APPLICATION NO:
**F/2001/5593**

LOCATION:
**8 Heacham Close, Lower Earley Reading.**

APPLICANT:
**Mrs K Andrews C/O Peter H Watkins**

PROPOSAL:
**Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)**

EARLIEST DATE FOR DECISION: **16/02/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**15/03/2002**

CASE OFFICER: **Heidi Lynch**

APPROVED

707

101

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mrs K Andrews**
**C/O Peter H Watkins**
**48 Broomfield Road**
**Tilehurst**
**Berkshire**
**RG30 6AL**

**Application Number: F/2001/5593**

**Parish:** **EARLEY**

**Location:** **8, Heacham Close, Lower Earley, Reading.**

**Proposal:** **Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)**

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 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.

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

**Condition**
4. The parking areas are to be hard-surfaced.

**Condition**
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order

with or without modification) no additional windows or similar openings shall be constructed at first floor level in the side walls of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

**Reason**
4. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

**Reason**
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Informative**
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LH4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WH4.

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

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.**

NOTICE OF CONSENT

original consent - no condition removing P.D rights for class F

WOKINGHAM DISTRICT COUNCIL

BAM/CPW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Bovis Homes Ltd., South East Region
c/o Barton Willmore & Partners
308-314 Kings Road
Reading
Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 14174

Proposal 114 houses, 20 flats and 5 bungalows garages and ancillary roads and footpaths Area CC/Part DD, Lower Earley Development, Woodley, Berks

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed on Outline Consent No.01945 dated 4th July 1977 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

   REASON The conditions of the outline consent are still applicable. (8)

2. This permission is in respect of the application as amended by drawing No. 2613/10A submitted with the applicant's agent's letter of 23rd September 1980.

   REASON For the sake of clarity and to ensure a more satisfactory development of the site.

3. A detailed schedule and also samples of the materials to be used in the elevations, the ground surface treatment and the means of enclosure of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASONS To ensure the use of appropriate materials and the submission of adequate details in this respect. (22)

/...

Date .....

.....
District Secretary

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

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

4. A schedule of all materials to be used in the surfacing of the roads, footways, footpaths and private drives, shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.

REASON In the interests of visual amenity. (67)

5. All the access ways shall be surfaced with red coloured dense bitumen macadam to comply with BS 4987 before any dwelling served by the respective access way is occupied.

REASON In the interests of amenity and road safety. (96)

6. The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes or for any other purpose without the prior written permission of the District Planning Authority.

REASON In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development. (71)

7. Before the foundations of any of the proposed buildings are laid, the roads shown on the approved layout shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout shall be satisfactorily completed before any dwelling is occupied.

REASON To ensure a satisfactory access for the occupiers of the new dwellings and to help with the accurate setting out of the foundations. (93)

8. Development specified in Class I, 1 of Schedule I to the Town and Country Planning General Development Order 1977 shall not be carried out except with the prior permission of the District Planning Authority on an application in it for that purpose.

REASON To protect the amenities of the occupiers of the development hereby permitted and of the locality generally by regulating the development specified in Class I, 1 of Schedule I to the 1977 Order.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no additional windows or other openings shall be constructed at first floor level or above in the elevations of the development hereby approved without the prior written permission of the District Planning Authority.

REASON To help protect the present design and external appearance of the development and to prevent overlooking of adjacent properties. (107)

/...

.....
District Secretary

10. The Wessex Archaeological Committee shall be given at least one month's notice in writing of the date of the commencement of work on the site and an opportunity to record and remove any archaeological remains so long as this does not obstruct the building works on the site. The address is:

The Berkshire Field Officer
Wessex Archaeological Committee
Yeomanry House
Castle Hill
Reading, Berks.
Tel: 595751

REASON To help protect the archaeological heritage of the district. (141)

11. Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (240)

REASON In the interests of visual amenity and because insufficient details of the screening have been submitted. (256)

12. No screen wall or screen fence shall be moved from its approved position, particularly along any flank frontage of a corner plot, without the prior written permission of the District Planning Authority on a formal application made for the purpose. (244)

REASON In the interests of visual amenity. (255)

13. The playspace shown on the submitted layout shall be provided, landscaped, planted and completed during the planting season following the commencement of the development of the site to the satisfaction of the District Planning Authority. The playspace shall thereafter be used for the purposes of recreation and amenity open space only.

