EX SYSTEMS LTD

APPLICATION NO:
O/2000/1179

LOCATION:
38 Frensham Road, Crowthorne.

APPLICANT:
Miles Construction C/O Westgate Design

PROPOSAL:
Outline application for the proposed erection 4 dwellings and demolition of existing dwellin and cattery.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **02/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Miles Construction
C/O Westgate Design
4 Woodend Close
ASCOT
Berkshire
SL5 8LB

Application Number: O/2000/1179

Parish: **WOKINGHAM WITHOUT**

Location: **38 Frensham Road, Crowthorne**

Proposal: **Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. Due to the proposed layout and type of dwellings the proposed development would have a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Reason
2. Due to the proposed layout, the proposed development would result in unacceptable loss of privacy and amenity (including that caused by disturbance) to adjacent residential property. The proposal is therefore contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Reason

3. The proposed access would not allow for a safe means of access and egree for adjacent dwellings and would represent a safety hazard. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and to Wokingham District Local Plan (Deposit Draft) Policy WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23 May 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.

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1179

Applicant : Miles Construction C/O Westgate Design.

Location : 38, Frensham Road, , Crowthorne.
Proposal : Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery.

Site Notice Displayed ? :

YES	NO	DATE
✓		4-5-00

Date of Neighbour Notifications : .....

Date of Site Visit : 4.5.00

Date Registered : 07/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 02/06/2000

Consultation Responses :

10 letters of objection: Out of character, overlooking, problems with surface water drainage, traffic congestion/problems with access, fence heights not adequate, may affect trees.

HW officer: Rec refusal.

Parish Council: No obj. at outline stage, but need to deal with drainage problems

Planning Issues :

Application Number: O/2000/1179

Appraisal : Site in Settlement.

1. Effect on character + appearance of area. Proposal is outline with means of access + siting to be determined. Site plan shows 4 detached chalet style houses. Whilst Nos 42 to 46 are houses No 40 downwards are bungalows (some with a room(s) in eaves) and, apart from No 40, are semi-detached. Consider the proposed backland layout + type of dwelling proposed would be out of character + detrimental to the character + appearance of the area + unacceptable on these grounds.

2. Effect on neighbours. Plots 2 + 4 would overlook the rear garden of No. 38 & this, combined with the effect of traffic alongside their boundary consider would result in unacceptable effect on their privacy + amenity. Other dwelling far enough away + trees not to result in unacceptable effect on their privacy / amenity.
Although setting predominantly a site, do not consider this overcomes the above objections.

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

Application Number O/2000/1179
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to the ~~proposed~~ layout and type of dwellings the proposed development would have a detrimental effect on the character & appearance of the area. The proposal is therefore contrary to BSP policy EN1, SEALP Policy SBE2 and to WDLP(DD) Policy WBE1.
2			Due to the proposed layout, the proposed development would result in unacceptable loss of privacy and amenity (including that caused by disturbance) to adjacent residential property. The proposal is therefore contrary to ~~the~~ SEALP Policy SBE2 and to WDLP(DD) policy WBE1
3			The proposed access would not allow for a safe means of access and egress for adjacent dwellings and would represent a safety hazard. The proposal is therefore contrary to BSP Policy LD5 SEALP Policy ST3 and to WDLP(DD) Policy WT7

RECORD OF SITE VISIT

SITE ADDRESS: 38 Frensham Road Crowthorne.

APPLICATION NUMBER: O/2000/1179

OFFICER: Angela Odell

DATE OF SITE VISIT: 4.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4.5.00

2. DESCRIPTION OF SURROUNDINGS Established residential area - mix of dwelling types.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow. Paving areas/ hardstanding in rear garden alongside area adj. to No. 38 - ex-catteries?

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 38 is semi-detached bungalow with first floor & gr. fl. side windows. No. 40 is also (taller) bungalow with first floor side window. 42-44 are houses

5. SITE CONSTRAINTS

TREES Along rear boundaries - (mainly on four sides of rear boundaries of plots 2-4

ACCESS/PARKING down RHS of bungalow

LEVELS flat.

BOUNDARY TREATMENT front ~~[illegible]~~ side to No 40 is high laurels, back part is 1.8m lath lap fencing, 5'6" lath lap along both rear boundaries.

OTHERS

Our ref: SP\2000\001663\001
Your ref: F/2000/1179

Date: 19th May 2000

ENVIRONMENT AGENCY

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CC ✓ AO
APP
CS
24 MAY 2000
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FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Angela Odell

Dear Madam

OUTLINE APPLICATION: ERECTION OF 4 X DWELLINGS AFTER DEMOLITION OF EXISTING DWELLING AND CATTERY - 38 FRENSHAM RD, CROWTHORNE

Thank you for your letter dated 19 April 2000 which was received on 25 April 2000. You are asked to quote the following reference in any correspondence: **SU86NW/4/3**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

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

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.. *Contact J C Hall on 01276 45 4393 for further details*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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

ADVICE TO APPLICANT

Environment Protection: Contact JC Hall on 01276 45 4393

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

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

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

Cont/d..

