APPLICATION NO:
F/2001/4464

LOCATION:
Bettiscot School Road, Arborfield Cross Reading.

APPLICANT:
Mr & Mrs Cryer C/O Andesign

PROPOSAL:
***Proposed erection of detached dwelling plus* demolition of existing dwelling.**

EARLIEST DATE FOR DECISION: **18/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/09/2001

CASE OFFICER: **Elaine Vashi**

D1 893

RAILEX
Marbleboard

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Cryer
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/4464

Parish: **ARBORFIELD**

Location: **Bettiscot, School Road, Arborfield Cross, Reading.**

Proposal: **Proposed erection of detached dwelling plus demolition of existing dwelling.**

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

Reason

1. The proposed replacement dwelling due to its size, scale and location would be overbearing and overshadowing upon the dwelling to the west, 'Highbank', and will therefore have a negative impact upon the living conditions of its residents. The proposed replacement dwelling would also appear obtrusive in the street scene and will therefore have a negative impact upon the character of the surrounding area. As such the proposal is contrary to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS2, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies OS1 and EN1 of the Berkshire Structure Plan.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 31/10/2001

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.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2001/4464

From: John Mullaney
Environmental Heath

My Ref:

Date. July 31, 2001

PROPOSED: ERECTION OF DETACHED DWELLING

LOCATION: BETTISCOTT, SCHOOL ROAD, ARBORFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 is attached should planning permission be granted regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

EC

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

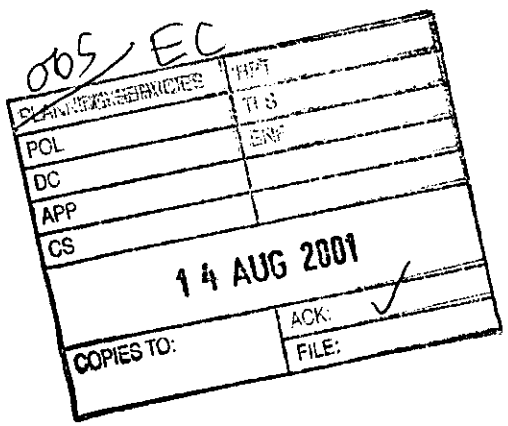
01

COPIES TO:

Recd 9.30AM 14.8.01

HIGHBANK
SCHOOL ROAD
ARBORFIELD
BERKSHIRE
RG2 9NX

13th August 2001



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

Attention Elaine Vashi

Dear Sirs,

Re: Planning Application No. F/2001/4464
Bettiscot, School Road, Arborfield Cross, Reading

As the householder most adjacent to the proposed development, I would ask you to consider the following points.

On the drawing AH/H/264 the view given as West Elevation and as such that which faces Highbank, approximately trebles the area of obscuration of the existing bungalow. In effect, in order to see the sky from the east-facing window of Highbank I will have to kneel to see beyond the new construction.

In the same view, the highest points, i.e. roofs and windows, are to the south of the existing dwelling line further detracting from the available light and removing the privacy presently enjoyed by the gardens of surrounding properties. The south-facing upper storey windows being some three metres higher than those in the present building.

While recognising the owner's obvious desire to construct as large a dwelling as possible, I feel that the scale of what is envisaged is not in keeping with the surrounding buildings and, from what is an already elevated position, would dominate its neighbouring properties.

Yours faithfully,

John Cowan

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 13 August 2001

Location:	Bettiscot, School Road, Arborfield Cross, Reading
Proposal:	Proposed erection of detached dwelling plus demolition of existing dwelling.
Application Number:	F/2001/4464

In response to your consultation dated 25 July 2001 for the above application, the landscape comments are as follows:

The site is elevated above School Road and the adjacent footpath, by a fairly steep embankment at the front of the site. Although the change in level across the site is shown on the house elevations, they are not shown for the driveway or parking spaces at the front of the proposed dwelling.

There are several conifers and a Norway maple on the embankment adjacent to the existing drive entrance. These will need to be removed as part of the proposals to widen and move the existing driveway, and therefore creating unrestricted views into the site, where the size of the proposed dwelling is considerably larger than the existing bungalow. I have no objections to the removal of the trees as they are not significant specimens, however if a replacement dwelling is agreed for this site then the applicant will need to submit a substantial planting scheme for the front of the site due to it's raised elevation.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 25 July 2001

Application Number: F/2001/4464

Proposal: Proposed erection of detached dwelling plus demolition of existing dwelling.