REASON In the interests of amenity. (232)

14. The development hereby permitted shall be carried out strictly in accordance with the agreed phasing programme for Lower Earley and no development shall occur on that part of the site within Phase III (namely Plots 100 to 139 inclusive) until the District Planning Authority have indicated in writing that the measures necessary to proceed to that Phase have been discharged.

REASON To comply with the provisions of the outline permission no. 01945 and to ensure an orderly development of the site.

/...

.....
District Secretary

15. Before any development is commenced a scheme to protect the inhabitants of the dwelling(s) from traffic noise shall be submitted to and approved in writing by the District Planning Authority in consultation with the Highway Authority. No dwelling shall be occupied until the part of the scheme which protects that dwelling has been completed.

REASON To protect the occupants of the dwelling(s) from the noise of traffic on the M4 and Lower Earley Way (West) (507).

16. No access to the site other than that shown on the approved plan shall be formed.

REASON In the interests of road safety. (542)

17. Sight lines up to a minimum of 45 metres shall be provided across the inside of the bend adjacent to plots numbered 48-51 before any dwelling is occupied. The area between the sight lines and the carriageway shall be kept clear of all obstruction to visibility above a height of 0.6 metres.

REASON In the interests of road safety. (549)

18. The area of land between the sight lines shown on the application drawing and the highway boundary shall be kept free from all obstructions to visibility above a sight line height of 0.6 metres from the surface of the carriageway.

REASON In the interests of road safety. (552)

19. Garages shall conform to a building line of not less than 5.5 metres from the highway boundary where footways are provided, and 6 metres from the back edge of the carriageway on accessways.

REASON In the interests of road safety.

20. No dwelling shall be occupied until road and footpath links have been provided from the site to the surrounding road and footpath network to the satisfaction of the District Planning Authority.

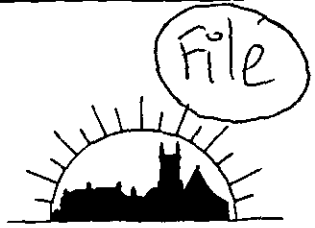
REASON In the interests of road safety.

21. The accessway serving Plots 30-45 shall be widened to 5 metres around the bend adjacent to Plot 30.

REASON In the interests of road safety.

.....
District Secretary

# EARLEY TOWN COUNCIL




*Town Clerk & Treasurer*
RICHARD RAYMOND D.M.A., A.C.I.S.

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 22 MAR 2002 | |
| COPIES TO | ACK |
| | FILE |

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

My Ref: P1/4517/MJB/kam
Your Ref:

20 March, 2002

Dear Heidi

**Planning Application No. F/2001/5593 – 8 Heacham Close**

I am writing concerning the above Planning Application, and also to express some surprise that we have recently received a Notice of Approval of Planning Permission for the retrospective conversion of one dwelling into two at the above site.

In viewing this application in comparison to the one which the District Council had previously refused (F/2001/4391) both my colleague and I could see little difference between the two applications and, indeed, when I had an informal telephone conversation with you about this application, the inference I drew from that conversation was that there was substantially no difference between the two applications and the reason for the previous refusal did not seem to have been countered by the latest application.

I would, therefore, be most grateful if you can confirm what the differences are between this latest application and the previous application on the site which led the District Council to the conclusion that F/2001/5593 could be approved.

Many thanks in anticipation of your assistance and I look forward to hearing from you in due course.