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Westgate Designs, 4 Woodend Close, North Ascot, Berks SL5 8LB

07 APR. 2000 1179



«a

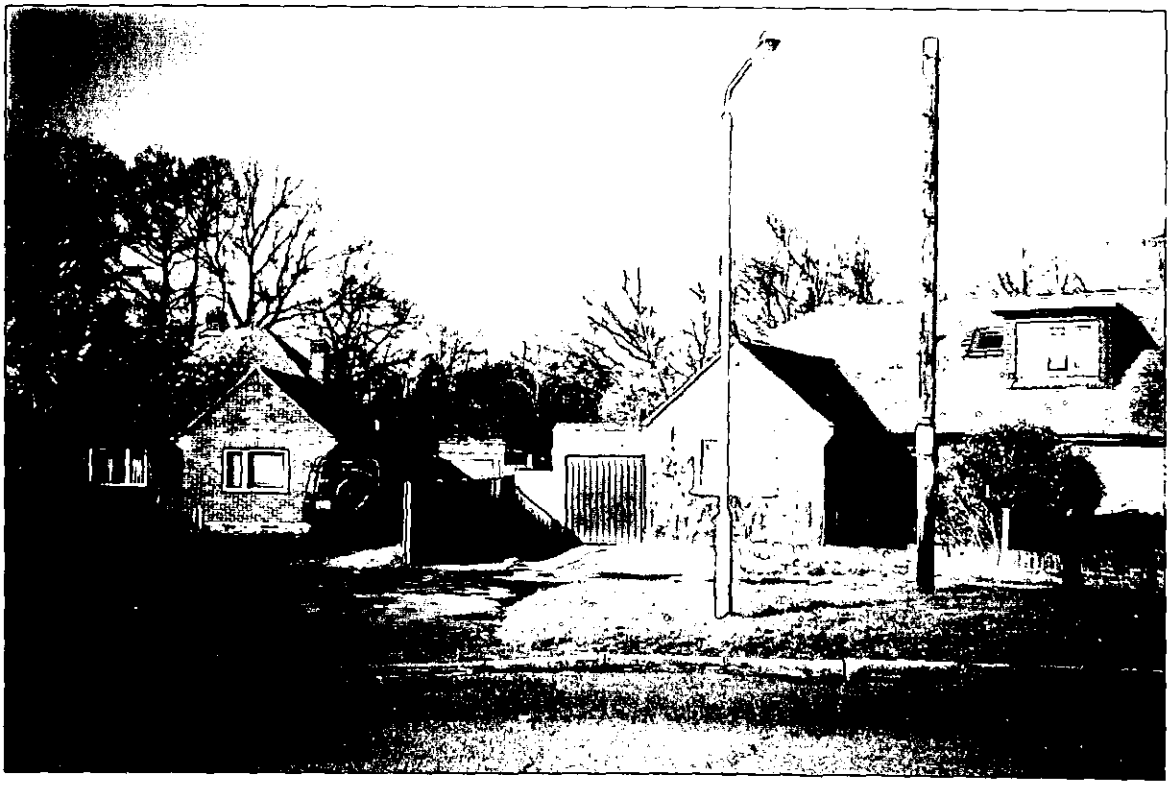


«b

/ N



C N





d



e

Eric and Norma Howell

12 Purcell Road
Crowthorne
RG. 45 6 AN
1st May 2000
tel 01344 772213.

PLANNING SERVICES	HPT
POL	ELS
DC	ENF
APP	
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03 MAY 2000	
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	FILE:

to

Angela Odell.
Planning Services.
Wokingham.
District Council.

Re Application No 0/2000/1179
Site Address. 38 Frensham Road.

As this is an Outline Application, can we assume that a feasability study is in hand.
Our main concern is the drainage in this area. We have, over the past years, had problems with the stormwater flow from Keats Road via 14 Purcell into the rear of 12, into the paddock alongside, 12, flowing towards Hinton similarly with the foul drainage in the same direction, meeting drainage from the Frencham Area. The Water Table being about 4 inches or so below ground, and in the winter months, especially this year, has been 3-4 inches above ground, in 6,-8-10-12 Purcell Rd. So that any extra Stormwater gathered from 4 large roof areas, into soak-aways, or piped will add to that problem. Foul drainage, should also be taken into consideration from this new proposed building area.

cont.

Application N° 0/2000/1179 continued

As the entrance to this site is also the high point, rainwater from the proposed access road could well flow down into plot 4 and probably into 10 + 12 Purcell.

We have enough problems with dealing; pumping our own pools of water.

So a word or two with your Drainage Services and Thames water would be appriecated.

A good time for a site inspection would be just after a rainstorm.....

If four (4) families are coming into the area with children, will Oaklands or Hatch Ride Schools be able to accommodate them in a year or so. (Our neighbours had to push hard when they came in last year.).

Traffic in Frensham, is not a concern to us although it seems as if 4 families mean 4 to 8 cars, coming out of the site jockying for position on the bend of Frensham with traffic from Everest/Greenwood Road close by might pose a hazard.

Four houses seem to many. Whats wrong with the existing house as is.

We are

Yours faithfully

Ed Howell
LAND SURVEYOR (RETD).

