APPLICATION NO:
F/2000/0683

LOCATION:
Warren Side Maidenhead Road, Wokingham.

APPLICANT:
Mr De Meyer C/O Greg Farrell

PROPOSAL:
Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

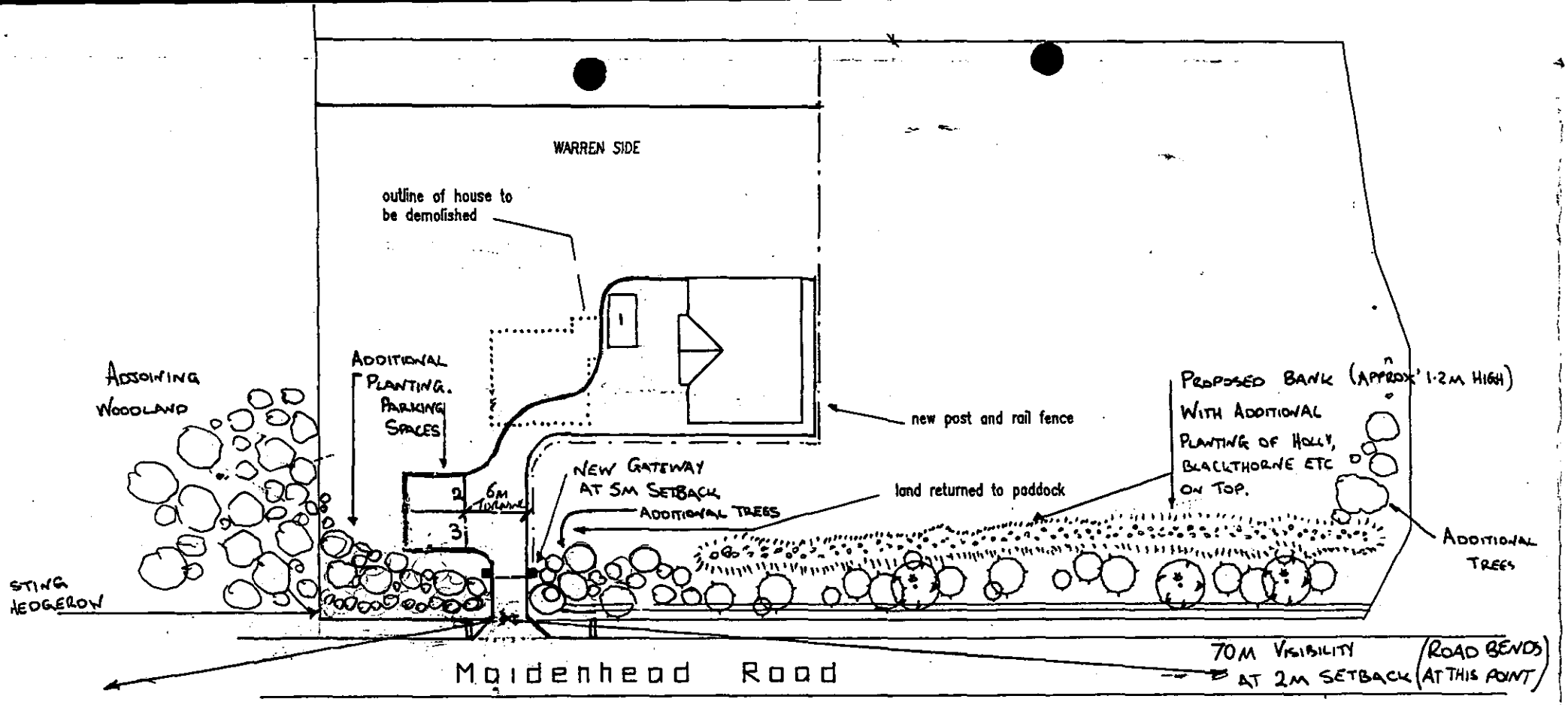
EARLIEST DATE FOR DECISION: **27/03/2000**