4/4/02 Rang M Bristow & explained why application was approved (i.e. PD to clear vegetation which was basis for original refusal).

HEIDI LYNCH

Yours sincerely

Maddy Bristow

M BRISTOW (MRS)
**Deputy Town Clerk**

c.c. Councillor S Scarrott

Miss Heidi Lynch
Planning Officer
Wokingham Unitary Authority

e.Mail: townclerk@earleytc.co.uk
Web site: www.earleytc.co.uk

## Application Number F/2001/5593
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C049 | R049 | |
| 3 | C122 | R122 | |
| 4 | | R140 | The parking areas are to be hard-surfaced |
| 5 | C044 | R044 | side walls of the building at first floor level |
| | | | |
| | | | |
| | | |

**Application Number: F/2001/5593**

**Appraisal:**

The proposed development is the conversion of one dwelling into two semi-detached dwellings and is a retrospective consent. The property originally contained a detached house with a single storey garage. The garage forms a link between the house and the adjoining house on no.7. The original house had a two-storey side extension approved in 1986. It is this side extension which has been changed into a separate dwelling. An application was refused in May 2001 for the conversion of the single dwelling into two dwellings. This was due to the loss of the front amenity area to parking space, which affects the character of the street scene.

The property is located in a residential area within an identified settlement and is situated at the end of the street. It has a larger section than most of the surrounding properties and is bordered to the rear by Council-owned open space.

The plans submitted are identical to those submitted under the previous application that was refused. The two-storey side extension has been closed off from the original house and is being used as a separate two bedroomed dwelling. The two bedrooms and a bathroom are on the first floor and there is a kitchen and lounge on the ground floor. The entry point to the house is on the side wall. The original house has three bedrooms and a bathroom on the first floor and a lounge, kitchen and toilet on the ground floor (as well as a front porch entry point). The proposal does not increase the volume of the house as it is contained within the existing house.

The three bedroomed house has one car park space in the existing garage and there is room for one parking space in front of the garage. The two bedroomed dwelling has two car park spaces in the front garden of the property. Both dwellings have separate rear yards closed off by a 1.8m high close-boarded fence.

**1. Impact upon neighbouring properties**

As there is no increase in the volume of the house there will be no direct impact on the surrounding properties in terms of day-lighting, overbearing or privacy issues. There is one new window placed on the side wall at first floor level however this is to a bathroom and is obscure glass.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

**2. Impact upon the street scene**

As there is no increase to the volume of the house and no material change to it as such, there is little impact on the street scene in terms of the building itself. The house has over 100sq m of floor area and therefore is large enough to convert into two dwellings.

A parking area to the front of the house has been created and is all hardstanding. The previous application was refused because the reverting of the front garden to hardstanding in the front garden for parking was considered to be detrimental to the character of the street scene. There is still vegetation remaining at the end of the street scene and it is permitted development to revert garden to a hard surface under the GPDO Schedule 2, Part 1, Class F. The application can therefore not be refused based on these grounds.

### 3. Impact upon highway safety

The number of bedrooms in each separate dwelling is 3 and 2 meaning each dwelling requires two parking spaces on site. Parking spaces for both dwellings have been located on site. The highways department is satisfied the parking standard has been meet and providing the parking is permanently maintained and hard-surfaced there would be no implications to the highway safety of the site.

**Recommendation: Approval: ✓** ~~**Refusal:**~~

**WORK SHEET FOR :** Heidi Lynch

**Application Number :** F/2001/5593

**Applicant :** Mrs K Andrews C/O Peter H Watkins.

**Location :** 8, Heacham Close, Lower Earley, Reading.
**Proposal :** Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | ✓ | 6/02/02 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 6/02/02

**Date Registered : 18/01/2002**

**Earliest Date for Decision : 16/02/2002**

**Latest Consultation Date/Site Notice Expiry Date : 16/02/2002**

**This application will have expired on: 15/03/2002. 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 :**

Property dept - no objections as long as the building does not encroach on council-owned open space.
Highways - approval with conditions C049, C122, parking areas hardsurfaced.
Environ. Health -

Trees - no objections
Earley Town - object as will set an unwanted precedent etc.