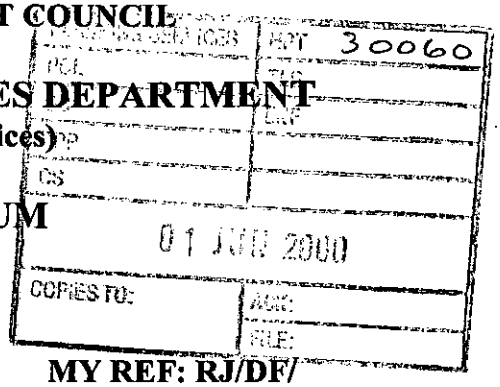
Norma
Howell.
S.R.N.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

(Engineering Services)

MEMORANDUM



FROM: **ROGER JOHNSON**
Senior Assistant Engineer

MY REF: RJ/DF/
Extension:

TO: **ANGELA ODELL**

YOUR REF:

DATE: 30 May, 2000

RE: PLANNING APPLICATION O/2000/1179

Two foul sewers and two surface water public sewers cross this site.

Thames Water Utilities would decide if there is capacity in those sewers for a development of this ~~site.~~ size

R Johnson

Roger Johnson

Memo to:Drainage **8.5.00**

From: Angela Odell, Planning **ext.6445**

PLANNING APPLICATION O/2000/1179

Please see attached. Local residents have expressed concerned about sewerage and surface water drainage. A resident rang up to say that they were flooded out in the middle of last night.

Angela

1509/ah

PLANNING APPLICATION PART 1

07. APR. 2000 ★ 1179

WOKINGHAM DISTRICT COUNCIL

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	MILES CONSTRUCTION
	ADDRESS	C/O AGENT
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	WESTGATE DESIGNS
	ADDRESS	4 WOODEND CLOSE, NORTH ASCOT BERKSHIRE
	POST CODE	SL5 8LB Tel No. 01344 882584
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	38 FRENSHAM ROAD CROWTHORNE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·42 ACRES = 0·17 ha approx.
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EX. BUNGALOW AND REMAINING CATTERY AND ERECT 4 COTTAGE STYLE HOUSES.
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	✓	1:100 Floor Plan	
		1:500 Block Plan	✓	Other	✓
		1:100 Elevations			
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		✓	DEMOLITION	✓
	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		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.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

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	2
	4	2
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	3

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 £ 760.00

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

SIGNED (AGENT) ON BEHALF OF MILES CONSTRUCTION DATE 6/3/00

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.

PLANNING SERVICES	HPT
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APP	
CS ORS	Arb
26 APR 2000	
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	FILE:



34 Frensham Road
Crowthorne
RG45 6QH

24.4.2000

Dear Angela O'Dell,

In reference to planning application No 0/2000/1178 38 Frensham Road Crowthorne.

I would like to strongly object to this site being used for 4 Dwellings as proposed.

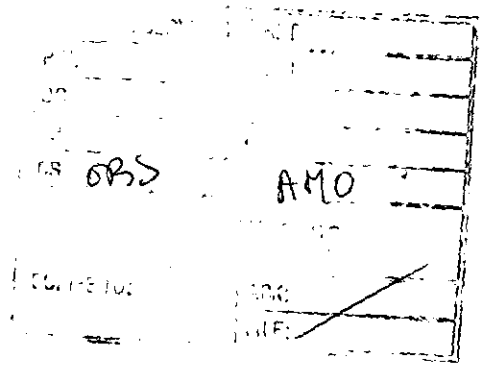
I have lived at No 34 Frensham Road for 42 years & the entrance to the Road has always been difficult as it is situated on a bend & cars come round the corner at speed. Cars are also parked near by owing to families having more than one car.

I also feel the buildings will not be in keeping with the rest of the estate.

I trust that my letter will be considered + that this application will not go through.

Yours sincerely

Margaret M. Pickard
(Mrs)



27 Frensham Rd.
Crowthorne
Berks RG45 6QJ

10 May 2000

Dear Sir, Madam,

Re Planning Application 0/2000/1179
38 Frensham Rd Crowthorne

We wish to object to this plan: this site is on a dangerous bend and already cars are parked all along this road. The plans state 4 houses with 1.7 car but we believe with these size houses the car numbers will be higher.

Also it will spoil the look of this estate having 4 where there was only one. They will look unlike the rest of the estate with their gardens.

Yours faithfully

2 Purcell Road

Your ref: Angela Odell

Crowthorne

Berks

RG45 6QN

29 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC 2000/1179	ENF
APP	
CS OBS	APPO
03 MAY 2000	
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	FILE:

Dear Madam,

I was concerned to receive notice of a proposed erection of 4 dwellings on 38 Frensham Road, primarily because of a possible drainage problem on the land. There is an underground stream at the rear of the plot and that area can become very waterlogged during wet spells. This would need to be considered if building houses towards the back of the plot.

The entrance to the plot at the

front is very restricted, if this were to be used by 4 families (possibly 8 cars) this could be difficult.

I am also concerned about the noise which will be caused as we have already been subjected to several days disturbance when the cat pens and trees were demolished and burnt in 1999. The woodpeckers seem to have been frightened away.

