APPLICATION NO:
F/2002/5914

LOCATION:
Land Rear Of 552 & 554 Reading Road, Winnersh Wokingham.

APPLICANT:
Molefield Properties C/O W M Graham Associates

PROPOSAL:
Proposed erection of detached dwelling with detached garage.

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2002

CASE OFFICER: **Heidi Lynch**

APPROVED
Elaine Vasbi

1032
01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Molefield Properties
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Application Number: F/2002/5914

Parish: **WINNERSH**

Location: **Land Rear of 552 & 554, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed erection of detached dwelling with detached garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. Within 2 months from the date of this decision, a detailed scheme showing the arrangements for vehicular access onto Drome Path and parking and turning within the site shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved scheme.

Condition
2. Within 2 months from the date of this decision details of all boundary treatments, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved timetable.

Condition
3. No building shall be occupied until the vehicle parking and turning space shown on the approved plans has been provided. The parking and turning space shall be permanently maintained free of any impediment for its designated use and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) shall be carried out in such a position as to preclude the use of the parking space.

Condition
4. No building shall be occupied until visibility splays of 2.4 metres by 2.4 metres (measured along the edge of the drive and the back of the footway from their point of intersection) have been provided at the intersection of the drive and the adjacent

footway. The visibility splays shall be thereafter kept free of any obstruction to visibility above a height of 0.6 metres.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no additional windows or similar openings other than those shown on the approved plans shall be constructed at first floor level or above in the north-east and south-west elevations of the proposed building.

Reason
1. In the interests of highway safety and convenience.

Reason
2. To safeguard the visual amenities of neighbouring properties and the locality.

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

Reason
4. In the interests of highway safety and convenience.

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

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

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/01/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Appeal Decision

The Planning Inspectorate
Room 4/17
Temple Quay House,
2 The Square,
Temple Quay,
Bristol BS1 6PN

☎ 0117 372 8927

site visit made on 20 June 2001

by Peter Horridge BSc (Hons)

DipTP FRICS MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date 11 JUL 2001

Appeal Ref: APP/X0360/A/01/1061564
Land rear of 552/554 Reading Road, Winnersh

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Alderkey Limited against the decision of Wokingham District Council.
- The application, ref: F/2000/1798, dated 3 May 2000, was refused by notice dated 31 January 2001.
- The development proposed is new four bedroom house with separate double garage.

Summary of Decision: the appeal is allowed and planning permission granted, subject to the conditions set out in the Formal Decision below

Planning Policies

1. The development plan includes the Berkshire Structure Plan, adopted in August 1997, and the Loddon Area Local Plan, adopted in May 1995. The thrust of relevant policies is to protect and enhance the environment of built-up areas (Structure Plan EN1 and OS1), among other matters by encouraging good and appropriate design (Local Plan LBE1 and LBE2), and to promote highway safety (Structure Plan T7 and Local Plan LT5).

2. The Wokingham District Local Plan is an emerging plan which has been the subject of a public inquiry but which has yet to complete the full procedures leading to statutory adoption. Relevant policies continue the general thrust of those in the Loddon Area Local Plan. They include encouragement for development to respect and, if necessary, improve on its local context (Policies WBE1 and WBE2), and the need to promote road safety (Policy WT7). Policy WOS3 sets out a set of development control principles against which proposals are to be measured.

The main issues

3. From what I have seen and read, I consider that the main issues in this case are (1) whether the proposed house would be detrimental to the appearance of the area by particular reason of its bulk and form; (2) whether the proposal would adversely affect the living conditions of residents of neighbouring properties by reason of

overlooking; and (3) whether it would give rise to conditions prejudicial to highway safety.

Reasons

Effect on appearance of area

4. The appeal site fronts onto Drome Path, which links Reading Road with Greenacres Avenue. Along both sides of Drome Path are a number of dwellings; those on the north side being mainly bungalows, but on the south side there are 2 two-storey houses (Mountain Ash and Fozbery) immediately adjoining the appeal site with a chalet bungalow and two bungalows beyond. To the north-east of the site is 554 Reading Road, a bungalow, while to the south-east side of Drome Path are two-storey houses in Lincoln Close.