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Mrs B Polnik**

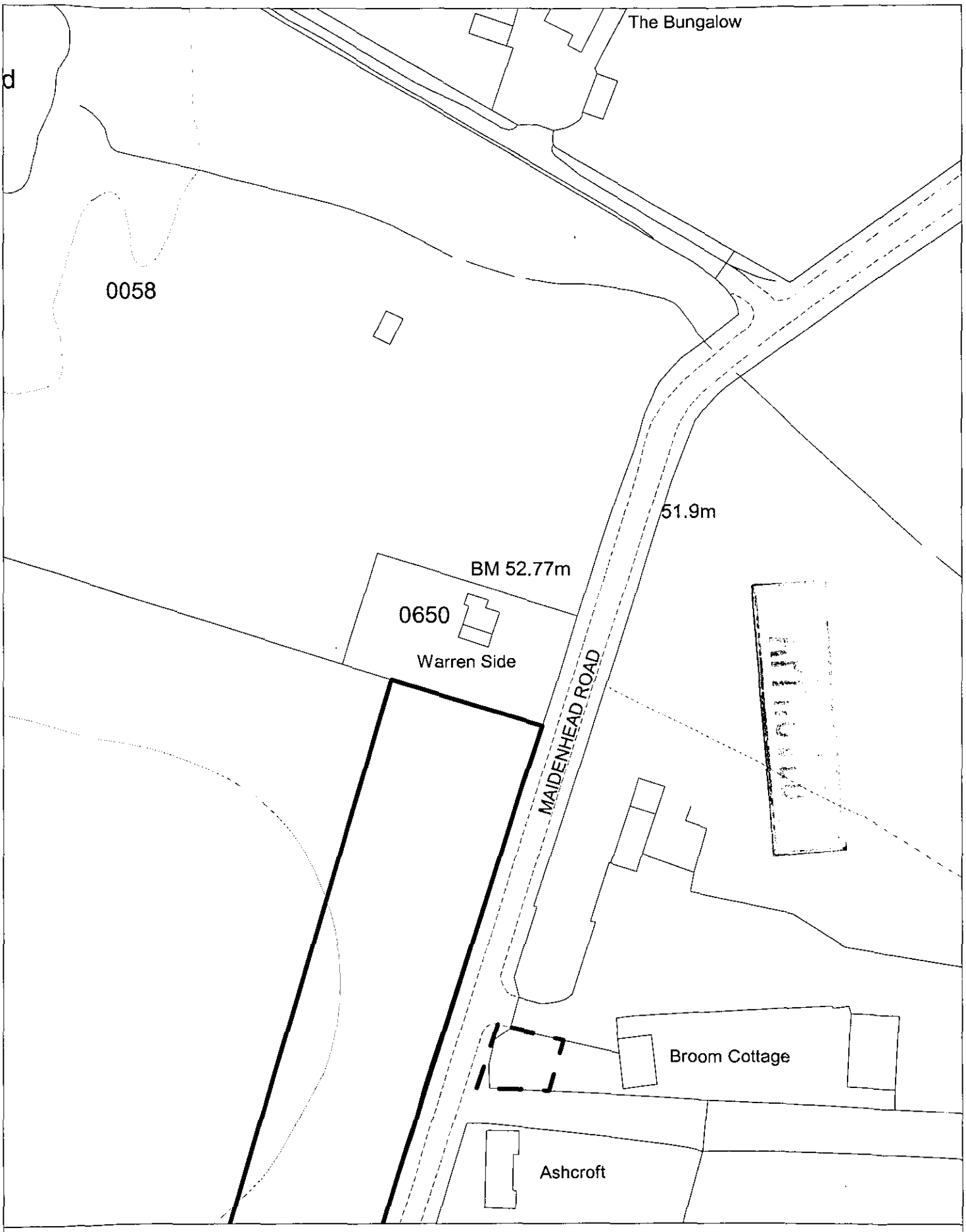
RAILEX
Marbleboard

EASIFILE EP7



Block Plan 1:500

ORIGINAL



Site Plan, Scale: 1 to 1250

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22.02.2000 0033

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Date: 25 February 2000

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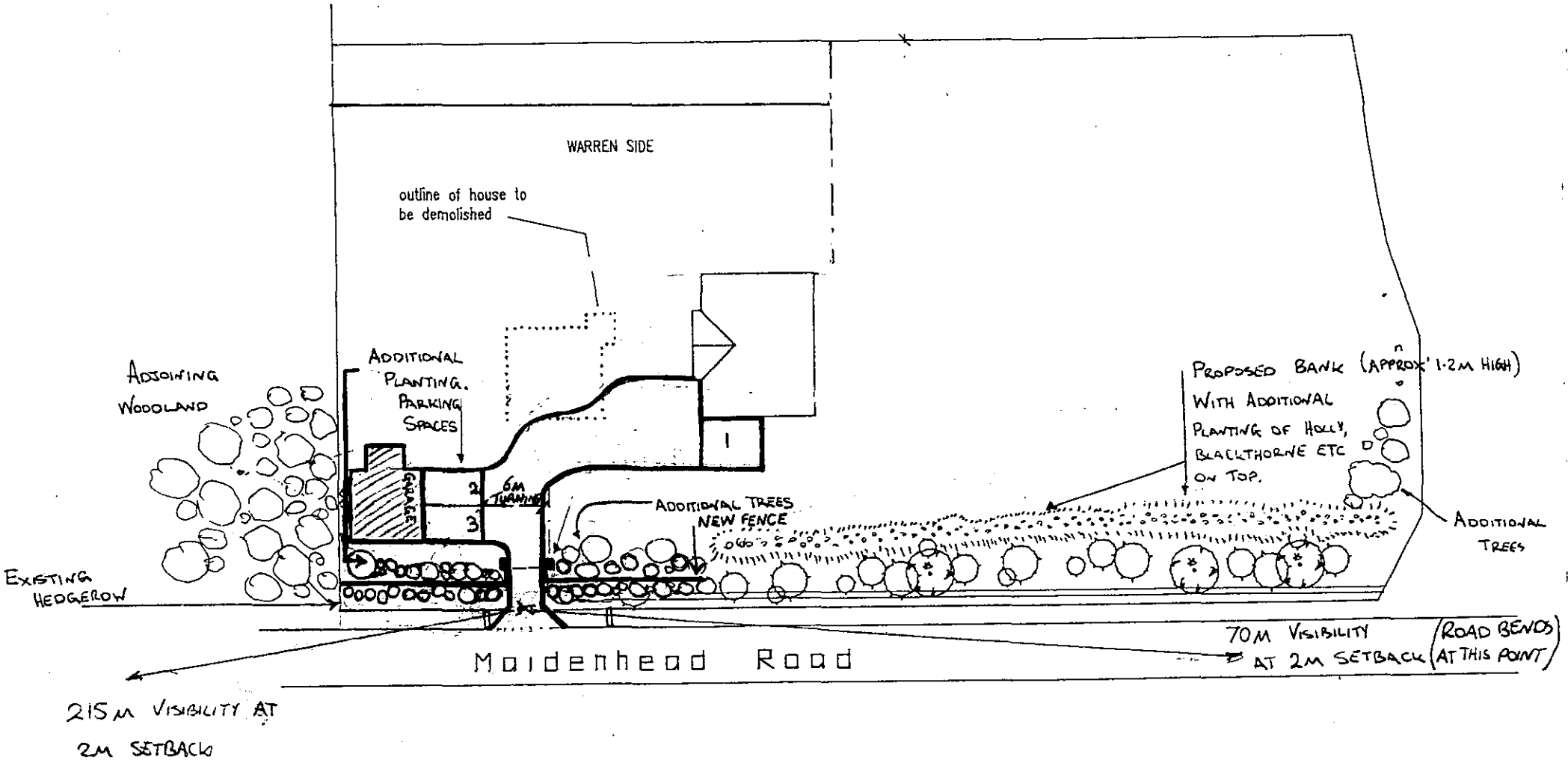


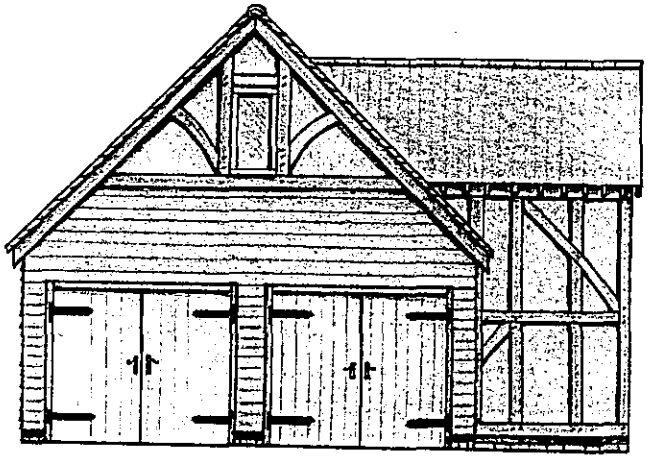
Mr. & Mrs. De Meyer
Warrenside
Maidenhead Rd.
Wokingham, Berks
RG40 5RJ.

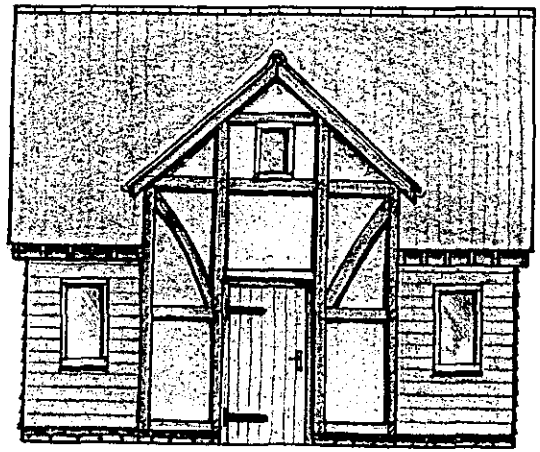
Block Plan 1:500

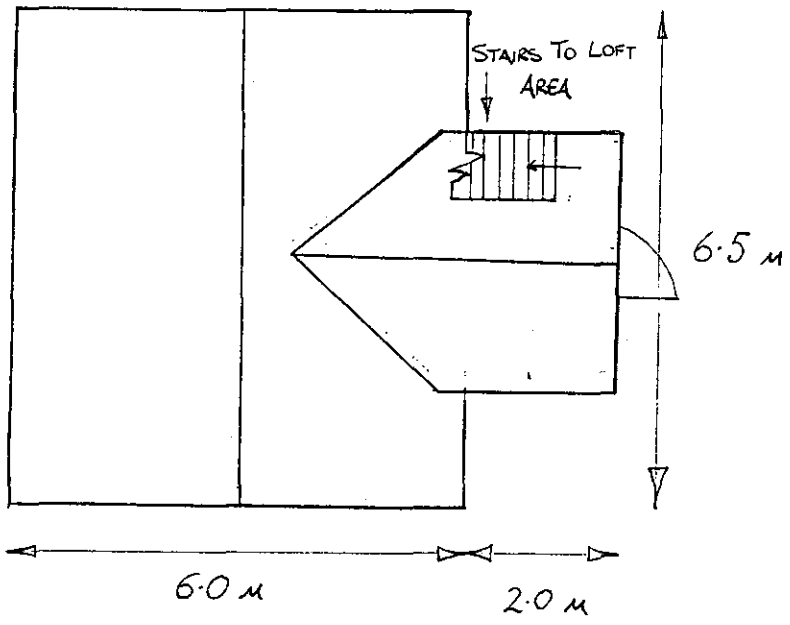
REVISED TO (8-1-01)

SHOW : PROPOSED GARAGE,
NEW FENCE (BEHIND EXISTING HEDGEROW)
CHANGE IN SHAPE OF DRIVEWAY

YOUR REF: F/2000/



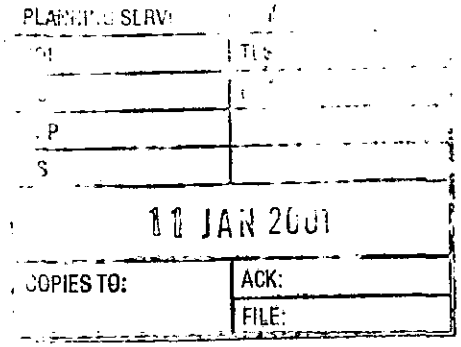




Mr. & Mrs. De Meyer
Warrenside
Maidenhead Rd
Wokingham Berks
RG40 5RT

Your Ref: F/2000/0683

PROPOSED GARAGE AT 'WARRENSIDE'
MAIDENHEAD RD, WOKINGHAM. BERKS
RG40 5RT
DRAWING NO. 002.
DATE 8-1-01


PLANNING SERVICES
TEAM
11 JAN 2001
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr De Meyer
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Application Number: F/2000/0683

Parish: **HURST**

Location: **Warren Side, Maidenhead Road, Wokingham.**

Proposal: **Proposed demolition of existing dwelling & erection of replacement dwelling, repositioning of access and alteration to residential curtilage**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 16/05/00 and letter dated 26th May 2000.