Parish: ARBORFIELD PARISH

Site Address:
Bettiscot, School Road, Arborfield Cross, Reading.

Applicant:
Mr & Mrs Cryer C/O Andesign.

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/ C128, R128.
4/ C129, R129.
5/ C130, R130.
6/ C132, R132.
7/ C135, R135
8/ C137 (INSERT: dwelling)
9/ No gates shall be provided. R: To ensure vehicles can be driven off the highway in the interests of road safety.
10/ C140 (INSERT: 9 metres)

Signed: _____ **Print name:** Adam Coggins.

INFORMATIVE: NO7.

Tel: (0118) 974 6451

Date: 18 October 2001

My ref: F/2001/4464

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2001/4464
Bettiscot, School Road, Arborfield Cross, Reading.
Proposed erection of detached dwelling plus demolition of existing dwelling.

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 **Elaine Vashi** on **(0118) 974 6451**. 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 29 October 2001

Yours faithfully

Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/4464**
Bettiscot, School Road, Arborfield Cross, Reading.
Proposed erection of detached dwelling plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cowan

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

EC

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

PLANNING SERVICES 47102
POL | TEP
DC | ENV
APP
CS
28 AUG 2001
COPIES TO: | ACK

16th August 2001

Mrs Elaine Vashi
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mrs Vashi

Reference: F/2001/4464, Bettiscot, School Road
Application for erection of detached dwelling and demolition of existing dwelling

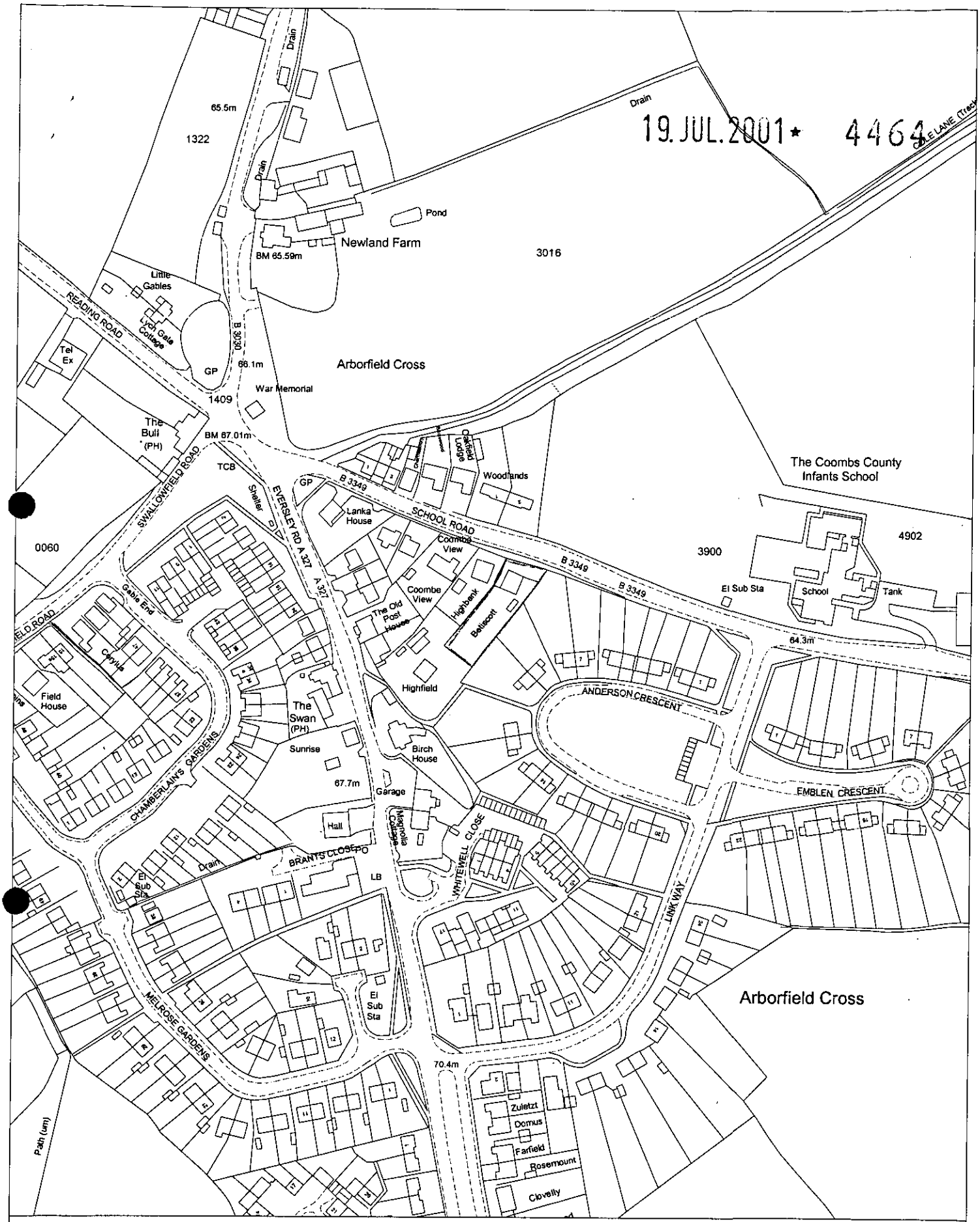
Although the Parish Council has no objection to the proposed demolition of the extended bungalow and the erection of a new dwelling, we have strong concerns as to the height and size of the proposal.

