank you for your letter of 13th March 2002 and our subsequent meeting at your office on 4th April 2002 regarding condition No4 on the above planning permission. As a result of our discussions I understand that I can now proceed as per my letter of 6th February 2002 and your confirmation letter of 13th March.

As regards condition 6 and the question of existing trees on the two frontages of the site being affected I have enclosed a sketch plan showing the existing trees and hammerhead as you asked. I was hoping to keep the sycamore but I spoke to Mr John Igglesden in your Tree Dept today and he has advised me to remove the tree as any excavation within three metres of the tree's trunk would probably kill it or at least make it very unstable. The vehicular area will come to within 50cm of where the tree now stands

I therefore propose to remove the sycamore on the Victoria Road frontage which, if there is a suitable area on the site, I will replace with a younger tree at a later date. I also propose to remove the three hedging conifers that will be adversely affected on the Hamilton Avenue frontage. The letter ref:EMD/WE/V dated 31st August 2001 refers.

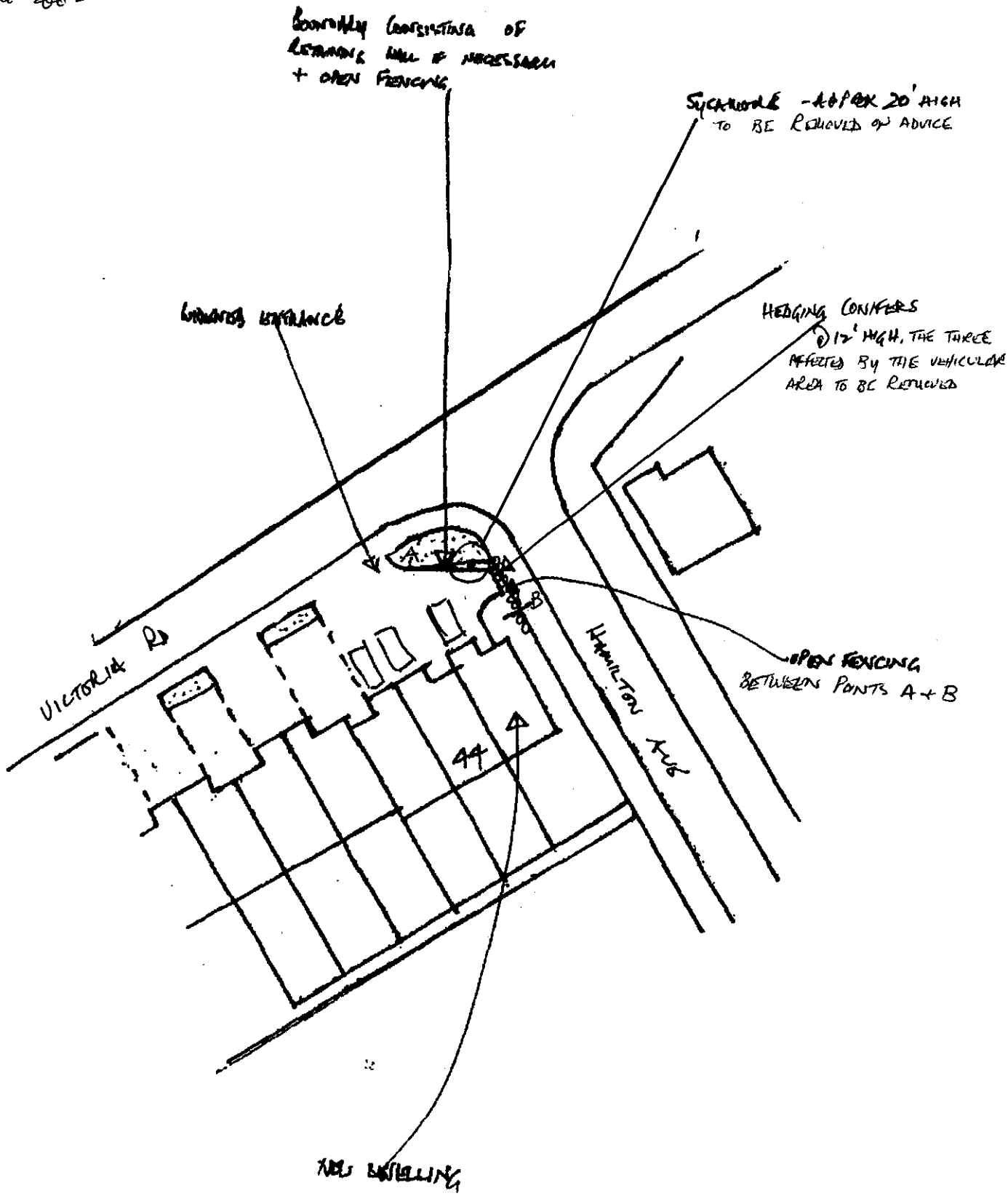
I trust that this is all in order or do I need any further written confirmation from yourself?

Yours Sincerely,

P.G.Rixon

Rang Mr. Rixon regarding the above on 3/7/02 to say landscaping is ok.
HEIDI LYNCH.

8th April 2002



APPROX 1:500 – SKETCH PLAN OF SUGGESTED SOLUTION.