Condition
3. The land to the west of the red line, shown on the attached site plan, shall be excluded from the residential cutilage of the property as proposed.

Condition
4. Within 1 month of occupation of the new dwelling the existing dwelling shall be demolished and removed from the site.

Condition
5. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Classes A and B of Part 1, Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
7. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
9. The area shown on the permitted drawings for vehicle parking 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
10. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved revised plan received 16.5.2000. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
11. The proposed vehicular access gates shall be positioned no closer than 5 metres from the edge of the carriageway and hung so as to open inwards only.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure that there is no net increase in size of the residential curtilage of the property so as to protect the rural character of the area.

Reason
4. In order to protect the rural charcater of the locality.

Reason
5. In the interests of rural amenity.

Reason
6. In the interests of rural amenity.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of highway safety.

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

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

John Mitchell CH
John Mitchell
Development Control Manager
Date: 15/06/2000

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 7 June 2000
My ref. JM/SB/F/2000/0683
Your ref.

30127

Mr C De Meyer
'Warrenside'
Maidenhead Road
WOKINGHAM
Berkshire
RG40 5RJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr De Meyer

PLANNING APPLICATION F/2000/0683

Thank you for your letter of 2 June 2000 regarding the above planning application.

I confirm that I have now signed the Member notification letters and I anticipate planning permission being granted within the next 2 weeks, unless Councillors decide to call it in for determination by Committee. I have had no intimation that this is likely however.

So far as your proposal to construct a garage and a conservatory is concerned, my advice to you would be to hang fire until you have planning permission for the house. We could then look at ways of appropriately siting a conservatory and a garage if these could be considered appropriate. I would need to discuss this further with you.

So far as the proposal for a second chimney and a bay window are concerned, again I would wait until planning permission has been granted and I would be prepared to treat these as minor amendments which did not require any submission other than a drawing showing the changes.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

BY HAND 2/6/00

REPLY REQUIRED
16/6

PLANNING SERVICES	HPT
POL	TLS
DC JRM	ENF
APP	
CS	30127
02 JUN 2000	
COPIES TO:	ACK:
	FILE:

Carl De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

Mr. Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

2nd June 2000

Dear Mr. Mitchell.

YOUR REF:BP/F/2000/0683

I would like to take this opportunity to thank you for meeting with me on Monday 29th May and for your sympathetic, effective approach to my concerns regarding our planning application.

We now have renewed enthusiasm for the whole project and even dare to look forward to making a start !

I understand that you intend to write to the local councillors this week and that we could expect to receive a decision in approximately two to three weeks time.

Assuming permission is granted I would, as discussed, like to apply to build a conservatory on the west elevation and a garage adjacent to parking spaces No.s 2 and 3 on the landscaped plan.
I would be grateful for your advice on the best way to do this, (Is it possible to submit both on one application ? is formal planning permission necessary for the conservatory ?) and in light of our recent difficulties who would be responsible for such an application.

Please could you also advise me on the procedure for minor changes to the main house design, as we would like to add a second chimney and bay window to the rear elevation, if possible.

Thank you, once again for your assistance.

I look forward to hearing from you.

Kind regards

CDeMeyer

Carl De Meyer

Tel: 01344 424217
Fax: 01344 302118

0683

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 March 2001
My ref. JRM/SB/F/2000/0683
Your ref.

Mr C De Meyer
'Warrenside'
Maidenhead Road
WOKINGHAM
Berkshire
RG40 5RJ

FIRST CLASS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr De Meyer

PLANNING APPLICATION NO. F/2000/0683

Thank you for your letter of 10 January 2001. I do apologise for the long delay in replying.

I consider that the proposed fence and realignment of the driveway as shown on your drawing can be treated as minor amendments and will not require planning permission.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0683

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

Mr & Mrs C De Meyer
c/o Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

PLANNING PERMISSION 2000/0683
SITE: WARRENSIDE, MAIDENHEAD ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0683 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Mrs B Polnik
Senior Planning Officer

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 19 July 2000
My ref. JRM/SB/F/2000/0683
Your ref.

3/287

Mr C De Meyer
'Warrenside'
Maidenhead Road
WOKINGHAM
Berkshire
RG40 5RJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr De Meyer

PLANNING APPLICATION F/2000/0683

Thank you for your letter of 29 June 2000. I confirm that the proposed materials are satisfactory and that the proposed amendments may be treated as minor and not require a further submission of a planning application.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Clare De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

John Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

31287

REPLY REQUIRED

29th June 2000

Dear Mr. Mitchell

YOUR REF: F/2000/0683

Please find enclosed a copy of the drawings showing the amendments we discussed, together with details of the proposed external materials.

I have listed the Chelwood "Newbury Red" handmade multi as the chosen brick (The first sample I showed you,) as in the end they were slightly more competitive than Ibstock (The second sample.)

I have chosen "Chelwood Golden" handmade as the contrasting brick above and below the windows and enclose a photograph for your information.

I would be grateful if you could arrange for a copy of the plans, mentioned in condition No. 3 of the approval notification to complete our records.
Once again thank you for your continuing assistance in this matter.

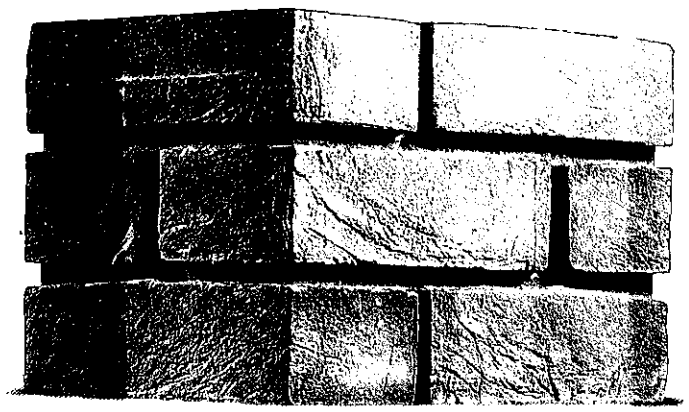
I look forward to hearing from you.

Kind regards

Carl De Meyer

LIST OF EXTERNAL MATERIALS FOR WARRENSIDE
REF: F/2000/0683

1. *BRICKS – Chelwood Newbury Red Handmade Multi*
2. *CONTRASTING BRICK – Chelwood Golden Handmade*
3. *TILES – Acme Farmhouse Brown machine made clay*
4. *WINDOWS – Boulton & Paul "Stormshore"*
5. *HALF TIMBERING – Treated with preservative stain*
6. *RENDERING – White Cement/Lime/Sand mix*



GOLDEN HANDMADE ML
HANDMADE • COLCHESTER

Date: 20 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0683

Location: Warren Side, Maidenhead Road, Wokingham.

Proposal: Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Applicant: Mr De Meyer C/O Greg Farrell.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing existing dwelling and amended plan showing landscaping and revised position of access.

superseded by revised plan received 16.5.00

Comments are required by 11/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Received by Wokingham District Council

Application No: F/2000/0683

Proposal:
Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Location:
Warren Side, Maidenhead Road, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. 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

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 29 September 2000
My ref. JRM/SB/F/2000/0683
Your ref.

34782
33284

Mr C De Meyer
'Warrenside'
Maidenhead Road
WOKINGHAM
Berkshire
RG4 5RJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr De Meyer

PLANNING APPLICATION F/2000/0683

Thank you for your letter of 6 July 2000 and the enclosed drawing; I sincerely apologise for the delay in replying.

The building you propose is extremely attractive in appearance. I appreciate the need for storage space but consider it may be a little large and would suggest that the open verandah area is removed. In all other respects I consider the proposal would be acceptable and I look forward to receiving your completed planning application.

You will of course appreciate that this is the advice of an officer and cannot be held binding on the Council.

Once again I apologise for the delay in replying.

Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY REQUIRED

PLANNING SERVICES
POL
DC
APP
CS
33284
03 AUG 2000
COPIES TO:
ACK:
FILE:

Carl De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

Mr. Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

2nd August 2000

Dear Mr. Mitchell

YOUR REF:BP/F/2000/0683

Further to my letter to you dated 6/7/00, regarding our proposed garage, I would be grateful if you could advise me of your thoughts on this matter.

I look forward to hearing from you.