**Planning Issues :**

In identified settlement } EN1
Effect on street scene } LBE1, LBE2, LH4
Effect on neighbouring properties } WO33, WBE1, WH4
Highways - WT6, LT6

Loddon Area Local Plan

# RECORD OF SITE VISIT

**SITE ADDRESS:** 8 Heacham Close
Lower Earley Reading.

**APPLICATION NUMBER:** F/2001/5593

**OFFICER:** Heidi Lynch

**DATE OF SITE VISIT:** 06/02/02

**1 SITE/STATUTORY NOTICE DISPLAYED ?** No

**2. DESCRIPTION OF SURROUNDINGS**
Quiet street with linked attached houses by single storey garages. Newish buildings, small street, cul-de-sac at end.

**3. DESCRIPTION OF SITE/BUILDING**
2 stry red brick & tiled house with front porch. Close to road attached garage to side.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
N/A

all of front yard is tarmacked now.

**5. SITE CONSTRAINTS**

**TREES** NA

**ACCESS/PARKING** Parking, tarmacked already occured with retaining wall to fit 2 cars.

**LEVELS**

**BOUNDARY TREATMENT** Close board fence along boundary at end of cul-de-sac

**OTHERS** trees/garden at end of cul-de-sac with tarmacked carpark fence behind it.



Tel: (0118) 974 6482

Date: 22/02/02

My ref: F/2001/5593

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

**CONFIDENTIAL**

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

**Application Number: F/2001/5593**
**8, Heacham Close, Lower Earley, Reading.**
**Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than Monday 4th March

Yours faithfully

T.E Watson

Principal Development Control Officer

---

**LISTING FORM**
Case officer: **Heidi Lynch** Application Number: **F/2001/5593**
**8, Heacham Close, Lower Earley, Reading.**
**Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Rolls

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 6482

Date: 22/02/02

My ref: F/2001/5593

**CONFIDENTIAL**

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Dear Councillor

**Application Number: F/2001/5593**
**8, Heacham Close, Lower Earley, Reading.**
**Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective).**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

DEWilson

pp Principal Development Control Officer

Tel: (0118) 974 6482

Date: 22/02/02

My ref: F/2001/5593

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

**CONFIDENTIAL**

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

**Application Number: F/2001/5593**
**8, Heacham Close, Lower Earley, Reading.**
**Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective).**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

T. Watson

pp Principal Development Control Officer

1 into 2 Conversion

2001 3529 – R
2001 4391

FROM: Heidi Lynch

DATE: 24 January 2002

# EARLEY TOWN CONSULTATION SHEET

18 FEB 2002

COPIES TO | ACK: | FILE:

**Application Number:** F/2001/5593

**Proposal:** Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective).

**Site Address:** 8, Heacham Close, Lower Earley, Reading.

**Applicant:** Mrs K Andrews C/O Peter H Watkins.

Your observations are required in respect of this application **by 16/02/2002** .

---

In considering this application, Members of the Planning Committee could see very little difference between it and application 2001/4391 which was refused by the District Council, and it would, therefore, appear that the applicant has been discontent with the District Council's findings on previous proposals for this site, and has carried out building works without the benefit of planning permission, and, presumably, therefore, the necessary building regulations. Members of the Planning Committee considered this situation to be totally un-acceptable.

In viewing the proposal itself, the Town Council remains concerned that it will set an unwanted precedent, and, if allowed, would lead to similar applications which would cause cramming in the high density housing already present in lower Earley. It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

**TO:** **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 11 February 2002

| | |
|---|---|
| Location: | 8 Heacham Close, Lower Earley |
| Proposal: | Proposed conversion of one dwelling into two semi detached dwellings (retrospective) |
| Application Number: | F/2002/5593 |

In response to your consultation dated 24 January 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals. No trees will be affected by the conversion of the property.