The two-storey detached houses next to Lanka House are built on lower ground but the bungalows; Coombe View, Highbank and Bettiscot are on higher ground therefore a two-storey dwelling would be out of keeping with the adjacent properties. The new dwelling would probably be over 50% bigger than the original bungalow making it over development of the site.

We would reiterate our concerns over the height and request that a chalet bungalow might be more in keeping with the street scene.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



Site Plan, Scale: 1 to 2500

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Date: 10 July 2001

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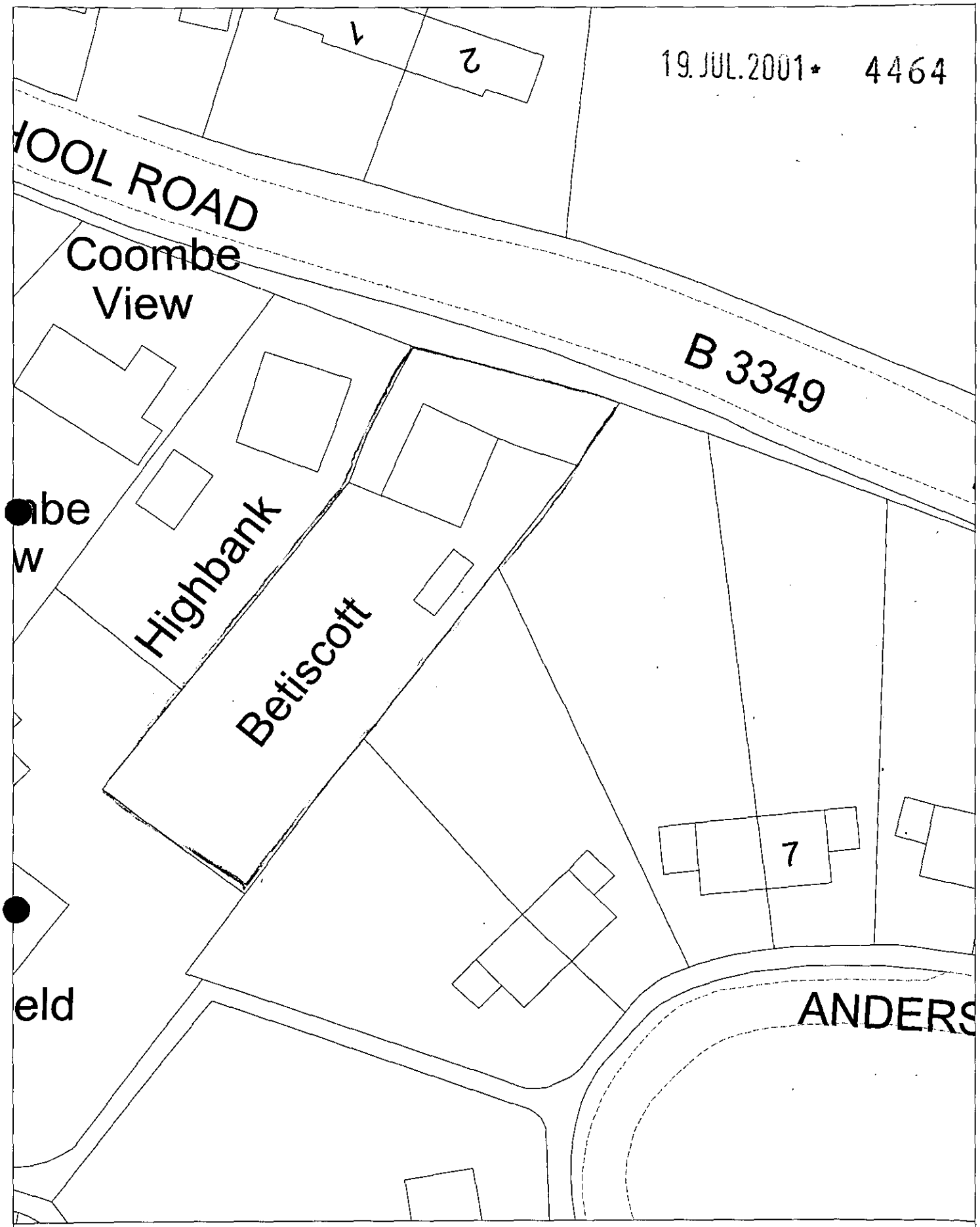