5. The council argues that there is a predominance of bungalows in the immediate surroundings. However, the two immediately adjoining properties, to which the appeal property would relate closest, are two-storey houses and the wider area, including Lincoln Close to the rear, contains mainly two-storey houses. A two-storey house would not appear out of place in these surroundings. Furthermore, the size of the house in relation to the plot is comparable to those of neighbouring properties. No specific criticism is raised of the design of the house. On the first issue, I conclude that the bulk and form of the proposed house would not be detrimental to the appearance of the area.

Effect on living conditions of residents of neighbouring properties

6. Although not a matter raised in the council's reasons for refusing planning permission, concerns about privacy have been raised by residents of the neighbouring bungalow to the north-east, 554 Reading Road, and of a house to the south-east at 6 Lincoln Close. I observed that the latter property would be over 20m from the proposed house and inter-visibility would be at an oblique angle, with the garden of at least one other property between the two sites. The proposed house would be immediately behind 554 Reading Road, but with a distance of around 24m between the two buildings and no windows (other than a small ground floor cloakroom window) in the elevation of the proposed house facing towards 554 Reading Road. In these circumstances, I conclude that the proposal would not adversely affect the living conditions of residents of these neighbouring properties by reason of overlooking.

Highway safety

7. Drome Path is a narrow track, with a gravel surface for most of its length from Greenacres Avenue as far as the appeal site. Between the appeal site and Reading Road, the track narrows and has a tarmac surface. It has no separate footway and no street lighting. It is a public right of way and carries pedestrian traffic between Reading Road and the housing areas beyond.

8. The highway authority suggests that its width, surface, and lack of footways and street lighting make Drome Path unsuitable to serve further development. However, some of these features also discourage its use by traffic other than that specifically

associated with properties along the track, and encourage low traffic speeds and pedestrian priority. It appears that, notwithstanding its condition, a number of planning permissions for new dwellings have been granted, the most recent in 1990, such that Drome Path is now virtually fully developed along both sides and the appeal site is the only remaining development opportunity along the track. There is no evidence that the existing condition of Drome Path has given rise to any specific problems nor that the track is incapable of serving one additional house.

9. Reading Road is a busy interurban road and bus route. Visibility for traffic emerging from Drome Path meets the 'y' distance requirements set out in 'Places, Streets and Movement' from an 'x' distance of 2m, but from an 'x' distance of 4.5m it is curtailed by a bus shelter which has been positioned within the visibility sightline. 'Places, Streets and Movement' advises that an 'x' distance of 2m is adequate for a small development of up to half a dozen houses, whereas there are already approximately a dozen houses which have access to Drome Path. However, it is relevant to bear in mind that there is a second access from Drome Path to Greenacres Avenue. Given the increased width of Drome Path towards the latter junction and the number of houses which are closer to Greenacres Avenue than Reading Road, it would be appropriate to assume that at least half the traffic using Drome Path enters and leaves via the junction with Greenacres Avenue.

10. In these circumstances, I consider that the visibility available at the junction of Drome Path with Reading Road is adequate for its likely usage, even taking account of the additional traffic generated by the proposed house. I reach this conclusion having taken account of the accident information for this stretch of Reading Road, which does not include any accidents relating to the use of Drome Path. I have also taken account of the fence to 556 Reading Road which limits visibility between traffic emerging from Drome Path and pedestrians on Reading Road; the limited visibility would be of pedestrians walking on an area of tarmac which does not appear to be part of the defined footway.

11. Visibility at the junction of Drome Path with Greenacres Avenue is curtailed by a low hedge along the frontage of 1 Drome Path. Nevertheless, I saw at my site visit that this has only a limited impact on the extent of available visibility, although if the hedge were to grow its impact would be greater. Greenacres Avenue is a lightly trafficked residential road and I do not consider that any additional traffic from the proposed dwelling using this junction would be likely to prejudice highway safety.

12. At its junction with Reading Road, Drome Path is not wide enough for two cars to pass. A vehicle attempting to enter Drome Path from Reading Road would not be able to do so while there is a vehicle waiting to exit from Drome Path. I consider, however, that the frequency with which this situation is likely to arise is such that prejudice to highway safety is unlikely.

