APPLICATION NO:
F/2000/1009

LOCATION:
9 Heath Close, Wokingham.

APPLICANT:
Mr B V Lawrence

PROPOSAL:
Proposed erection of replacement garage and relocation of boundary fence.

EARLIEST DATE FOR DECISION: **27/04/2000**
28 Day members exp: 02/05/2000
APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr B V Lawrence
9 Heath Close
Wokingham
Berkshire
RG412PG

Application Number: F/2000/1009

Parish: **WOKINGHAM**

Location: **9, Heath Close, Wokingham.**

Proposal: **Proposed erection of replacement garage and relocation of boundary fence.**

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. The proposed garage by the nature of its size, setting and location would form an obstrusive feature which would be detrimental to the open plan character of the street scene. As such, it would be contrary to Local Plan Policies WOS3 & WBE1 of the Wokingham District Local Plan (Deposit Draft 1997, consolidated document November 1999) and Policies STV6 and SBE1 of the South East Area Local Plan.

Head of Planning and Transportation
Date: 08 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.

16/5/2000 Received after decision made.

ENVIRONMENT AGENCY

PLANNING SERVICES	No. 29325
SOL	CS
DC N B	Dir
APP	
CS	
15 MAY 2000	
COPIES TO:	ACK:
	FILE:

Our ref: SP\2000\001571\001
Your ref: F/2000/1009

Date: 11th May 2000

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

For the attention of: Natalie Brown

Dear Madam

REPLACEMENT GARAGE AND RELOCATION OF BOUNDARY FENCE
9 HEATH CLOSE, WOKINGHAM

Thank you for your letter dated 3 April 2000 which was received on 7 April 2000. You are asked to quote the following reference in any correspondence: **SU86NW/11/22**.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.

PLANNING INFORMATIVES

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

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

Cont/d..

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

Waste Regulation: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 805 677	86 m	Mulberry Park	industrial and commercial waste in 1960's

In view of the age of fill and type of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. 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.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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.

Cont/d..

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.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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 applicant.

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: Bryan Victor Lawrence. 9 Heath Close, Wokingham RG41 2PG

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1009

Applicant : Mr B V Lawrence .

Location : 9, Heath Close, , Wokingham.
Proposal : Proposed erection of replacement garage and relocation of boundary fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4

Date Registered : 20/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :
Wokingham TC: 25/4 - no objections

Env Health: 12/4 - no objections.

Highways: 25/4 - conditions

Env Agency:

Neighbours/SN: 24 Heath Close (7/4) - objections
18 Heath Close (20/4) - objections.

Planning Issues : 11 Heath Close, 30 Heath Close } 25/4 - objections
28+32 Heath Close (27/4) - objections

1) Impact upon neighbouring properties } WBC1, WOS3
2) Impact upon the street scene } SBE1 + SBE2

3) Impact upon highway safety

Application Number: F/2000/1009

Appraisal :

Proposal: ~~① Impact upon neighbouring properties:-~~
The proposed development is for a replacement detached garage & enclosing part of the front garden with a 2.0m close boarded fencing.
There is an existing garage which does protrude forward from the front building line of the bungalow.
The proposed garage will be forward from the b'line & will be along the boundary with N° 11 & will be adjacent to the pavement in front of the house.
It will be 6x6m with a pyramid style pitched roof 2.3m to eaves & 4.3m to the ridge (The bungalow has a ridge height of 4m.
- The proposed extn of the boundary enclose will be a 2m fencing (currently 2m high brickwork), this will follow the front boundary of property & be up to the edge of the pavement. It will bring the proposed boundary forward app 4.5m beyond the existing wall.

① Impact upon neighbouring properties:-
Although the proposed developments are not set back from the boundary extent of the property, other properties are set away from the boundaries where the development is proposed to go.
(ie, N° 11 is app 20m from the front boundary by the pavement ~~as is N° 5~~.
& N° 5 ~~the main dwelling of N° 5~~ is app 20m from the garage). Other properties which would be affected are on opposite sides of the road.
There would be no adverse impacts to neighbouring properties by ~~[illegible]~~ overshadowing nor overlooking.