Site Plan, Scale: 1 to 500

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Date: 10 July 2001

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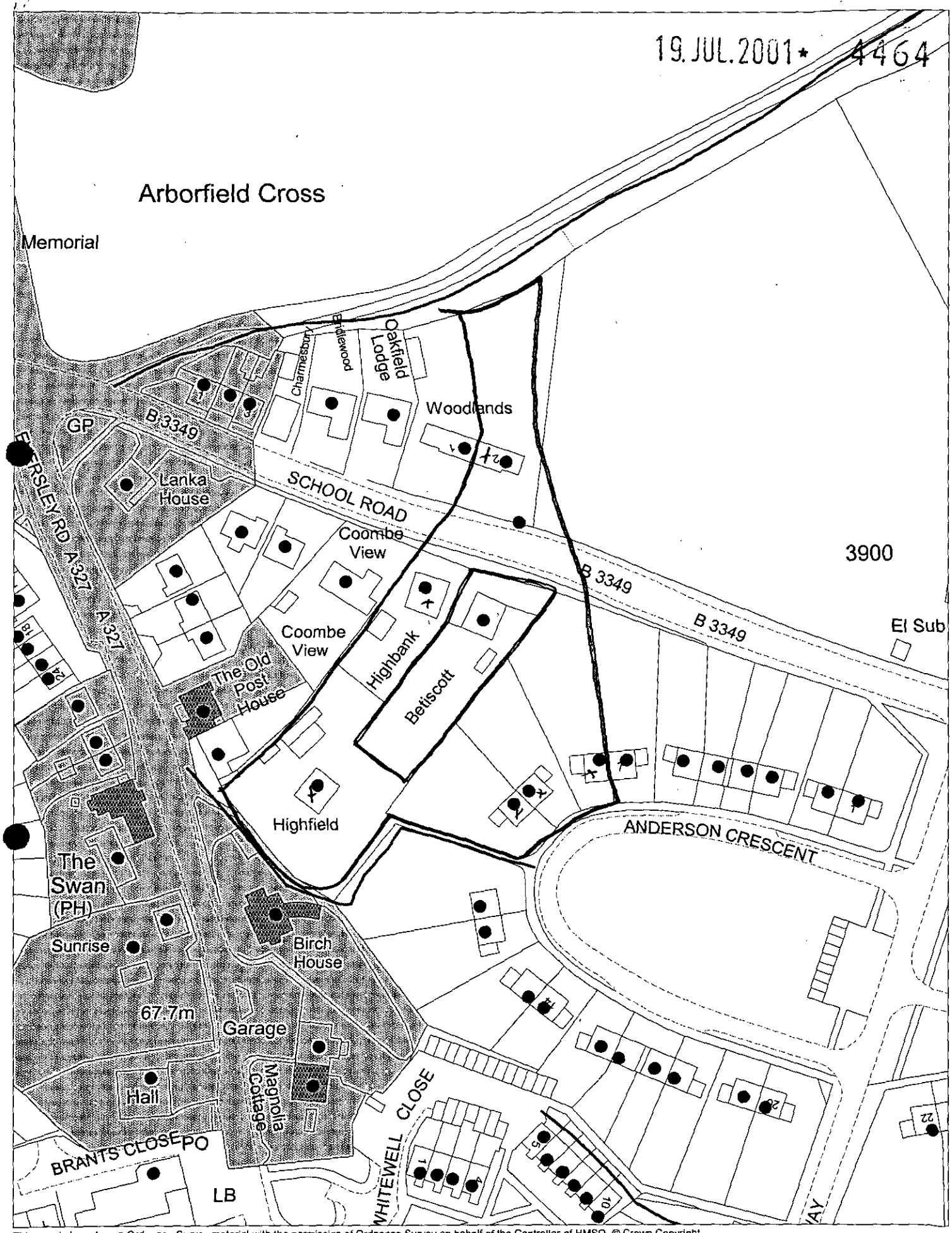