NOW SHOWING POSITIONS OF TREES

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 2 July 2002

Location:	44 Victoria Road, Wargrave
Proposal:	Proposed erection of 1 dwelling.
Application Number:	F/2000/0693

In response to your informal consultation dated 16 June 2002 for the above application, the landscape comments are as follows:

The sycamore has already been removed at the front of the site, although the conifers and a small rowan are still remaining along the boundary with Hamilton Road. Condition 6 does suggest that vegetation can be removed before commencement of the works and therefore is not very helpful in this instance.

As there is no landscape condition it is difficult to then insist that the applicant plant replacement vegetation at the front of the site to help screen the new parking area in views from the north east along Victoria Road. Sorry I cannot be of any more help on this matter but the applicant is not doing anything that is contrary to the conditions. In retrospect it would have been better to have a landscape condition stating that if any existing vegetation were removed prior or during construction then the applicant would need to plant suitable replacement trees and shrubs to be approved by the Local Authority.

Catherine Brimble

Catherine Brimble
Landscape Architect

LANDSCAPE.

11/06/02

Hi there,

A planing appaal for this site was appoved on 19 April 200 with conditions attacked relating to trees on the site (condition 6).

Highways appove of the vehicle parking plan submitted, however this is going to impact on the trees on the site. Please look at the enclosed letters & get back to me with regards to condition discharge.

I note that the applicant has spoken to John Iggleden regarding the removal of a sycamore on site.

I also note that condition 6 states existing trees identified on appoved plans for retention, shall not be destroyed for a period of five years after completion of the development.

This basically reads that any tree can be removed so long as it is done before completion of the development. Is this correct?

As letter is dated 9 April, an early response would be appreciated.

Thanks

HELEN LYNCH

Tel. 0118 974 6482 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 13 March, 2002
My ref. F/2000/0693
Your ref.

Mr & Mrs Rixon
44 Victoria Road
Wargrave
Berks
RG10 8AB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr. Rixon,

RE: DISCHARGE OF CONDITIONS FOR 44 VICTORIA ROAD, WARGRAVE APPLICATION NO F/2000/0693

I refer to your letter and plans dated 06/02/02 and received by this office on the 7th February. I have confirmed with our Highways Team that the plan you have submitted showing a hammerhead for cars to turn in, is acceptable in terms of condition 4 of the above planning consent. I am however concerned about the effects of this on the existing trees along the frontages of the site, especially along the Hamilton Road frontage. It has been conditioned that these trees remain and the landscape architects notes on the file say that existing ground levels with the tree roots spread should not be altered.

It is requested that you submit a plan showing the existing trees and the hammerhead as approved by the Highways Team. I will then consult with the landscape architect and get back to you with any comments made.

With regards to condition 7 (boundary treatments), the open fencing you propose around the corner of the site, and the removal of the close-board fence appear to be suitable. I suggest you mark these boundary treatments on the landscape plan you submit for our approval.

I look forward to receiving further plans from you with regards to the landscaping and existing trees. I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

M L THORP
Principal Development Control Officer

Application Number F/2000/0693
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC08	SR10	Finish elevation of the building fronting Hamilton Road
3	SC18	SR09	deleted 'by more than 300mm' at the end.
4	SC28	SR06	development
5	SC25	SR07	parking / garaging / turning.
6	SC49	SR16	
7	SC30	SR09	
8	SC53	SR12	brickwork / tile hanging / roof tiles
9		SR18	No development shall take place until details of protective fencing have been submitted to and approved in writing by the Local Planning Authority
10		SR18	No development shall take place until details of any underground services which may affect existing landscaping have been submitted to and approved in writing by the Local Planning Authority.

RECORD OF SITE VISIT

SITE ADDRESS: 44 Victoria Road Wargrave Reading.

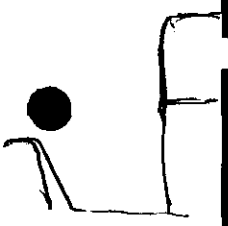
APPLICATION NUMBER: F/2000/0693

OFFICER: Heather Morgan

DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. One on front (Victoria Road) and one on the side (Hamilton Road).

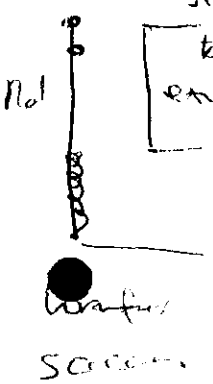
2. DESCRIPTION OF SURROUNDINGS Residential Identified Settlement. NOL Conservation Area.



3. DESCRIPTION OF SITE/BUILDING Part of existing garden of residential property. Steeply sloping site. Gardens and backs several metres higher. Steep slope to side of garden up to Hamilton Road.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 44 already looks over the front of garden of No 2 Hamilton Road. Front garden. No overlooking / loss of privacy.

Large trees
Branches stretch amongst
to edge of existing house



5. SITE CONSTRAINTS

TREES Mature trees on boundary with Hamilton Road. Need to ensure they aren't adversely affected

ACCESS/PARKING Existing.

LEVELS Dramatic changes. More to do with how it's constructed.

BOUNDARY TREATMENT – 1.8m clof to rear. Open to the front

OTHERS

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0693

Applicant : Mr & Mrs Rixon C/O T F Isaac.