Yours faithfully

D Marsland (Mrs)

PLANNING SERVICES
POL
DC
APP
CS
15 MAR 2000
COPIES TO:

Dr C. S. and Mrs J. E. GOURLEY
7 Maple Drive
Crowthorne
Berkshire
RG45 6SQ
Tel. 01344 772807

Re: Application No
O/2000/1179

10th May 2000

Dear Ms Odell,

I am writing with regard to the outline planning application for the proposed erection of four dwellings and the demolition of existing dwelling and cattery at 38 Frensham Road, Crowthorne Berkshire.

I am objecting to the proposed development for the following reasons:

a) It would be over development of the site due to the increase in traffic it will incur. The roads in the vicinity are narrow and already over-parked.

b) The site of the proposed development is on a right-angled bend with restricted visibility ie not safe for access for many cars.

c) We are concerned with the safety of many children who walk to school past the proposed entrance and live in the vicinity.

I trust you will consider these points when considering the application.

Yours sincerely,

Jo Garvey

Bearwood Property



Consultants

PLANNING SERVICES	HPT 31919
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18 JUL 2000	
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Reply rcvd

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG11 1BN

For the attention of A.O'Dell

14 July 2000

Dear Ms.O'Dell,

Re : Planning Application No.0/2000/1179
38 Frensham Road, Crowthorne

We have been appointed to advise on your Council's decision to refuse Planning permission for the above mentioned development.
We note that the third reason for refusal followed advice given by the Highways Department.

Bearing in mind there is no change to the access arrangements to adjoining premises or the application site which included the cattery, we would appreciate if you could clarify the following:-

1. How are the adjacent dwelling adversely affected by the proposals
2. The number of movements to and from the cattery that were taken into account when arriving at this recommendation

We also note that your Council has no published guidelines for garden lengths/distances between properties. Planning Guideline B1 merely advises that such distances '*should respect the characteristics of the ared*.
To enable us to advise our client further we would appreciate if you could indicate what minimum 'back to back' and back to side' distances would be appropriate for this location.

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone (0118) 9669485
Mobile 0468 611156

Your earliest attention to this matter would be appreciated.

Yours sincerely

Keith A.Wright
For Bearwood Property Consultants



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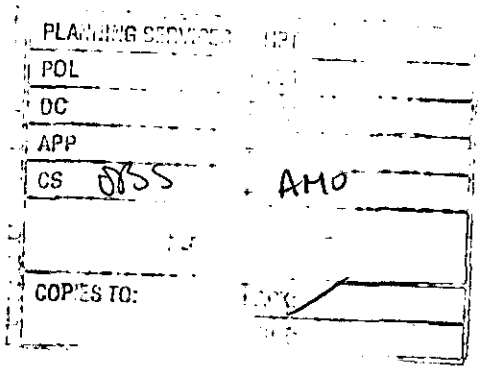
Development Control Support Section, Environmental Services, Wokingham District Council.
11 April 2000 Scale: 1 : 1250

N W E S



PLANNING SERVICES
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CS 0855 AMO
COPIES TO:

A.N: 0/2000/1179

6 Purcell Road
Crowthorne
Berkshire
RG45. 6QN

9. 5, 2000

Ref: Outline application 38 Frensham Road

Dear Sir Madam

The comments are as follows

1. New Screening fence moved from existing line
2. Surface - storm water drainage as existing into soakaway? due to 4 units solution into a bore hole
3. Storm water has been a problem since open ditch was piped recorded
4. Due to proximity of trees to last 2 unit roofs existing trees will have to be removed
5. 4 units @ infill excessive 8 additional cars

Yours faithfully
P. G. Batchelor

P J Sanders
10 Purcell Road
Crowthorne, Berkshire
RG45 6QN

REF: ANGELA ODELL
0/2000/1179

27th April 2000

PLANNING SERVICES | HPT
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CS OBS | AMO
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Chris Wood
Head of Planning and Transportation
Environmental Services Department
Planning Services
P O Box 157
SHUTE END, Wokingham
Berkshire, RG40 1WR

Dear Sir/Madam

APPLICATION NUMBER: 0/2000/1179
SITE ADDRESS: 38, FRENSHAM ROAD, CROWTHORNE
PROPOSAL: OUTLINE APPLICATION FOR PROPOSED ERECTION OF 4 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AND CATTERY

Please note the following with regard to the above planning application:

1. The existing provision for surface water drainage from properties on the east of Purcell Road is inadequate - each time it rains more than 3 or 4mm at a time, the gardens of Nos. 8, 10, 12, and 14 Purcell Road and the adjacent field become waterlogged with large areas of standing water. Before additional dwellings are built, properly designed measures to deal with, and to avoid exacerbating the existing problem must be prepared.

2. FENCE:

   The fence bordering the end of our garden is the property of No. 38 Frensham Road. For privacy of both parties, we feel that the existing fence height must be retained, if not increased.