Kind regards

Carl De Meyer

Tel: 01344 424217
Fax: 01344 302118

REPLY REQUIRED

Carl De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

Mr. Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

6th July 2000

Dear Mr. Mitchell

YOUR REF:BP/F/2000/0683

Further to our recent conversation regarding our garage please find enclosed a sketch of our proposal, for your deliberation.

As you can see from the drawing we would like to have space for two cars and as this seems to be the best site for an outbuilding we would like to incorporate a store shed and open siting area. NB: (Located close to the road but screened from the road by the tall hedge and not intruding into the open countryside)

Whilst this does increase the size of the building we feel that by incorporating our needs for garaging and other outbuildings into one we can create a more interesting design. At the same time this eliminates the need to build (Subject to planning permission) storage sheds etc. in other areas of the garden/paddock.

I hope that you will agree that a single barn-style structure, such as this, would be better suited to our countryside location rather than erecting two or three individual structures.

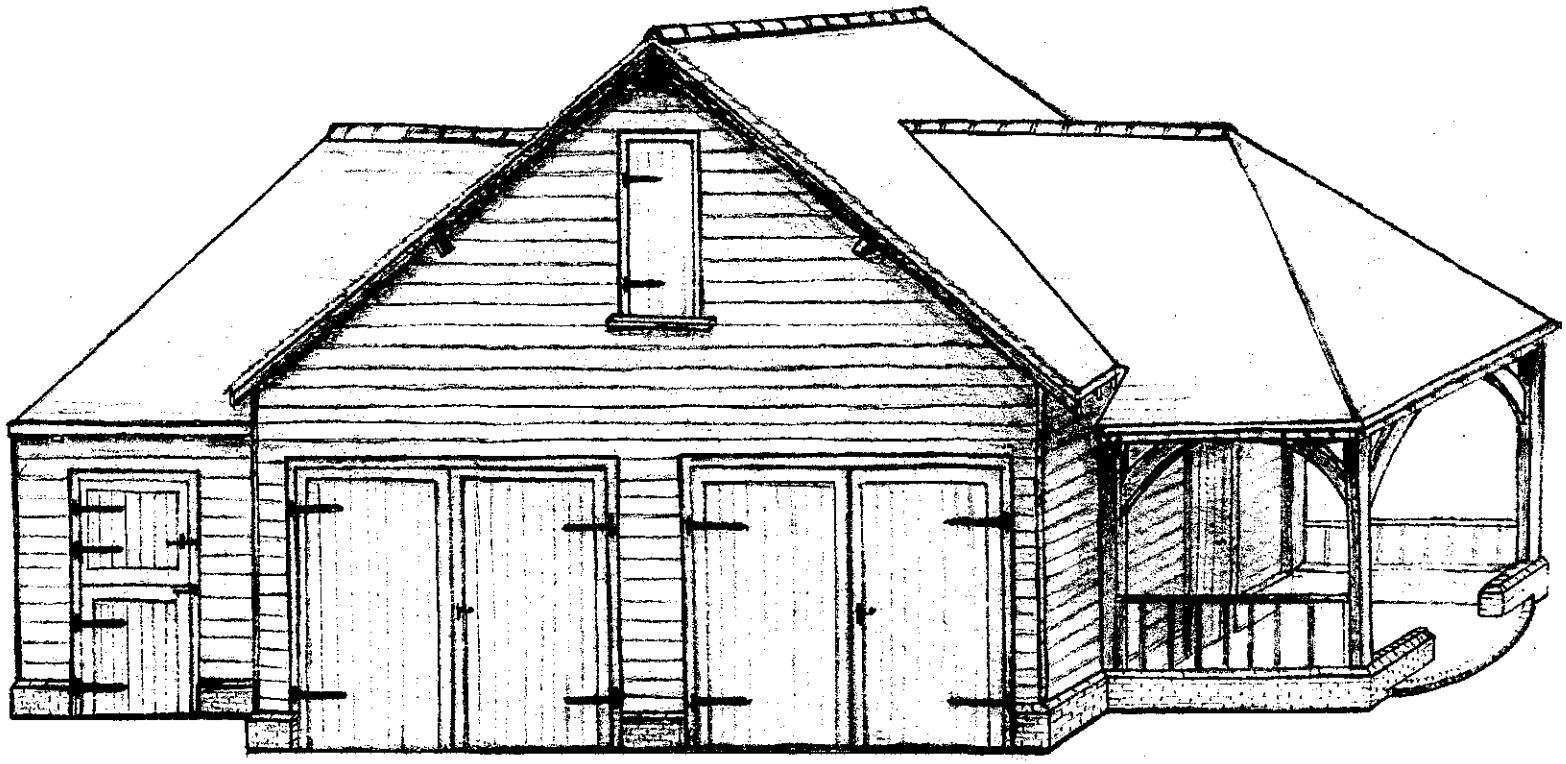
I look forward to receiving your comments.

Kind regards

Carl De Meyer

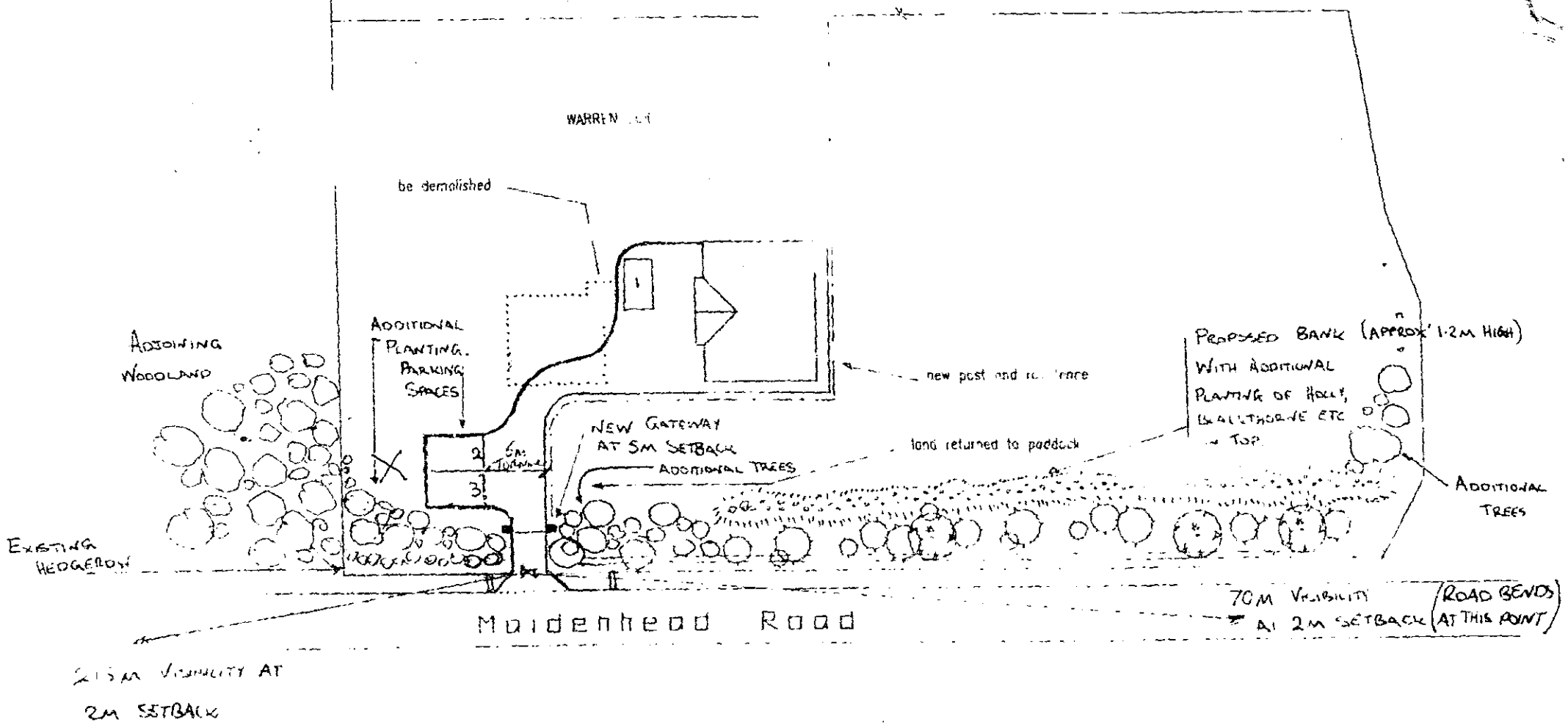
pp Carl De Meyer

Tel: 01344 424217
Fax: 01344 302118



PROPOSED GARAGE FOR WARRENSIDE, MAIDENHEAD RD, WOKINGHAM, BERKSHIRE, RG40 5RJ.