Catherine Brimble

Catherine Brimble
Landscape Architect

HL

TM

From: Peter J. Anders

**To:**
**Property Dept**

**From:** Andrew Thorley

**Date:** 23 January 2002

| PLANNING SERVICES | HPT |
|---|---|
| PCL | TLS |
| DC AT | ENF |
| APP | |
| CS | |
| COPIES TO: | ACK: |
| | FILE |

WOKINGHAM DISTRICT COUNCIL RECEIVED 25 JAN 2002 PROPERTY SERVICES

WOKINGHAM DISTRICT COUNCIL 24 JAN 2002 PUBLIC PROTECTION

**Application Number:** F/2001/5593

**Proposal:** Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective).

**Site Address:**
8, Heacham Close, Lower Earley, Reading.

**Applicant:**
Mrs K Andrews C/O Peter H Watkins.

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

---

Andrew,

There are no Council properties adjacent to this retrospective application so we would not be in a position to object. However, the land directly adjacent to the property to the West is council-owned 'open space'. I trust that when the planning department inspected the site they checked that the new building was within existing fence lines.

Peter Anders

Technical Assistant.
Property Services ext 6720

**HIGHWAYS CONSULTATION SHEET**

**From:** Heidi Lynch **Date:** 24 January 2002

**Application Number:** F/2001/5593

**Proposal:** Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)

**Parish:** EARLEY TOWN

**Site Address:**
8, Heacham Close, Lower Earley, Reading.

**Applicant:**
Mrs K Andrews C/O Peter H Watkins.

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).

1/ C049, R049

2, C122, R122

3, The parking areas are to be hardsurfaced, R140.

NOT.

NB: As per app nos 4391 & 3529.

**Signed:** _____ **Print name:** ADAM 24/01/02.

**Received by Wokingham District Council**

# Application No: F/2001/5593

**PROPOSAL:**
Proposed conversion of one dwelling into two semi detached dwellings.(Retrospective)

**LOCATION:**
8, Heacham Close, Lower Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2001/5593 to enable the library staff to locate the correct information.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2002. 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.**

**Head of Planning and Transportation**

**24 January 2002**

| | |
|---|---|
| **Application Number : F/2001/5593** | **Map No :** 66 |
| **Case Officer :** ~~AF~~ HL | **Site Area :** 0.04 |
| **Valid Date :** 18 Jan 2002 | **Received Date:** ~~31/12/2001~~ |

**Level : Delegated Application**

**Description : Proposed conversion of one dwelling into two semi detached dwellings.** (RETROSPECTIVE)

**Location : 8, Heacham Close, Lower Earley, Reading.**

**Parish : EA** **Ward : RED**

**Applicant : Mrs K Andrews C/O Peter H Watkins.**

**Fee Required: £190** **Fee Received:** ~~£0~~ 190-00 received 18/1 Free as already taken on 14/1 4391 ✓

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

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

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | Need Line to include whole of plot | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | No S66 form. | 14/1 | ✓ 18/1 |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

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

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## 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 Mr S.J. Llewellyn
7 Heachan Close

No pre-apps.

10 JAN 2002 5593

Tel. (0118) 974 6429 or 6433

Date: 14 January 2002

Your Ref:

My Ref: F/2001/5593

Mrs K Andrews
C/O Peter H Watkins
48
Broomfield Road
Tilehurst
Berkshire
RG30 6AL

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Dear Sir/Madam

**Reference Number: 2001/5593**

**Site Address: 8, Heacham Close, Lower Earley, Reading.**

**Proposal: Proposed conversion of one dwelling into two semi detached dwellings.**

I return your application, as it is invalid and cannot be determined for the following reason(s);

✓ **Section 66 missing, please complete and return.**

**A fee of £190.00 is required. No fee was paid on application 2001/4391.** WITHDRAWN ?

✓ **Is this retrospective?** YES AS STATED ON FORM P.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