Location : 44, Victoria Road, Wargrave, Reading.
Proposal : Proposed erection of 1 dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/3/00

14/3 SU

Date of Neighbour Notifications : 6/3/00

Date of Site Visit : 14/3/00

Date Registered : 24/02/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 20/04/2000

Consultation Responses :

① Trees + Lscape - Acceptable, provided care is taken to protect the existing trees at the site boundaries. Any excavations within the spread of the roots should be done by hand. Existing ground levels within the roots spread should not be altered

② Highways - Recommend approval but with ~~Planning~~ conditions (SC28 SK06)

③ Neighbour notifications/SN - NO letters in response

④ Wargrave Parish Council - Site is large enough but there will be pressure on parking space

Planning History

There is no relevant history on the site ~~other than~~ the original consent (21/65). Condition 2 of that consent stated that the existing trees along the Hamilton

Road frontage shall be retained to the satisfaction of the LPA.

Planning Issues

① Impact on the streetscene

The proposal site is located within the identified settlement, and is currently part of the garden of No 44 Victoria Road. There is currently a a terrace of 6 properties which occupies 3 storeys on the Victoria Road frontage and 2 storeys to the rear. The development is to be identified in form to the existing properties, and it is considered that it would blend in with existing buildings and would have no detrimental impact on the visual amenity of the streetscene.

The proposed dwelling would be located sufficiently distant from the Hamilton Road frontage to ensure that the development does not erode the slight bank which currently exists.

The proposal would appear no different to the existing when viewed from Hamilton Road, and existing trees and planting are to be retained in order to soften the visual impact.

② Trees and Landscape

There are a number of mature trees on the Hamilton Road frontage. Trees and Landscape have indicated that as long as these features can be retained there is no objection in principle to the proposal. They are satisfied that the development can be satisfactorily accommodated without affecting existing roots. Existing ground levels should remain unaffected by the proposal in order to protect the trees. Conditions can be imposed to ensure this takes place

③ Impacts on residential amenity

A/No 48 Victoria Road – The proposed dwelling will be 17m from the flank wall of No 48 and across a main road. There are no windows in the side elevation to result in overlooking. The development

Application Number: F/2000/0693

Appraisal :

is adequately distant to ensure it does not appear overdominant or result in loss of light.

B) 2 Hamilton Road – The proposed dwelling would be no closer to this property than No 44 Victoria Road. The latter already has 1st floor rear windows which overlook the front garden of No 2. In the circumstances it is not considered the proposal would result in a loss of privacy or appear overdominant, especially as No 2 is at a higher level.

A) Parking and Highways

The existing access to No 44 Victoria Road is to be used by the proposed dwelling. No objection has been raised on this basis. Each dwelling has 3 beds and requires 2 spaces each. These can be provided on site, via the loss of off street parking spaces and one garage space. No objection is raised subject to conditions.

Conclusion

The proposal will result in more development within the identified settlement. There will be no adverse visual impacts and existing planting is to be retained. Adequate parking can be provided on site

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

Tel: (0118) 974 6446

Date: 6/4/00

My ref: F/2000/0693

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0693
44, Victoria Road, Wargrave, Reading.
Proposed erection of 1 dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12/4/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0693**
44, Victoria Road, Wargrave, Reading.
Proposed erection of 1 dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 6446

Date: 6/4/00

My ref: F/2000/0693

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0693
44, Victoria Road, Wargrave, Reading.
Proposed erection of 1 dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0693

Proposal:
Proposed erection of 1 dwelling.

Location:
44, Victoria Road, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation



Site Plan, Scale: 1 to 1250

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Date: 21 February 2000

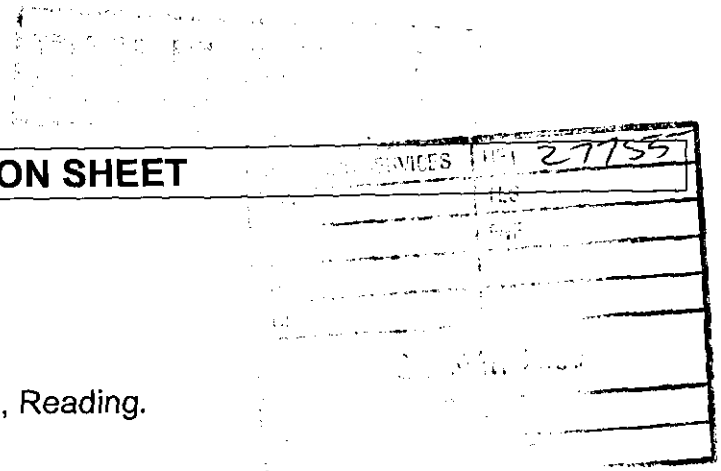
N
W E
S

24.FEB.2000* 0693

MP

FROM: Heather Morgan

DATE: 06 March 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0693

Proposal: Proposed erection of 1 dwelling..

Site Address: 44, Victoria Road, Wargrave, Reading.

Applicant: Mr & Mrs Rixon C/O T F Isaac.

Your observations are required in respect of this application **by 30/03/2000** .

SITE IS LARGE ENOUGH FOR PROPOSED PROPERTY, BUT THERE WILL BE PRESSURE ON PARKING SPACE.

SIGNED: D. Close

D. CLOSE

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

DATE: 28 MARCH 2000

HIGHWAYS CONSULTATION SHEET



From: Heather Morgan

Date: 06 March 2000

Application Number: F/2000/0693

Proposal: Proposed erection of 1 dwelling.

Site Address:
44, Victoria Road, Wargrave, Reading.

Applicant:
Mr & Mrs Rixon C/O T F Isaac.