Conclusions

13. I conclude that the proposal would not result in a bulk and form of development that would be detrimental to the appearance of the area. Nor would the proposal adversely affect the living conditions of neighbouring residents by reason of overlooking. In these respects, the proposal would not therefore conflict with

relevant development plan policies including Policies OS1 and EN1 of the Structure Plan and LBE1 and LBE 2 of the Loddon Area Local Plan. Although there are shortcomings both in the existing condition of Drome Path and its junctions with Reading Road and Greenacres Avenue, these are not of a scale sufficient to give rise to conditions prejudicial to highway safety, contrary to Policies T7 of the Structure Plan and LT5 of the Local Plan. I shall therefore allow this appeal.

14. I have considered all the other matters raised in the representations, but, in my opinion, none are sufficient to outweigh the factors which have led to my decision.

Conditions

15. The council has suggested the imposition of a number of conditions in the event of the appeal being allowed. I consider these below. I note first that the highway authority says that the site layout does not comply with its standards, but does not specify what these are, nor how the layout is deficient. Nevertheless, there is a discrepancy in the access arrangements between the 1:500 scale block plan and the 1:100 scale site layout plan. As the former appears to show a different design of house to that shown on the remainder of the plans, it may be that the latter is to be preferred. For the avoidance of doubt, I have regarded the 1:500 scale block plan as not forming part of the approved plans, and have imposed a condition requiring a detailed scheme for arrangements for vehicular access onto Drome Path and parking and turning within the site to be agreed before development commences.

16. Most of the conditions suggested by the planning authority are necessary in the interests of highway safety (conditions 2 to 6 and 17 using the council's numbering), the appearance of the completed development (conditions 7, 10 and 15), and the living conditions of residents of neighbouring properties (conditions 8 to 10, 12 and 15). I consider that the hours within which building works can take place, proposed in condition 9, are reasonable given the close proximity of dwellings. As there is conflicting evidence from the Environment Agency and from the council's Environmental Health department over the risks from landfill gas, due to the presence of a landfill site within 250m of the property, I consider that condition 11 is justified in the interests of protecting local residents from any potential hazards. I have made minor adjustments to the wording and numbering of the conditions in the interests of clarity and having regard to the advice in Circular 11/95.

17. Conditions 13 and 14 are unnecessary as the need for landscaping of the site has not been a material factor in assessing the planning merits of this scheme. Condition 16 duplicates condition 6.

Formal Decision

18. For the reasons given above, and in exercise of the powers transferred to me, I allow the appeal and grant planning permission for a new four bedroom house with separate double garage on land at the rear of 552/554 Reading Road, Winnersh in accordance with the terms of the application no. F/2000/1798 dated 3 May 2000 and the plans submitted therewith (with the exception of the 1:500 Block Plan), subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

(2) Prior to the commencement of development, a detailed scheme showing the arrangements for vehicular access onto Drome Path and parking and turning within the site shall be submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved scheme.

(3) Prior to the commencement of development, details, including samples, of the proposed external materials shall be submitted to and approved in writing by the local planning authority.

(4) Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the local planning authority.

(5) Prior to the commencement of development, a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the local planning authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the local planning authority before development commences. The development shall then proceed in strict accordance with the measures approved.

(6) Prior to the commencement of development, details of all boundary treatments, including a timetable for their implementation, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved timetable.

(7) Prior to the commencement of development, a scheme for accommodating all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period shall be submitted to and approved by the local planning authority. The approved scheme shall be maintained and used at all times.

(8) Prior to the commencement of development, details of the precautions to be taken to prevent the deposit of mud and similar debris on the public highway during the construction period shall be submitted to and approved in writing by the local planning authority, and implemented during the construction period.

(9) No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads and tracks, shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

(10) Works related to the construction of the development hereby approved, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 6pm on

Mondays to Fridays, and 8am to 1pm on Saturdays, and at no time on Sundays or Bank Holidays.