***Carol Hurst***

Senior Technical Officer
Development Control

KAREN
CAN YOU SEND THIS BACK WITH A CHEQUE FOR £190.00
Pete Watkins

18.JAN.2002 5593

Tel. (0118) 974 6429 or 6433

Date: 14 January 2002

Your Ref:

My Ref: F/2001/5593

Mrs K Andrews
C/O Peter H Watkins
48
Broomfield Road
Tilehurst
Berkshire
RG30 6AL

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
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Dear Sir/Madam

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**Site Address: 8, Heacham Close, Lower Earley, Reading.**

**Proposal: Proposed conversion of one dwelling into two semi detached dwellings.**

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**Section 66 missing, please complete and return.**

**A fee of £190.00 is required. No fee was paid on application 2001/4391.**

**Is this retrospective?**

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

***Carol Hurst***

*Senior Technical Officer*
*Development Control*

18.JAN.2002* 55938 Heacham Close
Lower Earley
Reading
RG6 4AQ 18 JAN 2002
16/1/02

Dear Sir

Ref: 2001/5593

I return my application with additions as requested. Please telephone me on 01189671048 if there are any more problems

Yours sincerely

K Andrew

Mrs K Andrew

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

18 JAN 2002 PART 1

5597

**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**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MRS. K. ANDREWS |
| | ADDRESS | 8 HEACHAM CLOSE<br>EARLEY |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | PETER H. WATKINS |
| | ADDRESS | 48 BROOMFIELD ROAD<br>TILEHURST |
| | POST CODE | RG 30 6A PHONE 9423696 |
| 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 | 8 HEACHAM |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | CONV. TO FORM<br>TWO SEMI<br>1x 3 BED + 1x 2 BED |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 247 m² |
| 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 | PW. 21035 |

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.

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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

AS DRAWING

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 / 9 * | 1 / 5 * | 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.

RE- SUBMISSION IN RETROSPECT

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 MRS ANDREWS DATE 24-12-01

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 print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

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

| | USE CLASS | Existing floor space | | 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 | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

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

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

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

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

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

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

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.'

1789/a

# SECTION 66 CERTIFICATE

Application No. 18 JAN 2002 5595

**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 |
|---|---|---|
| | | |

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

(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).

---

## 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 . . . . . MLS - K ANDREWS . . . . . .

Date . . . . . 24-12-01 . . . . . .

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

ADDRESS 8 HEACHAM CLOSE PARISH EARLEY

PLOT No. 15 PART DD LOWER EARLEY ORD. SHEET No. SU7469 SU7569 66

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 14174 | Bovis | 114 hs 20 flats 5 bungs | 25 9 80 | NA CA |
| 14601 | " | Rend layout + 2. | 18 12 80 | NA Ref |
| BR15961 | " | Plots 1-74 | 14 1 81 | App NA |
| 14798 | " | Linked hs & garage | 15 1 81 | N/A CA |
| 25709 | | | 14.7.86 | CA |
| LRA 736 | MR & MRS B SMITH | 2/ST EXTENSION | 24.5.86 | APP N/A |
| F/2001/3529 | Mrs. Andrews | 1 dwelling to 2 | 23.5.01 | REF |
| F/2001/4391 | Mrs K Andrews. | Conv of dwell into 2 semi-det dwell | | |
| | | | | |
| | | | | |