② Impact upon the streetscene:-
The proposed garage is out of character to the streetscene & is not ~~of~~ an appropriate scale when related to the main dwelling (it is higher than the bungalow). It is also sited forward from the main building line and would represent an obtrusive feature by the nature of its size & location. The streetscene is largely open plan with some shrubs/trees & hardstanding for carparking in front of the garages. Both the garage & further enclosure of part of the garden on this corner plot would have ~~[illegible]~~ an adverse effect upon the

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

open plan character of the area.
As such it is considered that the proposed d'ment would be detrimental to the character of the street scene & therefore contrary to local plan policies.

③ Impact upon highway safety:-
Highways have considered that parking should remain, but several neighbours who wrote in suggested that the proposed fencing would reduce the view of the road ~~which~~ the property is a corner plot on a bend.
Highways said sight line was already comprised by the existing wall - fencing would have no further impact.

NB: There have been 6 letters of objection from neighbours commenting that the garage is out of character to the street scene & that the fencing would be detrimental to highway safety

Application Number F/2000/1009
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			GARAGE &
1			THE PROPOSED ~~DEVELOPMENT~~ BY THE NATURE
			OF ITS SIZE, SETTING + LOCATION WOULD
			FORM AN OBTRUSIVE FEATURE WHICH WOULD
			OPEN PLAN
			BE DETRIMENTAL TO THE CHARACTER OF THE
			STREET SCENE. AS SUCH, IT WOULD BE
			CONTRARY TO LOCAL PLAN POLICES
			WOS3 + WBE1 OF THE WOKINGHAM DISTRICT
			LOCAL PLAN (DEPOSIT DRAFT 1997, CONSOLIDATED
			DOCUMENT NOVEMBER 1999), AND POLICES STV6 (as)
			~~WBE1~~ SBE1 & OF THE SOUTH EAST AREA LOCAL PLAN &
2			~~THE PROPOSED DEVELOPMENT BY NATURE OF ITS~~
			SITING WOULD BE DETRIMENTAL TO THE OPEN PLAN
			~~FRONTAGES~~ CHARACTER OF THE STREET SCENE & IS
			THEREFORE CONTRARY TO LOCAL PLAN POLICY
			STV6 OF THE SOUTH EAST AREA LOCAL PLAN
			(as) policy WBE1 of the WDLP (DD)

John Anderson
5/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 9 Heath Close Wokingham.

APPLICATION NUMBER: F/2000/1009

OFFICER: Natalie Brown

DATE OF SITE VISIT: N/A

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 10/4 Garage.

2. DESCRIPTION OF SURROUNDINGS

Detached props - Mixed style & type.

Open plan f. gardens - some shrubs etc.

3. DESCRIPTION OF SITE/BUILDING

(Single) Existing detached garage (flat roof).
Flat open plan gravel area for proposed garage (pavement at front (cwo not dropped).
to 1.8m fence surrounding back/part side where garage to go with → Nº 11.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached bungalow.

Props opp have integ garages & are not bungalows.

5. SITE CONSTRAINTS

TREES

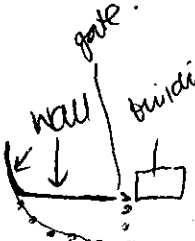
ACCESS/PARKING Single garage (to be demolished)
Parking in front of dwelling for 2 cars.

LEVELS

BOUNDARY TREATMENT 1.8m wall existing at present.
1.8m fence surrounding proposed garage.

OTHERS

NB closing in of part front will still leave some open plan f. garden area in front of property's but garage will also take up some of this open plan area



proposed fence line to follow edge of boundary adj to edge of pavement.

NB Nº 20 + 13 / NOTES are corner plots - grassed area not enclosed but trees/shrubs etc.

Nº 54 has detached double garage with pyramid roof & is visible from Nº 9.