(11) No building shall be occupied until the vehicle parking and turning space shown on the approved plans has been provided. The parking and turning space shall be permanently maintained free of any impediment for its designated use and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), shall be carried out in such a position as to preclude the use of the parking space.

(12) No building shall be occupied until visibility splays of 2.4m by 2.4m (measured along the edge of the drive and the back of the footway from their point of intersection) have been provided at the intersection of the drive and the adjacent footway. The visibility splays shall be thereafter kept free of any obstruction to visibility above a height of 0.6m.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no additional windows or similar openings other than those shown on the approved plans shall be constructed at first floor level or above in the north-east and south-west elevations of the proposed building.

Information

19. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if they refuse any such application, fail to give a decision within the prescribed period, or grant a conditional approval.

20. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks of the date of this decision.

21. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Peter Hardge

INSPECTOR

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 26 February 2002

Location:	Land Rear of 552 & 554 Reading Road, Winnersh
Proposal:	Proposed erection of detached dwelling with detached garage.
Application Number:	F/2002/5914

In response to your consultation dated 20 February 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposal as work has already commenced on site. The applicant will need to submit a detailed landscape scheme showing the location of all new planting within the site but is especially important at the front of the site along Drome Path. The landscape details should contain full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Conditions for F/2002/5911/4

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

(2) ~~Prior to the commencement of development~~ within 2 months from the date of this decision, a detailed scheme showing the arrangements for vehicular access onto Drome Path and parking and turning within the site shall be submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved scheme.

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21. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Peter Hardge

INSPECTOR

Received by Wokingham District Council

Application No: F/2002/5914

Proposal:
Proposed erection of detached dwelling with detached garage.

Location:
Land Rear Of 552 & 554, Reading Road, Winnersh, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5914 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

20 February 2002

Recd 8.30AM 28.2.02

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

PLANNING 53678
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Ref: 2374/wmg/cm

26 February 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Heidi Lynch

Dear Ms Lynch

552 & 554 READING ROAD WINNERSH

With reference to Town Planning application F/2002/5914, as requested, please find enclosed 6 copies of Dwg. No. 2374 – 100 showing the garage floor plan.

We trust that you find all now in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

Elaine. Copy for file!

Tel: (0118) 974 6452(Direct Line)
Fax: (0118) 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 02 August 2002
My ref: DL/2 /RFS/02/5592

Molefield Properties
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Graham:

ERECTION OF DWELLING AT LAND REAR OF 552 & 554 READING ROAD, WINNERSH. PLANNING APPLICATION F/2001/4627.

I am writing to you following a site visit to the above property, where it was observed that the dwelling is not being built in accordance with the approved plans.

An extra bedroom has been created by a wall being inserted in the bedroom identified as bedroom 2 on the plans submitted with the current application. It has been considered that these alterations can be dealt with as minor amendments. Therefore please submit revised drawings for the above application within 14 days of receiving this letter.

If you have any questions regarding this letter please contact me.

Yours sincerely

DL

Mr D Ledger
Planning Enforcement Officer

ENVIRONMENT AGENCY

Our Ref : SP/2002/005367-1/1
Your Ref : F/2002/5914

Date : 21 March 2002

PLANNING SERVICES	HPT 54631
POL	TLS
DC EV	ENF
APP	
CS	
26 MAR 2002	
COPIES TO	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: ERECTION OF DETACHED DWELLING WITH DETACHED GARAGE
LOCATION: LAND REAR OF 522&554 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 20 February 2002, received on 22 February 2002. Please quote the following reference in any correspondence: SU77SE/8/23. The Environment Agency has the following comments:

Further to the Environment Agency's letters of 13 July 2000 (Ref. SP\2000\2023) and 1 February 2002 (Ref. SU77SE/8/23)(attached), I wish to confirm that The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

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

Grid reference	Distance from site	Landfill name	Details
SU772712	200m	Reading Road, Winnersh	Inert

In view of distance from the site and type of waste it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

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

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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 will 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.