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

✓ below as applicable;

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

Sc 23 - Parking & Garaging (SR 06)

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

23-3-00

Heather Morgan

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 21st March 2000

Location: 44 Victoria Road Wargrave.

Proposal: Proposed erection of one dwelling

Application Number: F/2000/0693

In response to your consultation dated 6th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that care is taken to protect the existing trees at the site boundaries.

The applicant's attention is drawn to BS 5837:1991 *guide for trees in relation to construction*. Any excavations within the spread of the roots must be by hand: this applies particularly in the case of excavations for underground services. Existing ground levels with the roots spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

To:
Landscape

From: Heather Morgan

7 MAR 2000

Date: 06 March 2000

Application Number: F/2000/0693

Proposal: Proposed erection of 1 dwelling..

Site Address:
44, Victoria Road, Wargrave, Reading.

Applicant:
Mr & Mrs Rixon C/O T F Isaac.

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

No TPO

Applicants

27478

HM

ACK:

FILE:

Mr & Mrs Rixon
44 Victoria Road
Wargrave
Berks
RG10 8AB
20th March 2000

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

Attn: Ms Heather Morgan

Your ref: Heather Morgan - F/2000/2693

Site Address - 44 Victoria Road, Wargrave, Reading

Dear Ms Morgan,

Further to my application for the erection of a single dwelling at 44 Victoria Road, Wargrave, may I be permitted to make the following points to support my application:-

1) There would be very little loss of landscaping or detrimental impact on the street scene, if any, as the front garden of No.44 already has hardstanding for parking for up to five vehicles, which extends one metre beyond the North East wall of the existing building. This also means that there would be no increase in the number of vehicles using the access as a result of the proposed new dwelling.

2) Since the existing accommodation is on four split levels and the only level with living accommodation to face Victoria Road is level three, it is likely that any possible extra noise or disturbance would go un-noticed.

3) I would also suggest that whilst the access and driveway of No.44 is contiguous to that of No.42 it is not a shared access in practice because vehicles from one property do not need to encroach on or use the area of the other and neither do they. The access of No.44 and the proposed new dwelling, however, would be shared unless, of course, there is a preferred alternative

May I also say, as a general comment, that, bearing in mind the current government pressure to build more homes, should this application be accepted it would mean one house more for Wargrave and one less built on a Greenfield site.

I hope that I am not out of order with any of my observations and look forward to your decision in due course.

Yours Sincerely,

P.G.Rixon(Mr)

References in this document to provisions of the T Planning Acts, 1947 to 1959, should be read as r appropriate provisions in the Town and Country Pla

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

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

To Messrs. Adrian Ridell & Co.Ltd.,
33, St. Lukes Road,
MAIDENHEAD,
Berks.

Application No. 21/65

Proposal Demolition of existing house and erection of six terraced houses and garages at "Southesk" corner of Victoria Road and Hamilton Road, Wargrave, Berks.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 18th day of March, 1965 subject to compliance with the conditions specified hereunder:-

1. A sight line of 50ft x 55ft is to be provided at the junction of Hamilton Road and Victoria Road with a kerb radii of 35ft. A layby shall be provided along the frontage of Victoria Road clear of the sight line and shall be 80ft in length by 7ft in width with a 6ft wide footpath at the rear of the layby. No buildings, wall, fence, tree, hedge or shrub shall be erected or planted on the land lying in front of the sight line.

2. The existing trees along the Hamilton Road frontage shown on the submitted plan shall be retained to the satisfaction of the Local Planning Authority.

3. Samples of the facing bricks and tiles shall be submitted to and approved by the Local Planning Authority before building work commences.

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

1. In the interests of road safety.
2. In the interests of amenity.
3. To ensure that the materials harmonise with the surroundings.