Applicationo	Name & Address
F/2000/1009	J Nicholls 18 Heath Close Wokingham Rg41 2P
F/2000/1009	Ms V Morris 24 Heath Close Wokingham Rg41 2PG
F/2000/1009	J G Whitaker 11 Heath Close Wokingham RG41 2PG
F/2000/1009	S D Latimer 30 Heath Close Wokingham RG41 2RG
F/2000/1009	C Evans 28 Heath Close Wokingham RG41 2PG
F/2000/1009	D Oxborough 32 Heath Close Wokingham RG41 2PG

App refused, letter
I10/05/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 MAR 2000	Map No. 83. Site 0046
Officer: NAB / Application No. F/2000/1009	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT GARAGE AND RELOCATION OF BOUNDARY FENCE

Location: 9 HEATH CLOSE

Parish: WOKINGHAM Ward: Evendons
3.4.2000

Applicant: MR LAWRENCE

Fee Received 95-00 (12) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

ask for with site notice

		Reas		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	elevations of fence		
6	Floor plans	Window shown on rear elevation, not shown on floor plan		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.4.2020 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 + 5, 7, 6, 10, 11, 12, 14, 16 + 18 Heath Close

Received by Wokingham District Council

Application No: F/2000/1009

Proposal:
Proposed erection of replacement garage and relocation of boundary fence.

Location:
9, Heath Close, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2000. 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

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **03 April 2000**

My ref: F/2000/1009

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/1009
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1009**
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **03 April 2000**

My ref: F/2000/1009

CONFIDENTIAL

Councillor King
1 Winkfield Close
Wokingham
RG41 2EZ

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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DX: 33506 – Wokingham

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1009**
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **03 April 2000**

My ref: F/2000/1009

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/1009
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1009**
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

**********FILE COPY**********

By Hand 26/04.

Ann & David Oxborough

32 Heath Close
Wokingham
Berkshire RG41 2PG
United Kingdom
Home Phone 0118 978 1054
Email doxo@aol.com

PLANNING SERVICES	HPI
POL	TLS
DC	ENF
APP	
CS OBS	WB
27 APR 2000	
COPIES TO:	ACK:
	FILE:

26 April 2000

Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1BN

For the attention of Ms Natalie Brown

Dear Ms Brown

Planning Application F/2000/1009

We have examined the plans relating to the above application and would like to register our objection on the following grounds:-

1.The new fence line which extends up to the footpath will exacerbate what is already a hazard in terms of visibility for traffic negotiating the sharp left hand bend. We have lived in Heath Close for 31 years and know that there has been an accident and several "near misses" because the present fence restricts the view for traffic from both directions. With this point in mind we request that the site is visited by a Highways Officer and his opinion recorded with the planning application.

2. The houses opposite the bungalow usually have vehicles parked outside on the road and this makes the situation even worse.

3. Extending both the fence and the new garage out to the footpath does not fit with the general ambience and overall design nature of the Close. Indeed, when we first arrived - with the second phase of building in the close - there was a restriction on erecting anything beyond the building line which was six feet from the footpath..

We trust that you will give these objections careful consideration and therefore not grant permission for the alterations in their present form.

Yours sincerely,

D Oxborough

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Fao: Natalie Brown:

26th April 2000

Re: Planning Application No: F/2000/1009:

Dear Madam

I have seen the plans for the changes to the property with respect to the above planning application. I object to an already dangerous corner being made more difficult to negotiate safely should the council see fit to allow the proposed works to go ahead.

I have on two occasions narrowly missed being hit by another vehicle and was witness to an accident some 5 years ago when another car was written off in a collision on the same bend. As a resident of Heath Close for some 16 years I know that at least 70% of the residents will have their safety put at risk both on foot and in their vehicles if their view is blocked by a high wall and cars parked on either side of the road.

May I suggest another alternative is considered so that we all might benefit from such a change.

Yours sincerely

Colin E Evans:

28 Heath Close
Wokingham
RG41 2PG

0118 979 4049:

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 03 April 2000

Application Number: F/2000/1009

Proposal: Proposed erection of replacement garage and relocation of boundary fence.

Site Address:
9, Heath Close, , Wokingham.

Applicant:
Mr B V Lawrence .

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

✓ below as applicable;

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

Sc 23 - Parking & Garaging (SR.06)

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

18-4-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1009

Proposal: Proposed erection of replacement garage and relocation of boundary fence.

Site Address: 9 Heath Close, Wokingham

Applicant: Mr B V Lawrence

Your observations are required in respect of this application by **27/04/2000**

No objections

SIGNED: _____ **DATE:** 18/4/00

CLERK TO Wokingham Town Council

by HAND.