WaterCourses
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

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Environment Protection
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.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On

this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: W. M. Graham

Our ref: SU77SE/8/23
Your ref:

Date: 1 February 2002

W M Graham
W M Graham Associates
1 Rectory Rd
Wokingham
Berks
RG40 1DJ

Dear Sir

REAR OF 552 & 554 READING RD, WINNERSH

I write with regard to a telephone enquiry from Andrew Archibald concerning the Environment Agency's response of 13 July 2000 to a development proposal at the above site.

I can confirm that the Agency's comment with regard to the Reading Road landfill, located approximately 200m from the application site has not changed, and that the Agency does not consider the above site to be at risk from landfill gas.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Direct Tel : 01276 45 4323
Direct Fax : 01276 45 4352
email: sarah.paxman@environment-agency.gov.uk

Our ref: SP\2000\2023
Your ref: F/2000/1798

ENVIRONMENT AGENCY

Date: 13th July 2000

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

Attention: Mr Joss Miller

Dear Sir/Madam

PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE

Thank you for your letter dated 29th June 2000 which was received on the 4th July 2000. You are asked to quote the following reference in any correspondence: SU77SE/8/23.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

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:

Distance from site	*Landfill name*
~200m	Reading rd, Winnersh

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

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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

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

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

Cc. Keen Partnership, Culham hse, 122 Castle st, Reading Berkshire, RG1 7RJ

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5914

My Ref: 000252

Date: 6 March 2002

PROPOSED ERECTION OF DETACHED DWELLING WITH DETACHED GARAGE.

LAND REAR OF 552 & 554, READING ROAD, WINNERSH.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 772 712	190 metres	Reading Road, Winnersh	Inert

In view of the nature of the waste and its distance from the site it is unlikely that landfill gas will present a risk to this proposal.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Heidi Lynch

From: Andy Glencross
Sent: Friday, March 01, 2002 5:31 PM
To: Heidi Lynch
Subject: Planning Application F/2002/5914 Land at rear of 552 & 554 Reading Rd Winnersh

Hi Heidi

The site lies within 200metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited this site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

FROM: Heidi Lynch

DATE: 20 February 2002

22 FEB 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5914

Proposal: Proposed erection of detached dwelling with detached garage..

Site Address: Land Rear Of 552 & 554, Reading Road, Winnersh, Wokingham.

Applicant: Molefield Properties C/O W M Graham Associates.

Your observations are required in respect of this application **by 16/03/2002** .

No comments

PLANNING SERVICES	HPT
PO	TLS
DC	ENS
APP	
CO	

27 FEB 2002

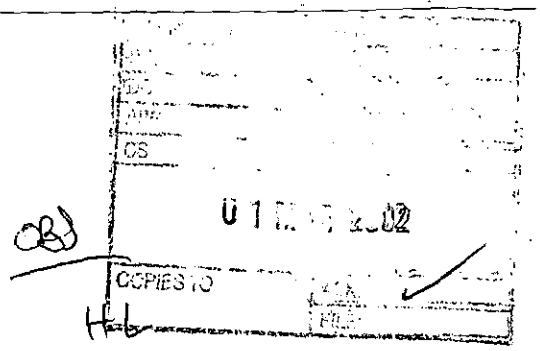
COPIES TO	ACK.
	FILE:

SIGNED: _____ DATE: 27.02.02

Clerk To Winnersh Parish/Town Council.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 26 February 2002 10:01
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Comment
ApplicationNumber: F/2002/5914
Correspondent_FullName: Graham Holdsworth
Correspondent_StreetAddress: Fozbery
Correspondent_Address2: Drome Path
Correspondent_Town: Winnersh
Correspondent_County: Berks
Correspondent_PostCode: RG41 5HB
Correspondent_Telephone: 0118 978 1890
Correspondent_Email: michelleh@fsmail.net

Comments:

Thank you for your recent letter inviting local residents to comment on this application BEFORE it is considered. Unfortunately, my (private) driveway opening onto my (equally private) road, Drome Path, is currently being blocked by a truck delivering roof timbers to the now half-completed house referred to in your letter.
Is your letter late, in which case how can I object to the application, or is the house being built without permission?
Also, who would give permission for the owners of the new house to use Drome Path for access (as this is where their driveway emerges).

Thanks,

Graham Holdsworth.