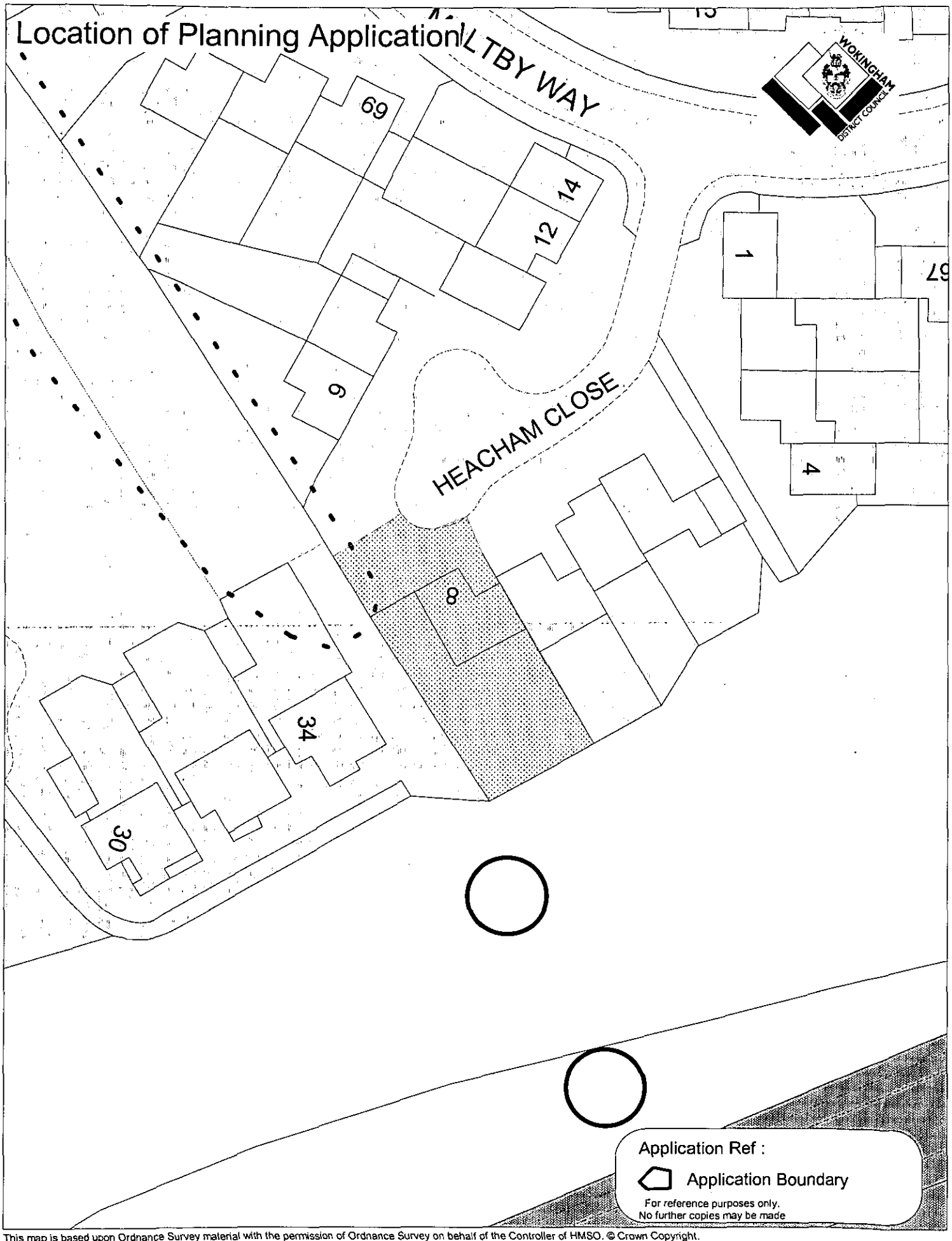
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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Development Control Section, Environmental Services, Wokingham District Council.
27 April 2001
Scale: 1 : 500