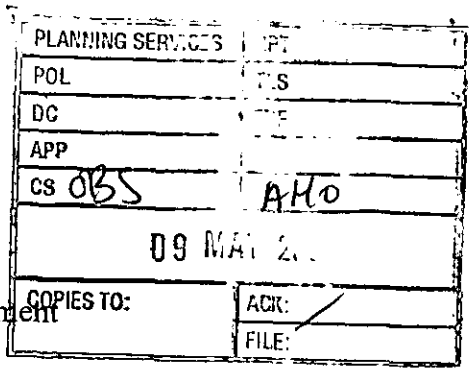
3. TREES:

   The trees at the north and west of the property should be retained if possible as they help to remove soil moisture through evapo-transpiration. Without this process, the already wet ground will become a 'bog'. Also, the trees provide habitat for birds and squirrels and help enhance the local environment. Today's 'green' policies should encourage the retention of as many trees as possible. The removal of the mature trees will also make our property less marketable.

I shall be pleased to hear from you in the near future.

Yours faithfully

P.J. SANDERS



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

Dr. Allan Jemi-Alade
4 Purcell Road
Crowthorne
Berkshire RG45 6QN

8th May 2000

Ref: Application Number **O/2000/1179**

Dear Mr. Wood,

Thank you for your letter of 19th April concerning the proposed development at 38 Frensham Road. I have viewed the plans and offer the following comments.

1) I would like the council to ensure that during the demolition of the existing dwelling and cattery and subsequent erection of the proposed dwellings, no refuse, furnishings or building materials are incinerated on site. My concern is that the burning of such material would cause an undesirable and unacceptable level of air pollution over my property.

2) The boundary between the current property at 38 Frensham Road and my own consists of a solid wooden fence. I would like the council to ensure that either this fence is left intact or that a fence of similar solid construction and dimensions is erected (in the same position) in place of it.

3) The proposed new dwellings are described as "Cottage Style Houses". I take this to mean that they will not be higher than 2 stories including any loft conversion. I would like the council to ensure that this is so. My concern is that I do not wish the proposed new dwellings to overlook my property.

Yours sincerely,

Allan Jemi-Alade

Dr. Allan Jemi-Alade

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62	
COPIES TO:	ACK:
	FILE:

27 April 2000.

Mr. J. Cole,
32, Frensham Road,
Crowthorne,
RG45 6QH.

The Planning Officer,
Angela O'Dell,
Wokingham District Council.

Dear Madam,
Reference Planning Application 0/2000/1179 for the construction of four dwellings on the site of 38 Frensham Road, Crowthorne.

I object to this Planning Application for the following reasons:-

The present bungalow on the site is in sound and habitable condition and is entirely in keeping with the rest of the property on the Crowthorne Farm Estate. The proposed development would be entirely out of keeping with it.

Building development could seriously interfere with the surface water soak aways which were installed on the site a few years ago to overcome local flooding after heavy rain.

Four houses probably means six or eight cars entering and leaving the site and having to use the full width of the road to do so due the narrow frontage. This is on a blind corner which is already frequently obstructed by parked cars. Frensham Road is used by a good deal of traffic especially by school traffic.

Will you please keep me informed as to the outcome of this application?

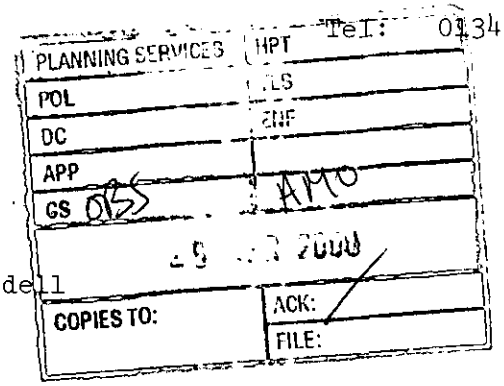
Yours faithfully,

J. Cole

40 Frensham Road
CROWTHORNE
Berks RG45 .6QH

Tel: 01344 773388

21 April 2000



Environmental Services Dept
Planning Services
PO Box 157
Shute End
WOKINGHAM

For the attention of Angela Odell

Dear Mrs/Miss Odell

Re: Applicatioon No 0/2000/1179

I have received a communication dated 19 April 2000 concerning outline proposal to erect four dwellings next door to my property - i.e at No 38 Frensham Road. I write to register my objections to this suggestion as I consider it to be out of keeping with the existing buildings.

I have lived in my detached four bedroomed chalet bungalow since it was built for my husband and me in 1958 - 42 years. My husband died in 1990 and my two children married and live away. My Will makes provision for them to take over my property and they therefore have prime interest in what may happen re building in this vicinity.

The suggestion/proposal of considering the erection of FOUR dwellings next door to me causes great concern. In 1958 No 38 was a bungalow identical to my property and the original owner, Mrs Polden, kept 8 cats - pedigree white - and began breeding for cat shows. She erected cat houses and without our knowledge began a cattery. When she died the next owners set up a cattery for 50 cats - and thereby running a commercial business from their home (which was not in keeping with the terms of the Deeds) and a great deal of annoyance was caused by cars calling to drop off and collect cats 7 days a week 7 a.m. to 9 p.m . After complaints were made the cattery made attempts to reduce the annoyance caused by cars parking and blocking driveways etc.

When the cattery owners ceased business (due to the deaths of the two ladies) the bungalow etc was put up for sale. A builder bought the property a year ago and it seems he is now asking to erect FOUR dwellings where currently there is only one.

My concern is how this may affect my property, privacy - being overlooked in my garden which has always been secluded and private - and how near these new properties will be to my own.