REF. BP/F/2000/0683



X = PROPOSED SITE FOR GARAGE AS DETAILED IN MY LETTER OF 6/7/00

REF: BP/F/2000/0683

Dear Mr Mitchell 10/7

Please find enclosed a drawing showing the location of the proposed garage, for your reference. (Omitted in error from our letter dated 6/7/00.

Kind regards,

Carl De Meyer

Tel. 0118 974 6443 (Direct Line)

Date. 4 September, 2000

My ref. CD/FP2000/0804(0683)

Mr & Mrs De Meyer
C/o Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire RG30 4RU

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:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Greg,

WARRENSIDE, MAIDENHEAD ROAD, WOKINGHAM

I have just spoken to John Mitchell who is back from holiday and he says minor amendments should be sufficient for these changes to your Building Regulations Application Number FP2000/0804.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/0683:

- Altered access
- Hipped roof
- Rooflights (third floor added)
- New chimney
- Added windows and doors

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 18 September.

Any unauthorised work is undertaken at the owner's own risk and expense.

It would be helpful if you quoted the above reference in all correspondence.

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

Regards

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

...N NUMBER	0683 BP
...MBER.	FP 2000/0804 Howard
	Greg Farrell.
	Warrenside Maidenhead Road WOKINGHAM.
...OSED WORK	new detached house + demolish existing dwelling.

~~Await plans from drainage.~~

File with Basia for cleaning.

Access is different. Haven't checked further than block plan. CD 30/6/00

See Basia CD 13/7/00. File missing.

File found. Seen Basia. New PA. Spoke to Greg. Await John's return from holidays. Any minor amendments? CD 25/8/00

John says minor amends all be OK. CD 4/9/00

BC	DC
recd 28/6/00.	recd 16/5/00
Jun 2000 11 recd 28/6/00.	Feb 2000 01 recd 22/2/00.
Jun 2000 10 recd. 28/6/00	— —

	1ST CHECK	2ND CHECK
...PMENT		
...NOT RECEIVED		
...APPROVED	15/6/00	
...O DECISION		
...EEN DC/BC DRAWINGS	Yes. - lots of internal alterations	
...IE DIFFERENCES ?	BC - altered access - hipped roof - roof lights (3rd floor added) - new chimney - added windows + doors 25/8/00	

PD rights removed.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
~~Yes~~ PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	4/9/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	5/7/00.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

0683 File

385-71

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 March 2001
My ref. JRM/SB/F/2000/0683
Your ref.

Mr C De Meyer
'Warrenside'
Maidenhead Road
WOKINGHAM
Berkshire
RG40 5RJ

FIRST CLASS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr De Meyer

PLANNING APPLICATION NO. F/2000/0683

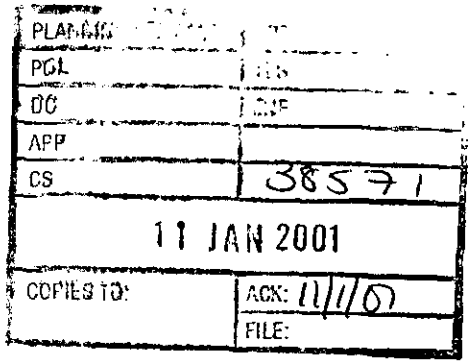
Thank you for your letter of 10 January 2001. I do apologise for the long delay in replying.

I consider that the proposed fence and realignment of the driveway as shown on your drawing can be treated as minor amendments and will not require planning permission.

I hope you find this information helpful.

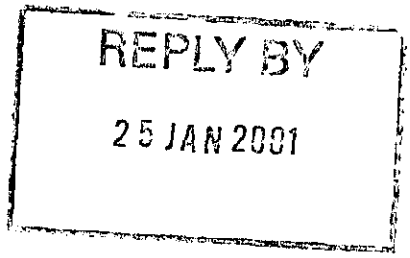
Yours sincerely

JOHN MITCHELL
Development Control Manager



Carl De Meyer
Warrenside
Maidenhead Road
Wokingham
Berkshire
RG40 5RJ

Mr. J. Mitchell
Development Control Manager
Wokingham District Council
Planning services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Replied 12/3/01

10th January 2001

Dear Mr. Mitchell

YOUR REF: F/2000/0683

Further to our meeting, on the 8th of January, I enclose copies of the drawings showing the proposed garage along with the changes we would like to make to the driveway at Warrenside.

I understand from our conversation that the garage, as shown, should be acceptable and that the changes to the driveway (Including the addition of a fence alongside the road) can be treated as minor amendments.

I would be grateful if you could confirm this in writing at your earliest convenience as I would like to submit a formal application for the garage a.s.a.p.

Thank you very much for your time and continuing assistance in this matter.

Yours faithfully

Clare De Meyer

Carl De Meyer

Pp. Clare De Meyer

Tel. 0118 974 6443 (Direct Line)
Date. 4 September, 2000
My ref. CD/FP2000/0804(0683)

Mr & Mrs De Meyer
C/o Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire RG30 4RU

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:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Greg,

WARRENSIDE, MAIDENHEAD ROAD, WOKINGHAM

I have just spoken to John Mitchell who is back from holiday and he says minor amendments should be sufficient for these changes to your Building Regulations Application Number FP2000/0804.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/0683:

- Altered access
- Hipped roof
- Rooflights (third floor added)
- New chimney
- Added windows and doors

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 18 September.

Any unauthorised work is undertaken at the owner's own risk and expense.

It would be helpful if you quoted the above reference in all correspondence.

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

Regards

C Dodsworth

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0683

Applicant : Mr De Meyer C/O Greg Farrell.

Location : Warren Side, Maidenhead Road, , Wokingham.
Proposal : Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access. and alteration to residential curtilage

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 13.3.00

Date Registered : 22/02/2000

Earliest Date for Decision : 27/03/2000

Latest Consultation Date/Site Notice Expiry Date : ~~27/03/2000~~ 11.5.00 revised plan site notice

Application Expiry Date: 18/04/2000

Consultation Responses :

Highway Authority : no objection to revised proposal received 16.5.00 subject to conditions re: retention of parking/turning, visibility splays and position of access gates

Landscape Architect : Further landscape details received from applicant (letter dated 26th May 2000). Landscaping details now considered acceptable.

Parish Council : no adverse comment

~~**Planning Issues :**~~

Letters of representation : none received

Site located in rural area as defined by LALP and WDLP.

PROPOSAL:

Demolition of existing 3 bedroomed house and garage and erection of a new 4 bedroomed house 8.5m north of existing dwelling.
Plans as originally submitted included relocation of access. Plans revised showing access in existing position. Proposal also includes encroachment onto existing paddock in part and part reversion of existing residential curtilage to paddock.

Proposed dwelling would be 12.5m in width, 11m in length and 8.7m in height.

Residential Curtilage:

Existing

52m x 30m = 1,560m²

as shown on revised plan received 16.5.2000

18.5m x 15 = 277.5m²
44 x 50 = 2200
total = 2,477.5m²

as per proposed condition

18.5 x 15 = 277.5m²
44 x 29.147 = 1282.5m²
total 1,560m² ie. no net increase

Application Number: F/2000/0683

Appraisal :

A. IMPACT ON RURAL CHARACTER AND VISUAL AMENITY OF AREA

Policies LTV2 & LC18 of LALP; WCC1 and WCC4 of WOLP; C2 of BSP

Proposed new dwelling:

The principle of a replacement dwelling in this rural area is considered acceptable. Existing footprint of dwelling and garage is 80m² and proposed 132m², resulting in a 65% increase. Proposed increase in height would be 1m (existing 7.7m; proposed 8.7m). Existing floorspace is 119m² and proposed floorspace would be 228 m². Whilst the proposed increase in floorspace would be 92% in this particular instance due to the design of the dwelling and position on the plot it is not considered that the rural character/visual amenity of this area would be adversely affected particularly when viewed from Maidenhead Rd. However due to the increase in floorspace it is recommended that P.D rights be removed. Condition also required to ensure removal of existing dwelling as proposed dwelling would not be in same position.