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S

Ordnance Survey®

# Superplan®

18.JAN.2002* 5593 08.MAR.2001* 3529

## Planning Extract - 1

## Site-centred




APPROVED

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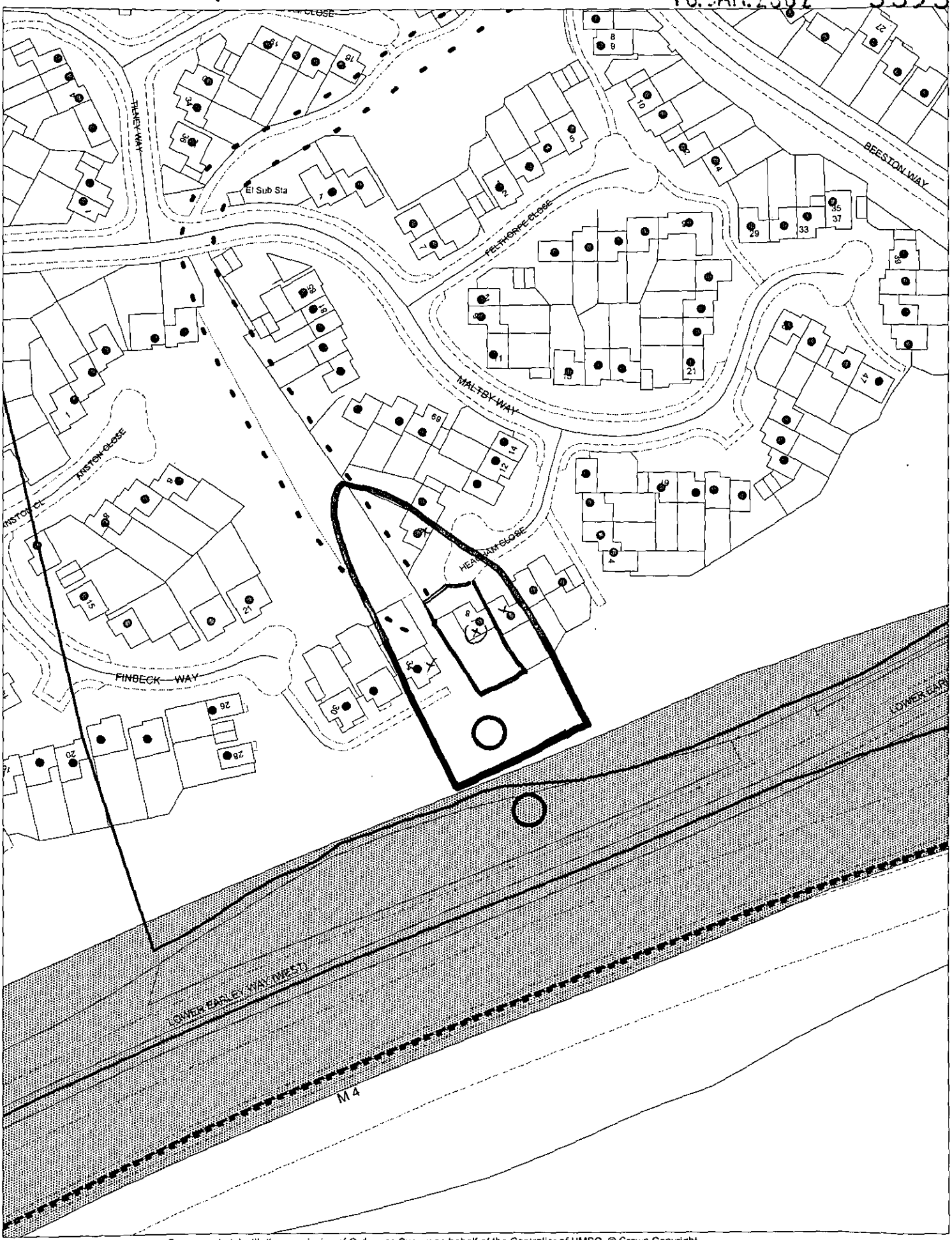
Scale 1: 1250

National Grid sheet reference at ce of this Superplan: SU7469NW

The representation of a road, path is no evidence of a ri

This Superplan product does not contain all recorded map information.

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Development Control Section, Environmental Services, Wokingham District Council.
9 January 2002 Scale: 1 : 1250

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