I am very disabled with MS and quite unable to call at the places suggested to look at the plans and I would therefore appreciate your contacting me and calling to my home to explain how:-

(a) Four properties can be erected in the area used by one
(b) How these proposals will affect my garden - ie will my privacy be affected and
(c) How access to these properties will be arranged so that there is no alteration to existing access arrangements for myself and people already living here.

/Over

I hope you will appreciate my extreme concern and I know that other local owners are also very concerned at these proposals.

I would ask that serious consideration be given before allowing building to take place which would completely change this currently peaceful and happy neighbourhood.

A new bungalow at No 38 - at most two - but four dwellings - this is quite unthinkable and I would say sheer greed on the part of the person applying to do this. These plans would increase the traffic (the building of four properties would create hazzard) and this road already has enough cars using it without giving rise to more.

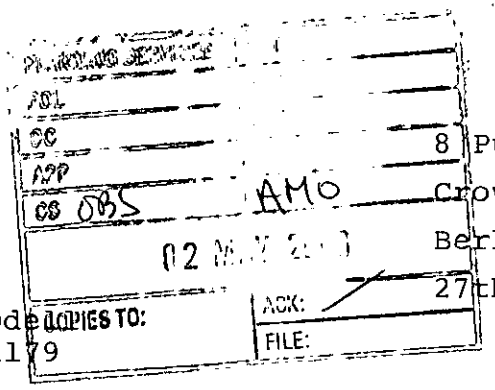
I would like to maintain my privscy and the peace and quiet we thankfully currently enjoy.

I look forward to hearing from you. . Perhaps you could send me a copy of the plans if you cannot call to see me.

Yours sincerely

Ruby Phillips

RUBY PHILLIPS (MRS)



8 Purcell Road
Crowthorne
Berkshire RG45 6QN

27th April 2000

Your ref: Angela Ode
O/2000/1179

Dear Sirs

Application No. O/2000/1179
Site Address: 38 Frensham Road, Crowthorne
Proposal: Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery

Thank you for your letter dated 19th April 2000.

We have visited the Council Offices to inspect the plans and make the following observations :-

1. Drainage :

We, together with our neighbours are experiencing problems with surface water drainage (i.e. large areas of garden under several inches of water) and are concerned that this proposed development may add to the problem.

Originally, a stream ran under what is now the rear boundary fence, into which, our gardens drained. In 1973 the stream was piped in. We were told that ingress points would be provided to facilitate surface drainage but this does not appear to have been carried out and we believe their omission to have contributed to the above mentioned flooding.

We ask you to give this your urgent attention when considering the above application.

Our comments on the drainage problems have been conveyed to the Thames Water as suggested by your representative during our visit to your offices.

2. The rear boundary fence:
to proposed plots 2,3, and 4

Following the piping in of the stream a 6 foot high fence was erected to form the new boundary, this fence being owned by and the responsibility of No.38 Frensham Road as set out in a letter dated 25th July 1975. The fence is in a state of disrepair and we would request, as part of the proposed works, that a substantial 6 foot high fence be erected and that the proposed owners of the plots 2,3 and 4 are aware that the fence would be their responsibility.

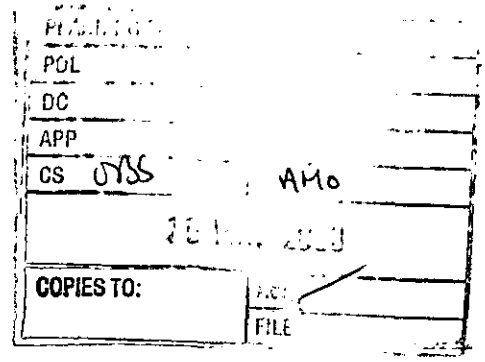
Yours faithfully,

T. W. Gambles M Gambles

T.W.Gambles and M.Gambles

To: Wokingham District Council
Planning Services
P O Box 157
Shute End, Wokingham RG40 1WR

42, Frensham Road
Crowthorne
Berkshire, UK
RG45 6QH
Phone: +44-(0)1344-761980



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

Attn: Angela Odell

Date: 12th May 2000

0/2000/1179

Dear Ms Odell

Re: Planning Application, 38 Frensham Road, Crowthorne

I understand from my neighbours, that preliminary planning approval is being sought for the re-development of 38, Frensham Road, Crowthorne. I understand that the proposal is to demolish the existing building and replace it with 4 new houses, either 3 or 4 bedrooms.

Whilst not immediately adjacent to the property, I am most disappointed that I have not been consulted on this application. The proposed four houses replacing the existing one will have a significant effect on the area of Frensham Road that I live in, in the following ways:

1. It is now recognised that the Frensham Road area is a hazard to traffic, with almost all properties having 2 or 3 cars, many of which are parked on the roadside. The 8-12 cars that may be expected as a result of the proposed development will considerably add to the traffic and existing road hazard.
2. The current sewerage and storm water drains in the area, already cannot sustain the load from the existing houses. Storm water regularly overflows from the main drain right outside 38 Frensham Road. The additional 3 houses can only exaggerate an already critical situation. This was brought home most visibly in the recent (7th May) storms in the area, where I have photos of 2-3 feet of water pouring off Frensham Road through 36 and 38 Frensham Road, and my neighbour in 40 Frensham Road had sewerage pouring out of the main drain right outside her back door.
3. The four new houses would be totally out of character with the existing neighbourhood which has a mix of semi-detached and detached houses all built in similar style and layout. It would totally change the neighbourhood and whilst the developers might make make a tidy profit from cramming four houses onto and area intended for one, the effect will be to lower the value of my property. This is unacceptable to me.