SUBMITTED/RECD 14/2/2002

PREVIOUS APPLICATION ALLOWED ON APPEAL F/2000/1798

① NEW HIGH LEVEL WINDOWS IN REAR ELEV

② CANOPY/PORCH OVER REAR DOOR

EV .. NOW dealt with

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 20 February 2002

Application Number: F/2002/5914

Proposal: Proposed erection of detached dwelling with detached garage.

Parish: WINNERSH PARISH

Site Address:
Land Rear Of 552 & 554, Reading Road, Winnersh, Wokingham.

Applicant:
Molefield Properties C/O W M Graham Associates.

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).

C049, R049.
C122, R122
C137 (INSERT: dwelling), R137.
C129, R129
C128, R128.
C131, R131.

NO7.

Signed: _____ **Print name:** Adam 21/02/02.

Elaine Vashi

From: Andy Glencross
Sent: 15 February 2002 16:40
To: Elaine Vashi
Subject: Planning Application F/2002/5808 532 Reading Rd Winnersh

Hi Elaine

The site lies within 40metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5914	EV
BUILDING CONTROL NUMBER	FP 2002/2648 Central	
APPLICANT/AGENT	C.S.M. Graham Associates	
ADDRESS OF SITE	Land rear of 552-554 Reading Rd. WINNERSH	
DESCRIPTION OF PROPOSED WORK	erect detached dwelling with detached garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		2374-01
ELEVATIONS	not now in system plan was saved as DC now.	— "
FLOOR PLANS		— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/2/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5914

Applicant : Molefield Properties C/O W M Graham Associates.

Location : Land Rear Of 552 & 554, Reading Road, Winnersh, Wokingham.

Proposal : Proposed erection of detached dwelling with detached garage.

Site Notice Displayed ? :	YES	NO	DATE
			25/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 11/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application no. F/2002/5914

Appraisal:

The application being considered is an amendment to planning consent F/2000/1798 for the erection of a detached dwelling with detached garage. The amendment involves the insertion of one additional window at first floor level in the north east elevation to serve a bathroom, plus the addition of canopy over the rear entrance to the property. The amendments have already been carried out and therefore the scheme is retrospective

Planning History
Planning permission for this development was refused in January 2001, but was allowed on appeal in July of the same year. The Inspector removed permitted development rights relating to windows at first floor level or above in the northeast and southwest elevations.

Impact upon neighbouring residents
The Inspector in his report considered the impact of the proposed development upon neighbouring dwellings. Although this did not form any part of the reasons for refusal by the Local Planning Authority, it was an issue that had been raised by two of the local residents at 554 Reading Road and 6 Lincoln Close (the two closest neighbouring properties).
The Inspector commented that the proposal would not adversely affect the living conditions of the residents of either of these properties, by reason of overlooking, given the distances between the properties (24m & 20m respectively).
Given that the additional window at first floor level in the north east elevation serves a bathroom and is obscurely glazed along with the distance of the window away from the rear of no. 554 Reading Road, it is not considered that it would result in overlooking or loss of privacy to its residents.

Impact upon the character of the area
It is considered that the canopy to the rear of the property reflects the design at the front of the dwelling, and therefore does not have a negative impact upon the character of the area.

Application Number F/2002/5914
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			CONDITIONS AS PER 1798.
			See Attached Appeal Decision letter

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 552 & 554 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5914

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 25.3.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
currently under construction close to completion

3. DESCRIPTION OF SITE/BUILDING
modern new development

4. RELATIONSHIP TO ADJOINING PROPERTIES
long back garden to 554 Reading Road

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5914	Map No : 53
Case Officer : HL	Site Area : 0.04
Valid Date : 14 FEB 2002	Received Date: 14/02/2002

Level : Delegated Application

Description : Proposed erection of detached dwelling with detached garage.

Location : Land Rear Of 552 & 554, Reading Road, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 20/2/02 JD.

Applicant : Molefield Properties C/O W M Graham Associates.

Fee Required: £0 **Fee Received: £0** - fee paid on 2000/1798

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Scale?		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	Garage floor plan	20/2.	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 20/2/02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures re Newts ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill

Railtrack

Police Arch Officer

Thames Water ✓ re: new dwelling

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

2 x S/N – Reading Rd & Drome Path

.....