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Development Control Section, Environmental Services, Wokingham District Council.

20 July 2001

Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2001/4464

Proposal:
Proposed erection of detached dwelling plus demolition of existing dwelling.

Location:
Bettiscot, School Road, Arborfield Cross, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4464 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/08/2001. 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 Planning and Transportation

25 July 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4464
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Applicationo	Name & Address
F/2001/4464	John Cowan Highbank School Road Arborfield Berks Rg2 9NX
Application Refused	Letter sent 01/11/01

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/4464

Applicant : Mr & Mrs Cryer C/O Andesign.

Location : Bettiscot, School Road, Arborfield Cross, Reading.

Proposal : Proposed erection of detached dwelling plus demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/8/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/07/2001

Earliest Date for Decision : 18/08/2001

Latest Consultation Date/Site Notice Expiry Date : 18/08/2001

This application will have expired on: 13/09/2001. 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 :

HIGHWAYS: Recommend conditions - see file for comments.

Planning Issues : IDENTIFIED SETTLEMENT.

* IMPACT UPON NEIGHB. DWELLINGS.
* IMPACT UPON STREET SCENE.

Application no. F/2001/4464

Appraisal:

The application being considered proposes the replacement of the existing bungalow at Betiscott with a larger two storey dwelling.

The application site is located within the built up settlement boundary, where the principle of replacing a dwelling is acceptable provided that the details of the scheme are acceptable particularly in terms of its relationship with any neighbouring dwelling, its impact upon the character and appearance of the surrounding area and its impact upon local highway safety.

1. Impact upon neighbouring residents

At present 'Betiscott' and its neighbouring dwelling 'Highbank' are a pair of detached bungalows of a similar design. The current application proposes the demolition of ~~'Highbank'~~ 'Betiscott' and its replacement with a larger two storey detached dwelling. The proposed 5 bedroom dwelling has a hipped roof design which will stand at approximately 9.9m to the ridge, a single storey side element adjacent to the neighbouring dwelling, 'Highbank' which will stand at approximately 6m (at its mid point), and a two storey pitched roof section at the front of the dwelling which will project forward approximately 1.5m (at a height of approx.7.5m to the ridge). The proposed dwelling would be located approximately 4m from the side boundary with Highbank which has two windows in its east elevation, adjacent to the application site.

It is considered that the size and scale of the proposed dwelling will be particularly overbearing upon the neighbouring dwelling and will have an overshadowing impact upon the windows in the east elevation of this dwelling. It is therefore considered that the dwelling would have an inappropriate relationship with 'Highbank' which would be detrimental to the living conditions of its residents.

2. Impact upon the street scene

The dwelling is proposed to be located approximately 11m back from the main road in line with the neighbouring dwelling 'Highbank.' School Road at its north west end close to the junction with the Eversley/Reading Road contains a mixture of housing types including both bungalows and two storey dwellings. Nevertheless, it is considered that the dwelling proposed will appear obtrusive and overbearing in the street scene and will be out of character.

Conclusion

It is therefore considered that due to the size, scale and siting of the proposed replacement dwelling it will have an adverse impact upon the living conditions of the neighbouring residents and will appear out of character in the street scene.