Changes in paddock boundary:

Revised plan received 16.5.00 indicates encroachment into rural area due to the residential curtilage being extended into the adj. field. Further encroachment would have an urbanising impact detrimental to the rural character of the area. The appln. as originally submitted anticipated no net gain although the boundary itself was to be altered. In view of this a condition is proposed to ensure no net increase in residential curtilage. Subject to this condition the changes in the boundary would be considered acceptable.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; WBE1 of WOLP

Due to relationship and distance to neighbouring residential properties the amenities of neighbouring occupiers would not be affected.

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

C. HIGHWAY ISSUES

No objection to access arrangements. Adequate on-site parking.

* amend description as per front sheet

Application Number F/2000/0683
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2. revised plans	SC04	SR04	permission ..... plans received by the LPA on 16th May 2000 and letter dated 26th May 2000.
3.			The land to the west of the red line shown on the attached site plan, shall excluded from the residential curtilage of the property as proposed. ~~This land shall reverted to agricultural land following occupation of the new dwelling~~ Reason: To ensure that there is no net increase in size of the residential curtilage of the property so as to protect the rural character of the area.
4.			Within 1 month of occupation of the new dwelling the existing dwelling shall be demolished and removed from the site. Reason: In order to protect the rural character of the locality.
5. P.D rights for extns.	SC06	SR11	Classes A and B of Part 1, Schedule 2
6. P.D rights for ancillary buildings	SC05	SR11	
7.	SC52	SR09	
8.	SC48	SR09	
9.	SC23	SR13	'parking and turning'
10.	SC30	SR06	revised plan received 16.5.2000
11.		SR06	The proposed vehicular access gates shall be positioned no closer than 5 metres from the edge of the carriageway and hung so as to open inwards only.

RECORD OF SITE VISIT

SITE ADDRESS: Warren Side
Maidenhead Road Wokingham.

APPLICATION NUMBER: F/2000/0683

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 13.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ revised plan site notice 26.4.00

2. DESCRIPTION OF SURROUNDINGS

Rural area with sporadic residential development on east side of Maidenhead Rd. Open field to north and woodland to south.

3. DESCRIPTION OF SITE/BUILDING

Existing 2 storey brick built house (3 bedroomed) with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING refer to plan

LEVELS

BOUNDARY TREATMENT chain link fence along boundary (southern) with woodland. rear garden currently enclosed by 2m laurel/beech hedge. 1.2m chain link fence to side with paddock area/field.

OTHERS Line of trees along road frontage to east with views into site.

Tel: 0118 974 6450

Date: 1.6.00

My ref: F/2000/0683

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

Dear Councillor

Application Number: F/2000/0683
Warren Side, Maidenhead Road, , Wokingham.
Proposed demolition of existing dwelling & erection of replacement dwelling ~~+ repositioning of access.~~ and alteration to residential curtilage

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 **Mrs B Polnik** on **0118 974 6450**. 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 12.6.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0683**
Warren Side, Maidenhead Road, , Wokingham.
Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

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

Date: 23 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0683

Location: Warren Side, Maidenhead Road, Wokingham.

Proposal: Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Applicant: Mr De Meyer C/O Greg Farrell.

Case Officer: Mrs B Polnik

The new plans show the following: Visibility splays and parking layout.

Comments are required by 02/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Your Ref:

BP/F/2000/0683

29419

BLP

To Mrs. Polnik.
Please find attached 7 copies of the plans which now address all concerns raised in Mr. Trotter's letter of 20/4/00 & your letter of 9/5/00
If you have any further queries please do not hesitate to contact me.

(RING ONE)

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

App No. F/2000/0683 (Planaps) / (Ludhouse) Date Rec. 16.5.2000

Location: WARREN SIDE WOODSIDE, MAIDENHEAD AO

Parish HURST

Applicant: MR & MRS. DE MEYER

Description of attached plans Revised plan showing visibility splays and parking layout.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 23.05.PS

Yellow - Part One Copy
Green - Officer's Copy

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 26 May 2000

Location:	Warren Side, Maidenhead Road, Wokingham
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND REPOSITIONING OF ACCESS
Application Number:	F/2000/0683

In response to your consultations dated 20 April and 23 May 2000 for the above application, the landscape comments are as follows:

The landscape details are now acceptable and the condition can be discharged. Full details have been provided by the applicant in a letter faxed to me today, and is attached.

I have no observations on vision splay and parking layout.

Catherine Brimble

Catherine Brimble
Landscape Architect

Clare De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

Fax: 01344 302118

Catherine Brimble
Landscaping Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Fax: 01189 746486

26th May 2000

Dear Catherine

YOUR REF: BP/F/2000/0683

Further to our earlier telephone conversation I was disappointed to learn that you require additional information at this stage, months after our initial meeting, as we were told several weeks ago, by Mrs. Polnik, that there were no outstanding queries from your department.

However I trust that the following information will address your concerns as discussed earlier;

1. *The additional planting in front of the "existing hedgerow" (Please see plan) we propose to be laurels, of approximately 1 meter in height. (This is in keeping with the existing hedgerow which currently comprises of laurels and will serve to thicken the existing hedge giving better screening.)*

2. *Adjacent to the new gateway, "Additional trees" we propose to consist of laurels again of approximately 1 meter in height. (These will also increase screening and be in keeping with the current hedge there; which currently comprises of laurels and a conifer.)*

3. *The "Proposed bank" will consist of 20-40cm plants made up of 50% of Hawthorne and 50% of Blackthorne, Dogrose, Field Maple and Hazel. (These we propose to plant on top of the bank - 5 plants to ever meter, as you suggested.)*

4. *The "Additional trees" located in the bottom right hand corner of the paddock we propose to be 3 oak trees of approximately 1 meter in height.*

If you have any further queries I would be grateful if you could contact me by return.

Kind regards

Clare De Meyer

Clare De Meyer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 26 May 2000
My ref: BP/F/2000/0683

Mr & Mrs De Meyer
Warren Side
Maidenhead Rd
Wokingham
RG40 5RJ

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

By Fax & Post

WITHOUT PREJUDICE

Dear Mr & Mrs De Meyer

RE: PROPOSED REPLACEMENT DWELLING AT WARREN SIDE, MAIDENHEAD RD, HURST

I refer to your planning application for the above-mentioned proposal and my subsequent telephone conversation with Mrs De Meyer today.

During the course of the planning application the plans have been amended on several occasions and as a result the residential curtilage has also been altered. In view of this I would be grateful if you could confirm the following:

(a) the area covered by the residential curtilage of the existing dwelling
(b) the area to be changed from garden to paddock
(c) the area to be changed from paddock to garden
(d) the area covered by the residential curtilage of the new dwelling

As the plans stand at the moment there would be a net increase in the residential curtilage of the new dwelling which would be unlikely to be acceptable as it would result in further encroachment into a rural area.

To rectify the situation the new dwelling could be relocated several metres to the south and the northern boundary of the garden also moved by several metres. This would have to be indicated on a revised plan.

I look forward to receiving the above information in the near future. Finally you should be aware that these comments are made "without prejudice" to the Council's normal decision making process.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 03 March 2000

Application Number: F/2000/0683

Proposal: Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Site Address:
Warren Side, Maidenhead Road, , Wokingham.

Applicant:
Mr De Meyer C/O Greg Farrell.

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).

I HAVE RECEIVED AMENDED PLANS DIRECT FROM THE APPLICANT 16/5/00 SHOWING MINOR ALTERATIONS TO THE PARKING ARRANGEMENTS FOR THE NEW DWELLING & AVAILABLE VISIBILITY SPLAYS.

I CAN CONFIRM THAT THE HIGHWAY AUTHORITY HAS NO OBJECTION TO THE PROPOSAL SUBJECT TO THE FOLLOWING CONDITIONS :—

(1) SC 23 INSERT ~~GARAGE~~ PARKING/TURNING.

(2) SC 30 (AMENDED PLAN REC'D 16/5/00)

(3) THE PROPOSED VEHICULAR ACCESS GATES SHALL BE POSITIONED NO CLOSER THAN 5 METRES FROM THE EDGE OF CARRIAGEWAY AND HUNG SO AS TO OPEN INWARDS ONLY.

JR 18/5/00.

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 09 May 2000
My ref: BP/F/2000/0683

Mr & Mrs DeMeyer
Warrenside
Maidenhead Rd
Wokingham
RG40 5RJ

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

WITHOUT PREJUDICE

Dear Mr & Mrs DeMeyer

RE: PROPOSED ERECTION OF A REPLACEMENT DWELLING AT WARRENSIDE, MAIDENHEAD RD, HURST

Further to your revised plan received 4th April 2000 the Highway Authority has requested additional information regarding visibility splays and suggest an amended layout to the parking area. I enclose for your information a copy of the their comments.