Rosemary & Desmond Latimer
30 Heath Close, Wokingham, Berkshire.
RG41 2PG
☎ 0118 978 5552

PLANNING SERVICES	RPT
	TLS
DC	ENF
APP	
CS OBS	NB
25 APR 2000	
COPIES TO:	ACK
	FILE:

Tuesday 25 April 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham
RG40 1 BN

Attention of : Miss Natalie Brown

Application No: F/2000/1009

Dear Madam

Having visited your office and perused the above plans I am writing to express our total opposition to this application.

Firstly the proposed 2 metre high wall will further exacerbate an already very dangerous blind bend in the Close. As a driver, ones line of vision will be further reduced for on- coming traffic as vehicles are regularly parked on the road outside the applicants premises and at the houses opposite. We have lived in the Close for 25 years and know from our experience that this proposal will make driving even more hazardous. I have often considered that the present 2 metre wall is an unnecessary traffic hazard and to extend it is even more ridiculous.

With regard to the proposed garage I would point out that as it will be built up to the edge of the footpath there will be no room for cars to be run off the road and parked. They may well garage the vehicles overnight but not many people garage cars during the day every time they return to their premises.

I understand you have sent letters out to the houses directly adjacent however I would suggest that these should have gone to all the residents of Heath Close as this bend will be of concern to all who drive.

Yours sincerely

S.D. Latimer

By hand 25/4/00.

Tel: +44 118 978 2307
Fax: +44 118 977 2130

E. Mail: joseph@whitakerjg.freeserve.co.uk

11, Heath Close
Wokingham
Berkshire
RG41 2PG

25 April 2000

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

Your Reference: Natalie Brown F2000/1009

Dear Sirs

Planning Application - 9 Heath Close , Wokingham

Thank you for your letter concerning the above planning application. I have examined the drawings and layout of the proposed garage and have the following observations.

- The garage is sited parallel to the road and some 4.5 metres forward of the house building line. It is also virtually hard against the footpath (0.2m). This layout is not in keeping with the building practices observed in Heath Close and is totally out of character with the estate. I consider that the application should be rejected by virtue of the nearness of the garage to the footpath and road.

- With the proliferation of on-street parking in Heath Close the bend in the road at this location has become increasingly dangerous for traffic going towards Eastheath Avenue. The proposed erection of a close boarded fence as shown on the plan would further reduce the visibility for traffic approaching the corner.

Yours faithfully

J.G. Whitaker

(J.G.WHITAKER)

Recd 11.45 AM 20.4.00

18, Heath Close
Wokingham
Berkshire RG4 1 2PG

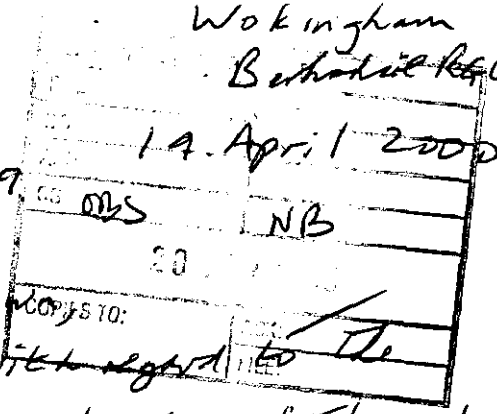
Your Ref
F/2000/1009

19. April 2000

OBS NB

20

COPIES TO:



Dear Ms Brown,

I write with regard to the above planning application (F/2000/1009). In coming to his decision, I believe the planning officer should take into account the following:

1) The frontages of properties in this part of Heath Close are generally open-planned, which is a feature of the deeds of some properties I believe.

2) Will the planning officer enable other occupants to build up to the public pavement line in future, given acceptability of other parts of their applications.

If approval is given, I would be pleased if the applicant would agree to remove any graffiti which may appear on the wall which faces our property - Heath Close is a through way for teenagers leaving

. the local pub late at night and is subject to occasional vandalism.