As such the proposed development would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft)

Application Number F/2001/4464
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~It is considered that~~ The proposed
			replacement dwelling due to size, scale
			& location would be overbearing &
			overshadowing upon the dwelling to
			the west 'highbank' & will therefore
			have a negative impact upon the living
			conditions of its residents. ~~It is also~~
			~~considered that~~ The proposed replacement
			dwelling would also appear obtrusive in
			the street scene & will therefore have
			a negative impact upon the character
			of the surrounding area.
			As such the proposal is contrary to
			policies ~~W~~ & LTV1, LBE1 & LBE2, ~~&~~
			~~policies~~, policies WOS2, WOS3 & WBE1 of
			WDLP (DD) & policy OS1 & EN1 of the
			BSP.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: Bettiscot School Road Arborfield Cross Reading.

APPLICATION NUMBER: F/2001/4464

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 28/8/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
Dentified settlement
Mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow on relatively lg. site.
ground level rises up from road side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
neighb. bungalow 'Highbank' similar design
side windows adj. to 'Betriscott'

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Pre App N°3 1511 1760

81/89.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUL 2001	
Officer: EC.	Application No. F/2001/4464

Map No. ..... Site ....O.I.O....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF DETACHED DWELLING PLUS DEMOLITION OF EXISTING DWELLING

Location: BETISCOTT, SCHOOL ROAD

Parish: ARBORFIELD Ward: Arborfield 25.7.01 JB

Applicant: MR | MRS CRYER

Fee Received 90-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (3)

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.7.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
~~Landscape~~ .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

Pre Apps Attached

NEIGHBOURS:

Site notice + See map for neighbour notices

19.JUL.2001 * 4464

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Miss E. Connor

Planning Officer

Wokingham District Council

P.O. Box 157

Shute End

Wokingham

Berks RG40 1WR

ref: 4012

18th July 2001

Dear Miss Connor,

re: **Betiscott, School Road, Arborfield**

Further to your letter dated 21st May 2001, we have now been able to progress the design of the proposed new dwelling with our Clients, Mr & Mrs J.D. Cryer and I am now enclosing a formal Planning application for your consideration. In preparing this design we have taken note of your advice in the letter of 21st May and I believe dealt with all of your concerns. It is therefore to be hoped that you will feel able to fully support this application, and if you have any queries I would be obliged if you could contact our office as soon as possible.

Yours faithfully,

A. Hester

1789/a

SECTION 66 CERTIFICATE

19.JUL.2001

Application No.

19.JUL.2001* 4464

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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 . . (ANDESIGN) . . . . . .

On behalf of . . MR & MRS . J . D . CRYER . . . . . .

Date . . . . 18/7/2001 . . . . . .

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

ADDRESS BETISCOT PARISH ARBORFIELD

PLOT No. Sewool Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23086	MR. JONES	EXTENSION	11.7.84	APP N/A
23453	"	VEH. ACCESS	22.5.85	N/A CIA
28620	"	GARAGE	2.10.87	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Replacement dwelling - Mr Cryer 25.01.01

DRAINAGE

091074

1509/ab

PLANNING APPLICATION PART 1

19.JUL.2001 ★ 4464

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

For office use only
Application No.

1.	YOUR NAME	MR & MRS J.D. CRYER
	ADDRESS	BETISCOTT, SCHOOL ROAD
		ARBORFIELD, BERKS
	POST CODE	RG2 9NX Tel No. 9760394
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM
	POST CODE	BERKS RG41 2TN Tel No. 9784165
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
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.097 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF FIVE BED HOUSE WITH INTEGRAL DOUBLE GARAGE
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	1:2500 Location Plan [X] 1:50 Floor Plan [X] 1:500 Block Plan [X] Other [ ] 1:100 Elevations [X]
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 [ ] ALTERATION or EXTENSION [ ] CONSTRUCTION OF NEW BUILDING [X] DEMOLITION [X] OTHER [ ]	

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. [ ]
FULL PERMISSION	[X]	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 [ ] SITING [ ]
MEANS OF ACCESS [ ] DESIGN [ ]
LANDSCAPING [ ]

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 position, spread, and species of the trees on the plans. Indicate any which are to be felled.