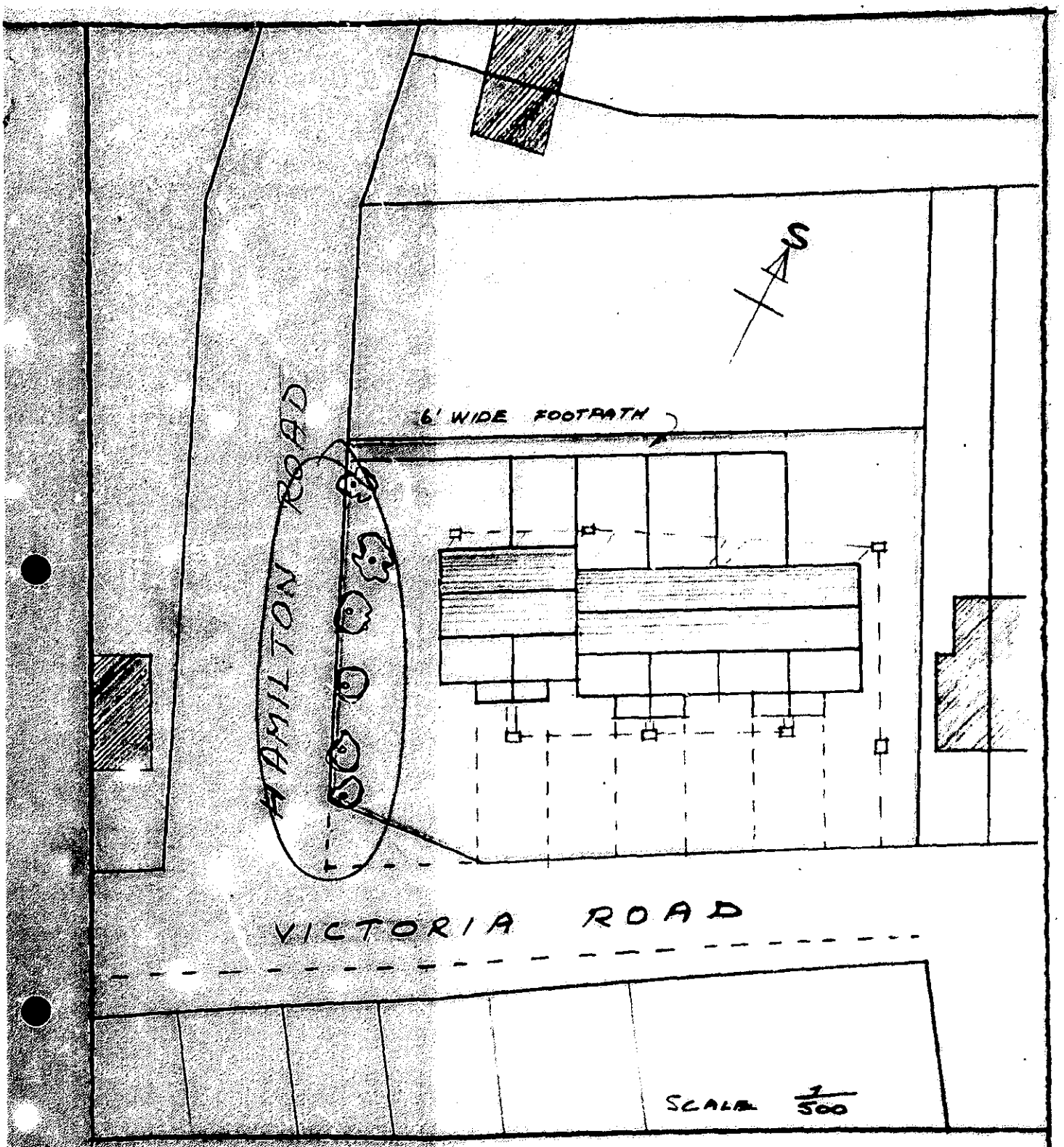
21/65 Original nothing since.

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

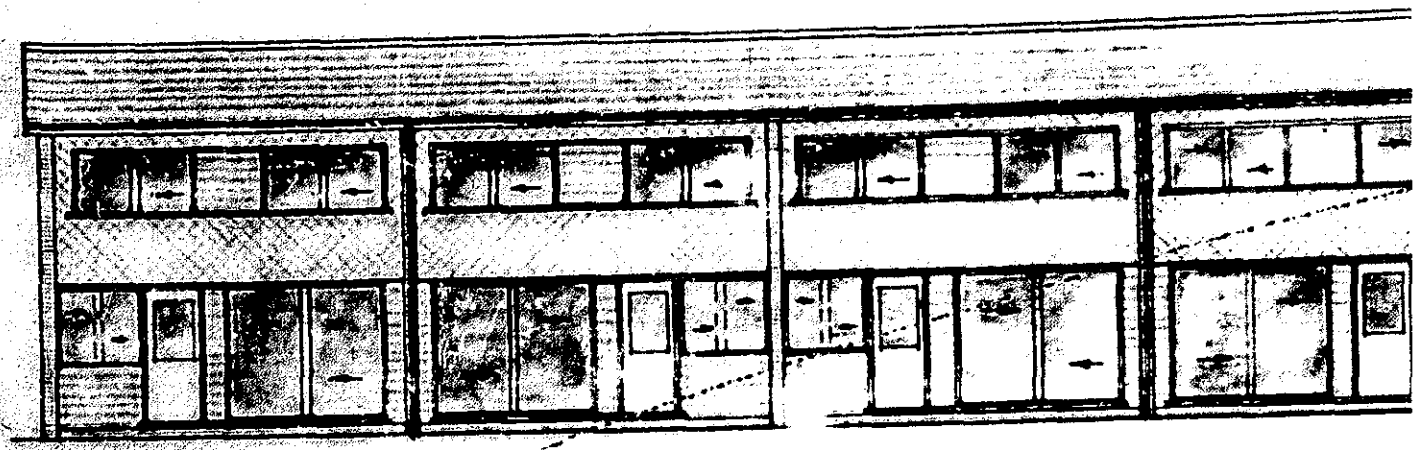
Date 31 MAR 1965

Clerk to the Council.