I hope to have a response from you.

Yours sincerely

M J WITHERS

PLANNING SERVICES | RPT
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DC
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CS 0755 | AMO
COPIES TO:
FILE:

36 Frensham Road
Crowthorne
Berks
RG45 6QH

Tel Home (01344) 773604
Work (01344) 858926

8th May 2000

Case Officer Angela Odell
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Odell,

Re: Outline Planning Application O/2000/1179
(38 Frensham Road, Crowthorne)

We are concerned about this application because of the following

- Our property is currently hardly overlooked. The proposed new houses may significantly overlook it.

- The proposed screening trees will shade our back garden.

- The proposed building of two four-bedroom houses and two three-bedroom houses implies eight to ten cars.
  - Access is across a pavement. The extra vehicle movements present extra risk to pedestrians, including the local children who walk to school that way.
  - Our back garden is a quiet place. We will suffer extra noise from these vehicle movements.
  - These is already too much parking on the road (which is narrow) and on the pavement at and near this corner of Frensham Road. These extra cars may increase the frequency of such parking, increasing hazards to all road and pavement users.

- The public sewer serving our house and 38 Frensham Road carries foul waste from houses plus rainwater from highway gullies and from house roofs. It has become blocked frequently, necessitating emergency call-outs. Further, normal heavy rain temporarily prevents our lavatories emptying properly. The public sewer is clearly at or beyond the limit of its designed capacity or has been compromised so as to reduce its effective capacity.
  - Addition of three more households will increase volumes of foul waste, increasing the frequency of blockage.
  - The Outline Application specifies that the rainwater from the new houses' roofs will be fed to the public sewer. This will aggravate the temporary effects of heavy rain on our lavatories.

- The proposed screening trees appear to be placed very close to or in the wayleave for the public sewer, risking damage to it from their roots.

- Frensham Road is built on poorly drained soil. Normal heavy or prolonged rain causes significant puddling in our back garden. The groundwork for the proposed new buildings and their proposed new driveway risk disturbing existing drainage patterns and possibly the water table, increasing puddling in our garden. This is also a risk if the Outline Application is changed so as to specify use of soakaways instead of feeding rainwater to the public sewer.

- The Outline Application specifies a building density of roughly 10 houses per acre. This is much denser than is usual on this estate and therefore clashes with the spacious and quiet nature of the neighbourhood.

Yours sincerely

Richard Proctor

Carole Proctor

Applicationo	Name & Address
O/2000/1179	Mrs R Phillips 40 Frensham Road Crowthorne RG45 6QH
O/2000/1179	Mrs H Pickard 34 Frensham Road Crowthorne RG45 6QH
O/2000/1179	P J Sanders 10 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Mr J Cole 32 Frensham Road Crowthorne RG45 6QH
O/2000/1179	T & M Gambles 8 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Mrs D Marsland 2 Purcell Road Crowthorne RG45 6QW
O/2000/1179	E & N Howell 12 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Dr A Jerri-Alade 4 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Mr & Mrs Proctor 36 Frensham Road Crothorne Berks Rg45 6QH
O/2000/1179	J Watts 27 Frensham Road Crowthorne Rg45 6QJ
O/2000/1179	M j Withers 42 Frensham Road Crowthorne Berks RG45 6QH

O/2000/1179 Dr & Mrs C Gourley
7 Maple Drive
Crowthorne
RG45 6SQ

O/2000/1179 P G Bachelor
6 Purcell Road
Crowthorne
RG45 6QN

App refused, letter
ent 25/05/00

Tel: (0118) 974 6445

Date: 18.5.00

My ref: O/2000/1179

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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: O/2000/1179
38, Frensham Road, , Crowthorne.
Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery.

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 **Angela Odell** on **(0118) 974 6445**. 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 30.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/1179**
38, Frensham Road, , Crowthorne.
Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 20.5.2000

Councillor A Ross

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

Tel: (0118) 974 6445

Date: 18.5.00

My ref: O/2000/1179

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/1179**
38, Frensham Road, , Crowthorne.
Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6445

Date: 18.5.00

My ref: O/2000/1179

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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: O/2000/1179
38, Frensham Road, , Crowthorne.
Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery..

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6445

Date: 18.5.00

My ref: O/2000/1179

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: O/2000/1179
38, Frensham Road, , Crowthorne.
Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery..

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 **Angela Odell** on **(0118) 974 6445.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

Head of Planning and Transportation

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 19 April 2000

Application Number: O/2000/1179

Proposal: Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery.

Site Address:
38, Frensham Road, , Crowthorne.

Applicant:
Miles Construction C/O Westgate Design.

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) The access arrangements do not allow for a safe means of access and egress for numbers adjacent dwellings and will represent a safety hazard.

Signed: _____ **Print name:** T CULL

9/05/00

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: 38 Frensham Road Crowthorne.