XES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

SUBJECT TO SAMPLES

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

XES / NO

SOAKAWAYS

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 / XO

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

YES / XO

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

YES / XO

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.

XES NO

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

YES / XO

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

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

XES NO

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

XES / 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.

XES NO

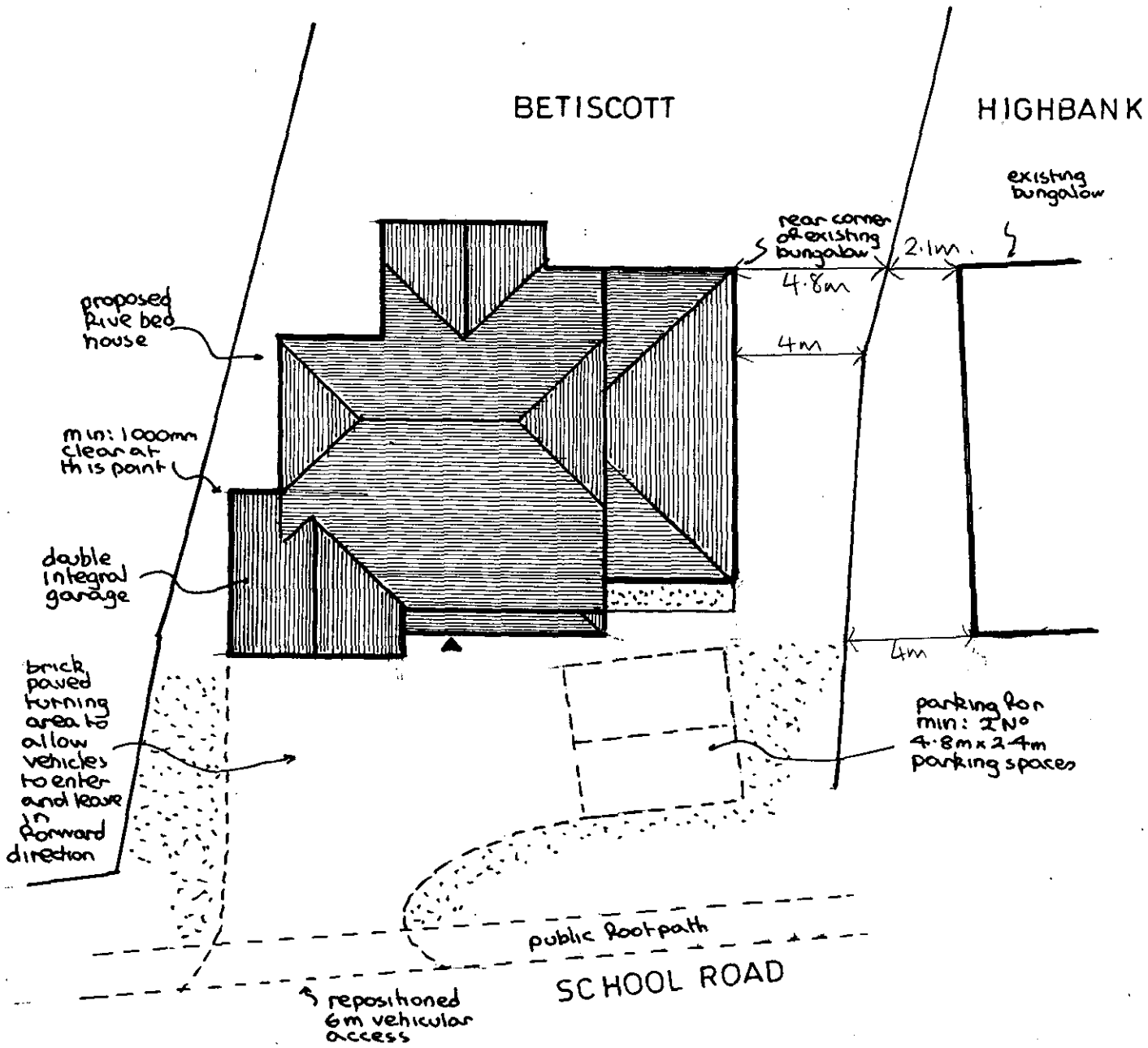
23. THE FEE ENCLOSED IS £ 190

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

SIGNED (ANDESIGN) ON BEHALF OF MR & MRS J.D. CRYER DATE 18/7/01

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.