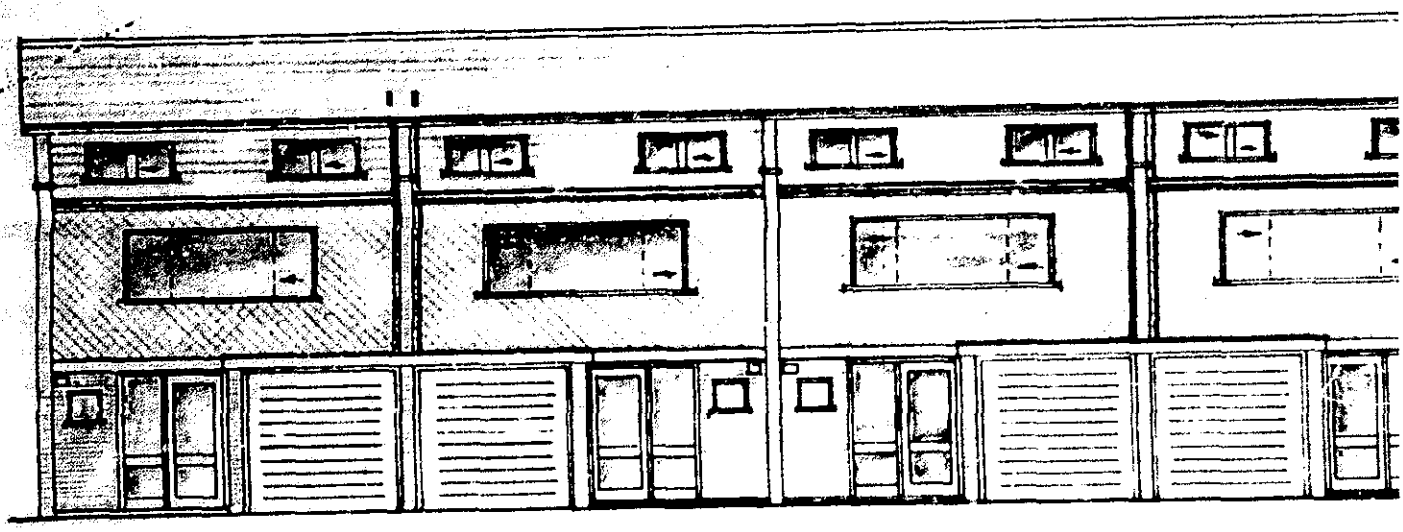
N.B.—A statement of the applicant's rights is set out overleaf.



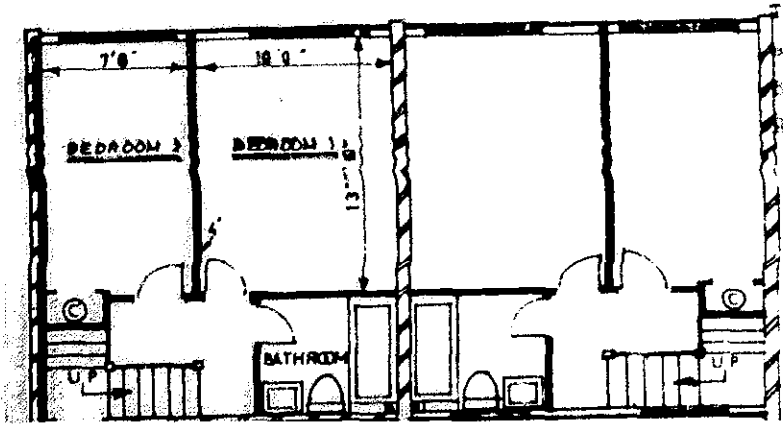
AMENDED BLOCK PLAN SHOWING PROVISION OF FOOT-PATH, SETTING BACK OF 2 UNITS AND POSITION OF TREES TO BE PRESERVED ON THE HAMILTON ROAD FRONTAGE



REAR ELEVATION



FRONT ELEVATION



Tim Isaac Dip. ARCH., M.B.I.A.T., A.T.P.
Architectural Design Services

80 Fairview Road,
Taplow, Maidenhead,
Berkshire SL6 0NQ
Tel: 01628 662971

24 FEB 2000

Ref. 461

Planning Department
Wokingham District Council
PO Box No 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

23 February 2000

for the attention of Mrs Hurst.

Dear Sirs,

Re. proposed dwelling, land adjacent to 44, Victoria Road, Wargrave.
client: Mr & Mrs P Rixon

Further to your recent communication requesting clarification of some points, please find enclosed completed planning application forms, certificate of ownership, together with 6 copies of my drawing number 461/1 and client's cheque to the value of £190.00.

The application seeks permission to erect a 2 bedroom dwelling adjacent to 44 Victoria Road extending the existing terrace of houses. The dwelling is designed to match the existing terrace in terms of accommodation, garaging, parking and external appearance. All materials used will match those existing. The existing 5 meter wide vehicular access shared with no 42 Victoria Road will remain and it is proposed that it be further shared with the new dwelling. It will be seen from the site plan that the other houses in the terrace also share a vehicular access in pairs.

I trust the application is acceptable and please contact me should you require additional information.

24 FEB 2000 0693

Yours Faithfully,

TIM ISAAC.

1789/a

SECTION 66 CERTIFICATE

Application No. 24.FEB.2000* 0603

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed T.F. ISAAC

On behalf of MR & MRS RIXON

Date 14 FEB 2000

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 FEB 2000~~ VALID 24 FEB 2000	Map No. 21 Site 003
Officer: HM | Application No. F/2000/0693	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ONE DWELLING

Location: LAND ADJOINING 44 VICTORIA ROAD

Parish: WARGRAVE Ward: Wargrave ✓ 6.03 00

Applicant: MR/MRS RIXON

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

Enforcement (9) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1 ✓	1:2500 OS location plan showing property edged in blue/red		/None - adjoins footpath.	
2 ✓	1:500 block plan showing existing & proposed dev. + adj. Properties	what public right of way is affected? Red line to include access.	21/2 phoned 29/2	24/2
3 ✓	Forms unsigned			
4 ✓	Correct S 66 certificate			
5	Elevation plans			
6 ✓	Floor plans			
7 ✓	Metric scale disclaimer			
8 X	Encroachment letter			
9 —	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

N/A Conservation Area .....