I look forward to receiving a revised plan within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Date: 20 April 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0683

Location: Warren Side, Maidenhead Road, Wokingham.

Proposal: Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Applicant: Mr De Meyer C/O Greg Farrell.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing existing dwelling and amended plan showing landscaping and revised position of access.

Comments are required by 11/05/2000.

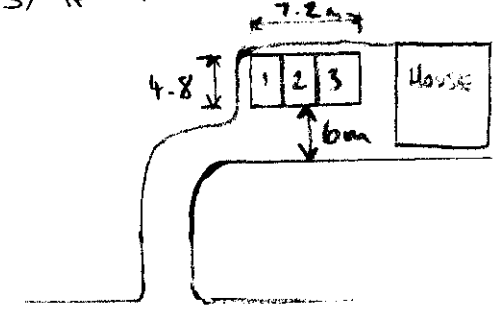
Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

COMMENT

THE REVISED PLAN SHOW GATES 5m BACK FROM THE CARRIAGEWAY EDGE, THEY SHOULD BE 5m BACK FROM THE BACK EDGE OF ~~FOOTWAY~~. CARRIAGEWAY (AS SHOWN) . TR 3/5/00

THERE IS NO INDICATION OF THE DISTANCE FOR VISIBILITY FROM THE 2m SETBACK CAN THE APPLICANT CONFIRM THAT HE CAN ACHIEVE 2m x 215m IN EITHER DIRECTION.

PACKING LAYOUT WOULD ENABLE EASIER ON SITE TURNING (ESPECIALLY FOR SPACE 2&3) IF IT WERE SET OUT AS SHOWN :-

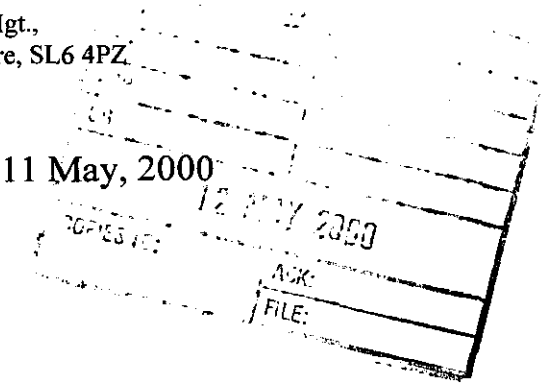


N.S. Trotter

26-4-00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



11 May, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/0683

I refer to the above-mentioned Application by Mr. De Meyer of Warren Side, Maidenhead Road, Wokingham, for proposed demolition of existing dwelling and erection of replacement dwelling, plus repositioning of access (Revised Plans).

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 28 April, 2000
My ref. BP/F/2000/0683

Mr & Mrs De Meyer
Warrenside
Maidenhead Road
Wokingham
Berkshire
RG40 5RJ

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 & Mrs De Meyer

RE: PROPOSED REPLACEMENT DWELLING AT WARRENSIDE, MAIDENHEAD ROAD, HURST

I refer to your letters dated 10th and 25th April 2000 regarding the above-mentioned application.

As you are aware the site is located in a rural area as defined by both the Loddon Area Local Plan and Wokingham District Local Plan (Deposit Draft) where there is a generation presumption against development. Whilst the principle of a replacement dwelling is acceptable this should be sited and designed to respect the rural setting.

You have already been advised that any increase in footprint or floorspace over the existing should be limited to around 50% (letter dated 14th February 2000) although each application is dealt with on its own merits. Your current proposal increases the footprint by 65% and the floorspace in excess of 90%. In such cases it is not considered unreasonable to withdraw permitted development rights particularly as your current proposal does not include a garage.

A modest garage may be acceptable. Whilst the proposed design would be in keeping with the new dwelling, as shown on the photographs, the acceptability of such a scheme would be dependent on siting, scale and massing. As requested I am returning your photograph.

With regard to the revised plans submitted recently, the amendment to the access was considered to be material to the application albeit the revision was to continue the use of the existing access. As a result a revised site notice was considered necessary particularly as the application would intensify the use of the existing access, by virtue of an increase in the number of bedrooms, and the Highway Authority have been reconsulted.

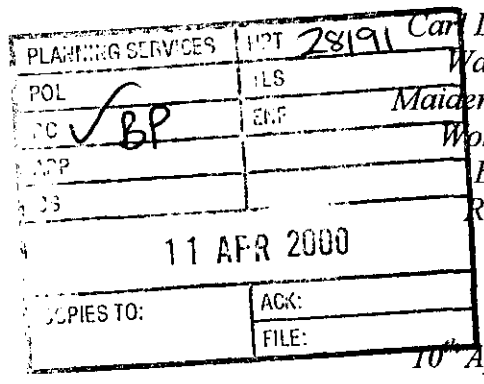
I hope this clarifies the situation. Finally you should be aware that these comments are made without prejudice to the Council's normal decision making process.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

Recd 1.15pm 10.4.00

Carl De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ



10th April 2000

Mrs. Polnik
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs. Polnik

YOUR REF:BP/F/2000/0683

Further to our meeting, on Monday 3rd April, I would like to express my concern of your anticipation that should planning permission be granted, on the above application, that permitted development rights would be withdrawn.

I have no plans for any large scale further development such as you mentioned (Garage with Living accommodation above etc.) but I would, at some stage, like to build a garage similar in size and style to the one I have previously built, as shown in the enclosed photograph.

I agree that all development in the countryside should be closely monitored, however, you suggested that any further planning applications would be unlikely to succeed; implying that the current application is in some way detrimental to the local environment. I believe the opposite to be true for the following reasons;

1. The proposed house, although larger, would be built in a style more suited to it's surroundings.
2. The proposed house would be considerably more energy efficient.
3. The proposed landscaping would give almost complete screening from the road
4. Included in the proposed landscaping is a 60m-70m line of indigenous hedgerow and trees to provide vital wildlife habitat, so often lost in new development.

Therefore, I trust that any future application would be viewed fairly and that some of the positive aspects of the current proposal would be taken into account; instead of simply penalising us, by withdrawing permitted development rights, for proposing a re- development at all.

I look forward to further discussions on this matter and to hearing your comments. I'm sure that you will agree that with care it is possible to re-develop a site in a very positive way enhancing it's appearance and surroundings and we are hoping to achieve just that.

Your sincerely



Carl De Meyer

cc: Chris Wood

Basia

Could you contact Mrs De Meyer 01344 424217

re new house in Maidenhead Rd (Warrenside / Mink)

They now want to retain existing access, have amended the road notice they have since the new one you ordered hasn't been received. Want to know if you will start the 21 day from now (Thurs 20th).

I must admit I wasn't at all sure why the diversion needed a new notice since there had been no concerns expressed as a result of the original one - however no doubt there are reasons

Chris

PLEASE PASS TO MRS. POLNIK ON RECEIPT. Thank you

p 1 of 2

Mrs. Polnik (Development Control)
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Fax: 01189 746484
86

PLANNING	28630
POL	
DC	
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

Reply req

Carl De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

Fax: 01344 302118

25th April 2000

Dear Mrs. Polnik

YOUR REF:BP/F/2000/0683

Further to our meeting, on Monday 3rd April and my letter to you and Chris Woods of 10th April I would like to address the following regarding our applicaion;

1. I was disappointed not to have been told about the need for a second 21 day site notice at our last meeting and I am still not in receipt of a new one, (Three weeks after our meeting.) I amended and re-displayed the original notice (clearly defining that the existing driveway is to remain and that there will be no new driveway) on 17/4/00, as mentioned to Chris Woods. Please confirm that this is acceptable to you.

2. In your absence, I have also discussed my letter of 10/4/00 with Chris Woods concerning our future application for a garage and he is of the opinion that a garage of an acceptable size and style would be "Fair and reasonable" and as such should be allowed. I await your comments.

3. *Please confirm what is outstanding to date on our application before a decision can be made as we are now in our 9th week.*

I can be contacted either by fax anytime, as above, or by telephone today and tomorrow on 07957 816149.

I would be grateful if you could deal with the above at your earliest convenience and I look forward to receiving your reply.