Yours Sincerely

J. M. Nicholls

MRS U. MORRIS
24 HEATH CL.
WOKINGHAM

BERKS. RG41 2PE

PLANNING SERVICES	HBT
POL	TLS
DC 0035	ENF
APP	NB
CS	

14TH APRIL 2000

17 APR 2000

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	FILE:

CASE OFFICER,
APPLICATION No:
F-2000-1009

Dear Miss Brown,

I have recently visited the Application-Planning Office at South End, Wokingham.
I have lived for over 16 years in Heath Cl. and therefore I know the problems when driving through the very sharp curve in the road part of Heath Cl. - even more so when a car or more should be parked in the road near there and one has to over take before manoeuvring the curve and on-comming traic is appearing.

To extent a 2,00 m high fence along the public foot path outside 91, Heath Close would make that length of road even more dangerous, with even less sight of on-coming traic as now. It is the main drive way of Heath Close and should not be more obstructed.
For the Garages: All these yew Trees and Shrubs grow there.
It would not be in keeping to build a brick wall - (side wall of the garages) so close to the public foot path.
No existing building is bracketing the public foot path in Heath Close. Please investigate.

Yours sincerely,

Ursula Harris

PLANNING SERVICES UNIT 28274
FILE
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COPIES TO:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health

My Ref: JRM/PA

To: Natalie Brown, Planning

Your Ref:

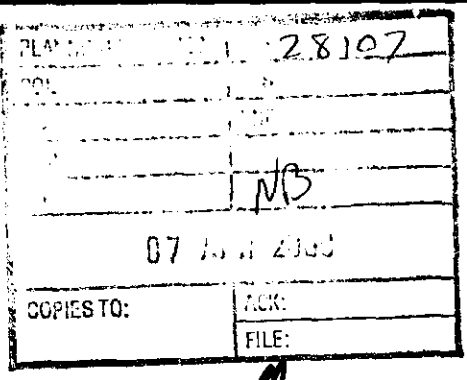
Date: 11 April, 2000

APPLICATION NO: F/2000/1009
PROPOSAL: PROPOSED ERECTION OF REPLACEMENT GARAGE AND RELOCATION OF BOUNDARY FENCE
SITE ADDRESS: 9 HEATH CLOSE, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney



Mr. B.V.Lawrence
9 Heath Close
Wokingham
Berkshire
RG41 2PG

6 April 2000

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

Application NoF/2000/1009

Site Address : 9 , Heath Close , Wokingham.

Proposal: Proposed erection of replacement garage and relocation of boundary fence

Please find herewith enclosed 6no copies of drawing no 2000/02/01 Rev A , being duly amended to show the following

1. Window added to Plan

2. Elevation of proposed boundary fence shown on North,South & East elevations.

We trust we have interpreted your requirements correctly

Yours Sincerely

B.V. Lawrence.

cc Encl drawing no 2000/02/01 rev A

ADDRESS 9 HEA[illegible] CLOSE PARISH WOK

PLOT No. 11 ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
B/51/65	Lovelock	Res Dw	28/10/65		C/A
B/21/66	Lovelock Ltd	Erect bungalow + siting of garage (Sup 6/4/66 withdrawn)	24/8/66		C/A
6/32/67		Bungalow + Garage	29/6/67		C/A
R/80/67		6' Close fence (32/67 ref)	30/8/67		C/A
BR 5629	Mr + Mrs C K Cummins	S/storey ext + alt.	27.10.76	APP	N/A
05546	"	"	16.12.76	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Dble Garage - 6.3.00 - Laurence

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
07.MAR2000* 1069

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	BRYAN. VICTOR. LAWRENCE
	Address and postcode	9 HEATH CLOSE WOKINGHAM RG41 2PG
	Phone number	01189 771846
	Agent's Name	N/A.
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	DRAWINGS ATTACHED AS LAID OUT
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLISH EXISTING GARAGE AND BUILD NEW GARAGE. RELOCATE FENCE TO BACK OF FOOTPATH
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BROWN HEATHER BRICKS TO MATCH EXISTING BUNGALOW ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: TWO	Proposed: NONE
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	Drg No 2000/02/b	
	• 1:500 scale site layout plan.	Drg No 2000/02/0	
	• 1:100 or ~~1:200~~ scale floor plans and elevations.	Drg No 2000/02/01	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

~~**Certificate B**~~

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

~~Owner's name~~ ~~Address at which the notice was served~~ ~~Date on which the notice was served~~