N/A Listed Building 1 2 2*

N/A Advertisement Required .....

Date Site Notice Sent : 6.3.00 Parish Council Informed - YES / NO

2 notices. One on Victoria Road frontage.
One on Hamilton Road frontage.

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

2 Hamilton Road, 46 Victoria Road

6, HAMILTON COURT.

ADDRESS 44, VICTORIA ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU.7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~0/226/64~~	~~HUNTER-PENROSE LITTLEJOHN LTD~~	~~O/APP.~~	~~6 10 64~~	~~N/A~~ C/A
21/65	Messrs Adrian Ridell & Co Ltd.	Dem of existing house Erection of 6 Terraced houses	18 3 65	App C/A
01 394	Mr D W Thomas	Add. Bathroom + Utility Room	3 10 74	– C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

24.FEB.2000* C693

6, HAMILTON COURT.

ADDRESS 44, VICTORIA ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~6/226/64~~	~~HUNTER-PEARSE HOMES LTD~~	~~Dem of existing house~~	~~6 10 64~~	~~W/D~~
21/65	Messrs Albion Ridell & Co Ltd.	Erection of 6 Terraced houses	18 3 65	App c/A
01394	Mr D W. Thomas	Add. Bathroom + Utility Room.	3 10 74	— c/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 24. FEB. 2000 - 0693

1789a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

24. FEB. 2000* C6/3

1. **APPLICANT'S NAME** MR & MRS P RIXON
ADDRESS 44 VICTORIA ROAD
WARGRAVE
POST CODE **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME T.F. ISAAC
ADDRESS 80 FAIRVIEW ROAD
TAPLOW MAIDENHEAD BERKS
POST CODE SL60NQ **PHONE** 01628 662971.

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION 44 VICTORIA ROAD
WARGRAVE LAND ADJACENT TO
2 BED HOUSE
(EXTENSION TO EXISTING TERRACE).

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

5. Give the area in hectares or part of a hectare
AREA OF SITE 240m²

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS A61/1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

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.

FACING BRICKWORK
TILE HANGING
SHIPLAP BOARDING
CONCRETE INTERLOCKING TILES
ALL TO MATCH EXISTING.

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

EXISTING RETAINED & NEW
1.2M DIVIDING CHAIN LINK FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~
If no, please give details

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

3M WIDE DRIVE EXISTING

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	1 1 4	*	1	*	1	*
BUNGALOW	1	*	1	*	1	*
FLAT/MAISONETTE	1	*	1	*	1	*
OTHER	1	*	1	*	1	*

* 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.

£190-00.

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

SIGNED T.F. ISAAC. ON BEHALF OF MR & MRS RIXON DATE 14 FEB 2000.

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Advertisement Consent: for the display of advertisements or signs

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

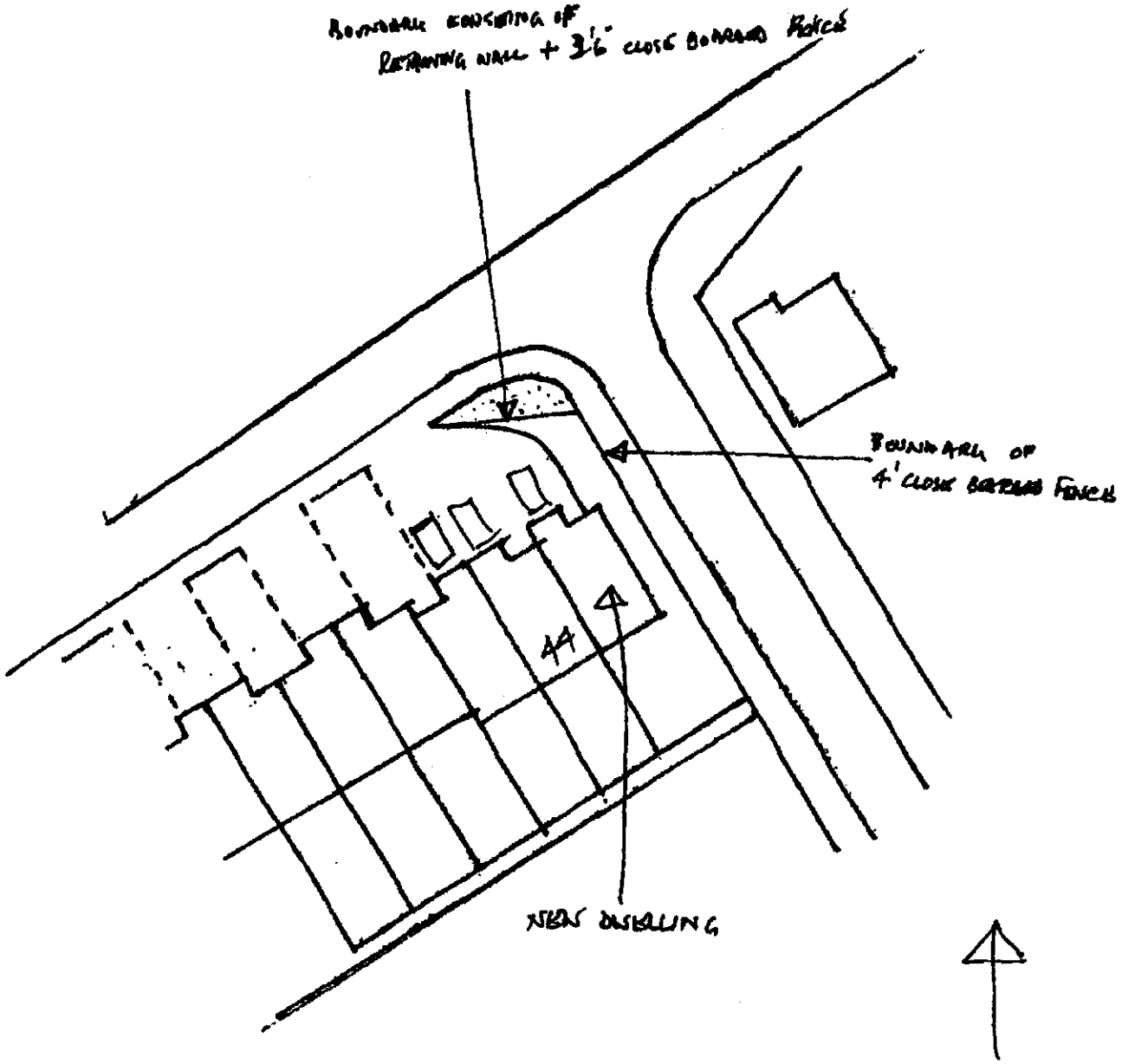
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