Proposal: *Outline application for the proposed erection of four dwellings and* demolition of existing dwelling and cattery.

Application Number: O/2000/1179

In response to your consultation dated 19th April 2000 for the above application, the landscape comment is as follows:

The application is acceptable. However, when the full application is made, the applicant should submit a detailed tree survey giving information on the condition of the existing trees so that the proposals can be assessed in relation to the trees on the site.

Patricia Green.

Patricia Green
Landscape Consultant

To:
Neil Etherington
Senior Arboricultural Officer

24 APR 2000

From: Angela Odell

Date: 19 April 2000

Application Number: O/2000/1179

Proposal: Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery..

Site Address:
38, Frensham Road, , Crowthorne.

Applicant:
Miles Construction C/O Westgate Design.

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

NO TPO

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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: ~~Mrs B Polnik~~ Angela Odell
Planning Department

Date: 25/04/00

MARYS BOARDING CATTERY, 38 FRENSHAM ROAD, WOKINGHAM W.O. O/2000/1179

Having considered the above planning application, I recommend the following condition be attached should planning consent be granted:

Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

J Mullaney

John Mullaney
Environmental Health Officer

Received by Wokingham District Council

Application No: O/2000/1179

Proposal:
Outline application for the proposed erection of 4 dwellings and demolition of existing dwelling and cattery.

Location:
38, Frensham Road, , Crowthorne.

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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. 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

FROM: Angela Odell

DATE: 19 April 2000

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FILE:

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: O/2000/1179

Proposal: Outline application for the proposed erection of 4 dwellings and demolition of *existing dwelling and cattery..*

Site Address: 38, Frensham Road, , Crowthorne.

Applicant: Miles Construction C/O Westgate Design.

Your observations are required in respect of this application **by 13/05/2000** .

O/2000/1179 - 38 Frensham Road, Crowthorne. The committee had no objections at this outline stage, but observed that before the area was developed the existing drainage ditches were piped, and two pipes meet at the corner of the site. There are sometimes indications that these pipes are not coping with the existing surface water drainage, and problems with them have occurred, it is believed, twice in the last six years. This history should be investigated and taken into account in considering proposals.

SIGNED: _____ DATE: 18/5/00

Clerk To Wokingham Without Parish/Town Council.

(confirm fax)

ADDRESS 38 FRENSHAM ROAD PARISH WOK/WITHOUT

PLOT No. 44 ORD. SHEET No. 34.8365

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1036/55	MR. A. McDONALD	O/APP. REC. DEV.	17.3.56	N/A
743/56	MESSRS. FITTED HOMES	LAYOUT	12.10.56	
926/56	" "	FENCES ETC.	6.12.56	APP.
39/57	" "	SKETCHES: BUNGALOW & GARAGE	8.8.57	APP.
749/57	" "	DET. BUNGALOW & GARAGE	16.10.57	APP.
F/543/70	MR. M. HODGKINSON	EXTEND CATTERY	26.11.70	N/A
PD/63/71	"	CLOAKROOM	17.2.71	APP.
102/72	"	ISOLATION PEN - CATTERY	17.2.72	APP.
26765	M. "	SIGN	23.1.87	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS E U C NO 4

DRAINAGE

091074

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: AO	Application No. 0/2000/1179

Map No. 100. Site ..C.:18.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(10) ~~PP~~ OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 4 DWELLINGS AND DEMOLITION OF EXISTING DWELLING & CATTERY

Location: 38 FRENSHAM ROAD

Parish: ~~CBC~~ WOK W/OUT Ward: Wok w/out. 19.4.2000

Applicant: MILES CONSTRUCTION

Fee Received 760-00 Required 380-00 Additional ..... Refund 380-00

Enforcement Section (5) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
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 : 19.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

..... No pre-apps.

.....

NEIGHBOURS:

S/N+ 38 Frensham Road. ✓

(evens) 2-12 Purcell Road

25, 27, 36 & 40 Frensham Road

23 Hinton Drive

1789/a

SECTION 66 CERTIFICATE

Application No.

07.APR.2000* 1179

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (AGENTS)

On behalf of . . . . MILES CONSTRUCTION

Date 6/3/00

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

1509/ab

PLANNING APPLICATION PART 1

07. APR. 2000 1179

WOKINGHAM DISTRICT COUNCIL

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	MILES CONSTRUCTION
	ADDRESS	C/O AGENT
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	WESTGATE DESIGNS
	ADDRESS	4 WOODEN CLOSE, NORTH ASCOT BERKSHIRE
	POST CODE	SL5 8LB Tel No. 01344 882584
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	38 FRENSHAM ROAD CROWTHORNE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·42 ACRES = 0·17 ha approx.
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EX. BUNGALOW AND REMAINING CATTERY AND ERECT 4 COTTAGE STYLE HOUSES.
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	✓	1:100 Floor Plan	
1:500 Block Plan	✓	Other	✓
1:100 Elevations			

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	✓	DEMOLITION	✓
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		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.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

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	2
	4	2
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	3

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 £ 760.00

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

SIGNED [signature] (AGENT) ON BEHALF OF MILES CONSTRUCTION DATE 6/3/00

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.