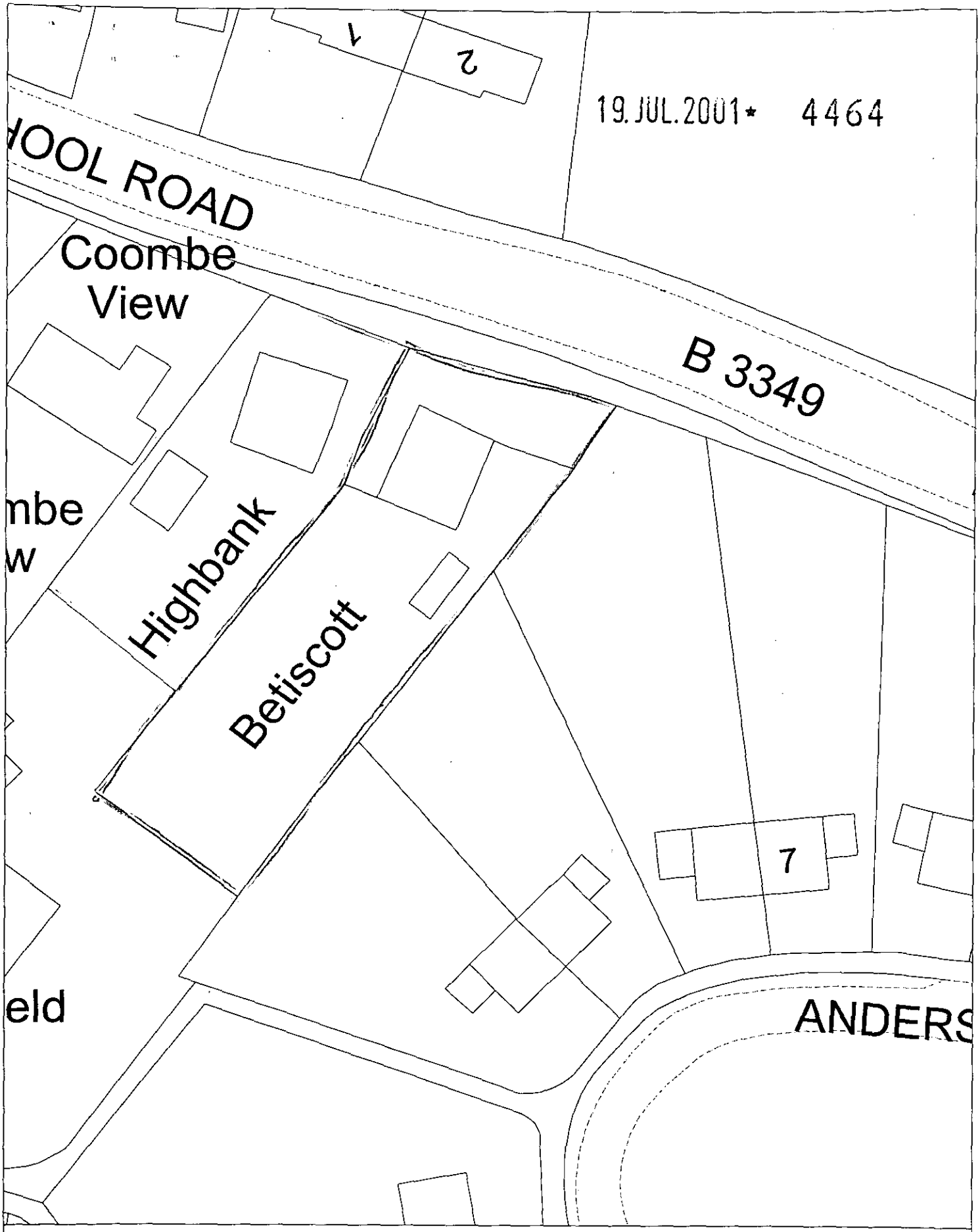
19.JUL.2001* 4464



PROPOSED HOUSE at BETISCOTT, SCHOOL ROAD, ARBORFIELD, BERKS

Drawing nº AH/S/655 Scale 1:200 Date JULY 2001

Drawn ANDESIGN Clients MR & MRS. J. D. CRYER



Site Plan, Scale: 1 to 500

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Date: 10 July 2001

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