Your sincerely

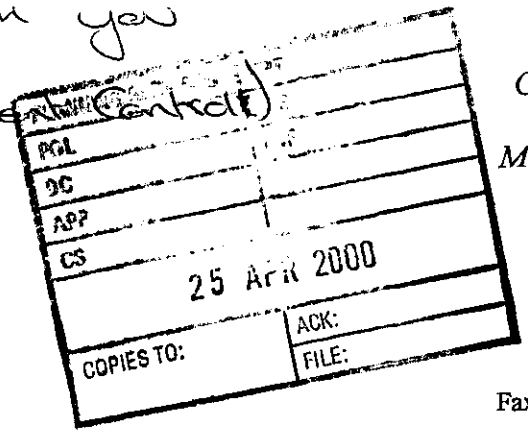
Clare De Meyer

pp: Carl De Meyer

PLEASE PASS TO MRS. POLNIK P 1 of 2
RECEIPT.
Thank you

Mrs. Polnik (Development Control)
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Fax: 01189 746484
86
01189789078



Carl De Meyer
Warrenside
Maidenhead Rd
Wokingham
Berkshire
RG40 5RJ

Fax: 01344 302118

25th April 2000

Dear Mrs. Polnik

YOUR REF:BP/F/2000/0683

Further to our meeting, on Monday 3rd April and my letter to you and Chris Woods of 10th April I would like to address the following regarding our applicaion;

1. I was disappointed not to have been told about the need for a second 21 day site notice at our last meeting and I am still not in receipt of a new one, (Three weeks after our meeting.) I amended and re-displayed the original notice (clearly defining that the existing driveway is to remain and that there will be no new driveway) on 17/4/00, as mentioned to Chris Woods. Please confirm that this is acceptable to you.

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I would be grateful if you could deal with the above at your earliest convenience and I look forward to receiving your reply.

Your sincerely

Clare De Meyer

Clare De Meyer

pp: Carl De Meyer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: blp10@wokingham.gov.uk
Date: 17 March 2000
My ref: BP/F/2000/0683

Mr & Mrs De Meyer
Warrenside
Maidenhead Rd
Wokingham
RG40 5RJ

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 Mr & Mrs De Meyer

RE: PROPOSED REPLACEMENT DWELLING AT WARRENSIDE, MAIDENHEAD RD, HURST

Further to your recent planning application for the above-mentioned proposal I would be grateful if you could submit floorplans and elevations of the existing property in order to enable me to assess the current application.

I look forward to receiving these within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

BP please note on file.

FAC SIMILE

ACCESSORIES BY DESIGN

TO:	Carol Hurst, Wokingham District Council Planning Department		
FAX:	01189 746484		
FROM	Clare De Meyer	**FAX.**	01344 302118
PHONE	01344 424217	**PAGES:**	1 (Including this one)
E-MAIL	cdemeyer@accbydesign.co.uk	**DATE:**	10/3/00

RE: F/2000/0683 Warrenside, Maidenhead Road, Wokingham, Berks, RG40 5RJ

Dear Ca

Further to our earlier conversation I would be grateful if you could amend the above application so that all correspondence is addressed to Mr. & Mrs. De Meyer at Warrenside, instead of c/o Greg Farrell.

Kind regards

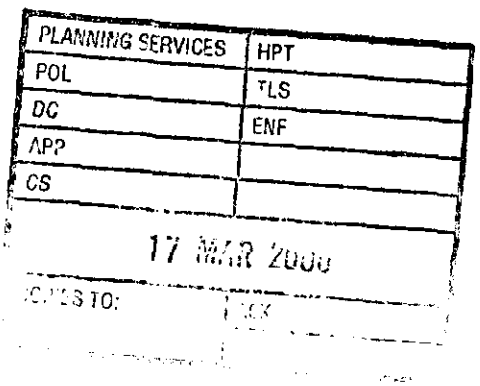
Clare De Meyer

Clare De Meyer

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

16 March, 2000



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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/0683

I refer to the above-mentioned Application by Mr. De Mayer of Warren Side, Maidenhead Road, Wokingham; proposed demolition of existing dwelling and erection of replacement dwelling plus repositioning of access.

The Council have no adverse comment to make.

Yours sincerely,

R. Wardle

Clerk

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 21 March 2000

Location:	Warren Side, Maidenhead Road, Wokingham
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND REPOSITIONING OF ACCESS
Application Number:	F/2000/0683

In response to your consultation dated 3 March 2000 for the above application, the landscape comments are as follows:

I have no objections to the proposals in principle.

The position of the new post and rail fence shown on the block plan, needs to be clarified as looks as if the house and part of the drive are incorporated into the paddock. I presume the new fence should run to the south of the drive and the house and the plan should be amended accordingly.

Details of the landscape scheme for the site should be provided by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 03 March 2000

Application Number: F/2000/0683

Proposal: Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Site Address:
Warren Side, Maidenhead Road, , Wokingham.

Applicant:
Mr De Meyer C/O Greg Farrell.

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

✓ *below as applicable;*

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

COMMENTS

REQUEST REVISED PLAN TO SHOW:-

1. AVAILABLE VISIBILITY FROM THE NEW ACCESS AT A 2m SETBACK.
2. PARKING & TURNING FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. (SPACES TO BE 2.4 x 4.8m (MINIMUM)
3. GATES TO BE MOVED TO A POSITION NOT LESS THAN 5m FROM THE HIGHWAY BOUNDARY, IN ORDER FOR A VEHICLE TO STOP CLEAR OF THE HIGHWAY PRIOR TO OPENING THE GATES.

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

15-3-00

copy faxed to Mrs DeMeyer 27.3.00

1811

Planning Application

Received by Wokingham District Council

Application No: F/2000/0683

Proposal:
Proposed demolition of existing dwelling & erection of replacement dwelling + repositioning of access.

Location:
Warren Side, Maidenhead Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date: 22 FEB 2000	Map No. 56 Site ...015.....
Officer: BP / Application No. F/2000/0683	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING PLUS REPOSITIONING OF ACCESS

Location: WARRENSIDE MAIDENHEAD ROAD

Parish: HURST Ward: HURST ✓ 3/3

Applicant: MR DE MEYER

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

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

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Is new post & rail fence shown in correct position? (appears to go through house & driveway) fence stops at house then continues	phoned 2/3	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3/3 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) ✓ 3/3
(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:) ✓ 3/3

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:

..... Pre-apps attached (nos 123, 133, 214, 617, 955)

.....

..... (Rural Area) .....

NEIGHBOURS:

..... S/N Sufficient .....

"WARREN SIDE COTTAGE"

Hurst 1.6.86

ADDRESS MAIDENHEAD ROAD

PARISH ~~WOK/WITHOUT~~

PLOT No.

ORD. SHEET No. SU.8271(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21/48	Messrs. Haslam & Son	Det. House	19.3.48	App. Cl
387/56	Mr. J. L. Blamire	Garage	12.6.56	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

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: 22.FEB.2000+ C683

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 . . . . . .

On behalf of . . . . . .

Date . . . . . 16/2/2000 . . . . . .

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

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

22.FEB.2000* 0683

For office use only
Application No.

1.	YOUR NAME	MR C DE MEYER
	ADDRESS	WARREN SIDE MAIDENHEAD ROAD
		WOKINGHAM
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	Greg Farrell
	ADDRESS	43 Wendover Way Tilehurst Reading
	POST CODE	Berks RG30 4RU Tel & Fax 0118 941 6249
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	AS ~~ABOVE~~ APPLICANT
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	.05 h
5. *Give brief details of the proposal.*	ABOUT THE APPLICATION	DEMOLITION & ERECTION OF DETACHED HOUSE
6. What is your interest in the application site, e.g. owner, *prospective purchaser*, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

- [ ] 1:25000 Location Plan
- [ ] 1:500 Block Plan
- [ ] 1:100 Elevations
- [x] 1:100 Floor Plan
- [x] Other

8. Does the application involve any of the following

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

- [ ] CHANGE OF USE
- [x] CONSTRUCTION OF NEW BUILDING
- [ ] OTHER
- [ ] ALTERATION or EXTENSION
- [x] DEMOLITION

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

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

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

- [ ] EXTERNAL APPEARANCE
- [ ] MEANS OF ACCESS
- [ ] SITING
- [ ] DESIGN
- [ ] LANDSCAPIING

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

RESIDENTIAL

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

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

wall – brickwork
roof – tiles

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

YES / NO

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

YES / NO

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

YES / NO

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

YES / NO

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

YES / NO

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

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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

YES / NO

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

YES / NO

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

YES / NO

23. THE FEE ENCLOSED IS £ 190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr C DE MEYER DATE 19/2/08

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