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of

Date 17.03.2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



LOCATION / Site Plan, Scale: 1 to 2500 DRG 2000/02/02

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Date: 16 March 2000

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Development Control Section, Environmental Services, Wokingham District Council.
27 March 2000

Scale: 1 : 1250

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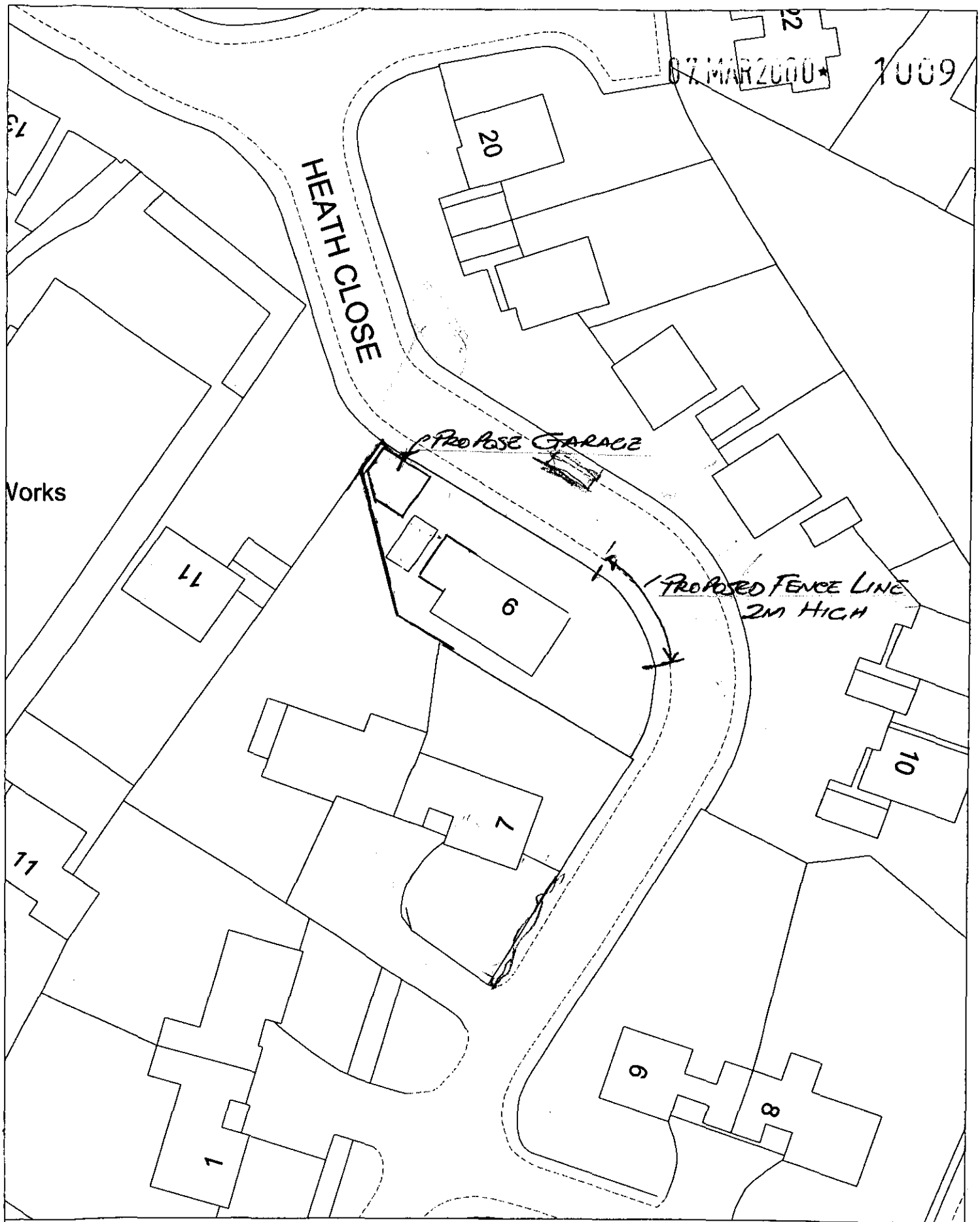

Site Plan, Scale: 1 to 500 DRG 2000/02/03

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