APPROX 1:500 AS PER APPROVED PLAN

PLANNING	RPT
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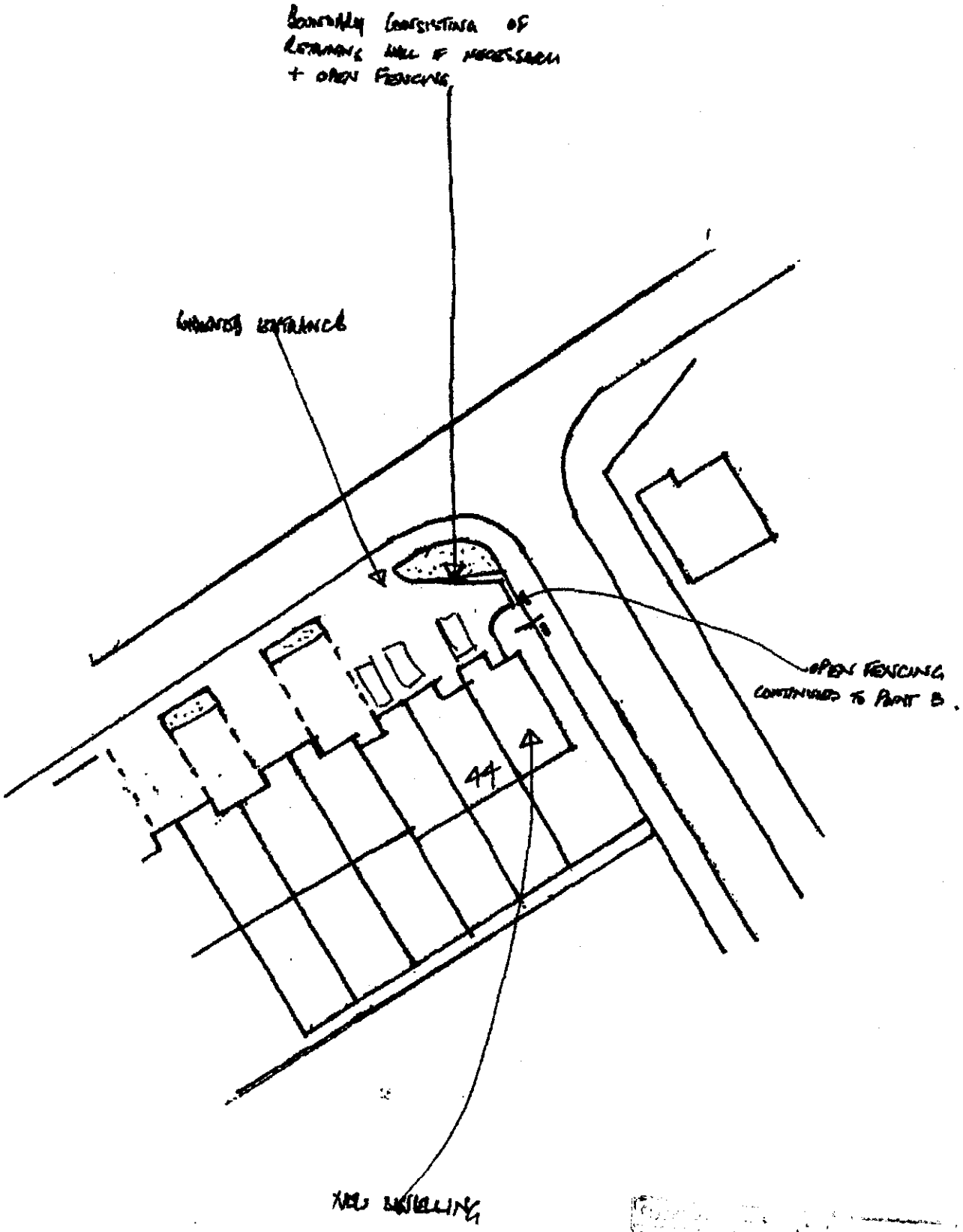

APPROX 1:500 – SKETCH PLAN OF JUGGESTED SOLUTION.