+ See Map

+ names & addresses on attached list

OTHERS

.....

.....

.....

.....

.....

.....

No pre-apps.

Applicationo	Name & Address
F/2000/1798	Mrs L Lees 550 Reading Road Winnersh Wokingham Berks.
F/2000/1798	B Goulding & Petition 9 Drome Path Winnersh RG41 5HB
F/2000/1798	Mrs J Culver 6 Lincoln Close Winnersh RG41 5SZ
F/2000/1798	C Page 554 Reading Road Winnersh RG41 5HA
F/2000/1798	L Moore & Petition 11 Drome Path Winnersh Wokingham RG41

App refused
Letter sent 07/02/01

5914

14.FEB.2002 5914

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2374/wmg/cm

13 February 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

552 & 554 READING ROAD WINNERSH

With reference to the above please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Planning application Part 1
b) Section 66 Certificate
c) Fee note – none required reapplication
d) OS extracts
e) Dwg. No. 2374.100 (A4) & Dwg. No. 2373 – 01 (A1)

We trust that you find all in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1789/a

14.FEB.2002 591

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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 . . . . . W M Graham Assoc.

On behalf of . . MOLEFIELD PROPERTIES . . . . . .

Date . . 12 February 2002 . . . . . .

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

1509/ab

14.FEB.2002 5914

PLANNING APPLICATION PART 1

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	MOLEFIELD PROPERTIES
	ADDRESS	C/O THE AGENT
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ Tel No. 0118 977 9464
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND TO REAR OF 552 & 554 READING ROAD WINNERSH WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	NOT APPLICABLE
5. Give brief details of the proposal	ABOUT THE APPLICATION	THREE BEDROOMED DETACHED HOUSE WITH DETACHED GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

1:25000 Location Plan		1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	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.

GARDEN - REAR

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.

AS PREVIOUS SUBMITTED SAMPLES

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~~

SOAKAWAYS

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

YES / ~~NO~~

YES

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	1
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	-1

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 £ -

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

RE-APPLICATION Ref: APP/X0360/A/01/1061564

SIGNED W M GRAHAM ASSOCIATES ON BEHALF OF MOLEFIELD PROPERTIES DATE 12.02.2002

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.

L DRIVE GARAGE

E

ADDRESS 554 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 53 SU. 7771

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
21412	TRIDENT CONSTR.	O/L	DEM. + REBUILD + ALTERATIONS ON SITE OF	W/DRAWN	
22126 -	"	O/L.	DEM + 3 bungalows +	20.9.84	N/A REF
24294 -			New Petrol filling stn.	9.10.85	R
24736 -	"		4 HOUSES, 3 GARAGES	7.1.86	NOT ISSUED C/A
26928/9/30	SEE 556				
27687 -	OR. NEAR / BLUE GARAGE, CARLEY		DET. BUNGALOW TO REAR	13.5.87	REF
30056 - APPEAL	"		"	10.6.88	Ref
BRA4471	BLUE GARAGE		NEW GARAGE ON SITE OF EX.	9.3.88	APP
31522 -	OR. NEAR		DWELLING TO REAR	26.10.88	Ref

DATE OF COMPLETION

MINISTRY DECISION 22126 - APPEAL DISMISSED - 3.6.85 30056 - APPEAL DISMISSED - 25.11.88

SPECIAL ORDERS ENF. NOTICE ISSUED - LAND TO REAR PARKING/TURNING MOTOR VEHS. - 20.8.

DRAINAGE APPEAL AGAINST

1933

2

ADDRESS 554 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7771

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
F/2000/1798	Alderbury Ltd C/O	Erect 1 Det Dwelling	31.1.01	R
9/2002/5914	Molefield Properties	Erect Det Dwelling & garage		

MINISTRY DECISION 1798 - APPEAL ALLOWED - 11/7/01

SPECIAL ORDERS PD Enq - Relocation of Access - 1/9/99 - Mrs. Beck

ADDRESS 552 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7771 53

BUILDER Old Property

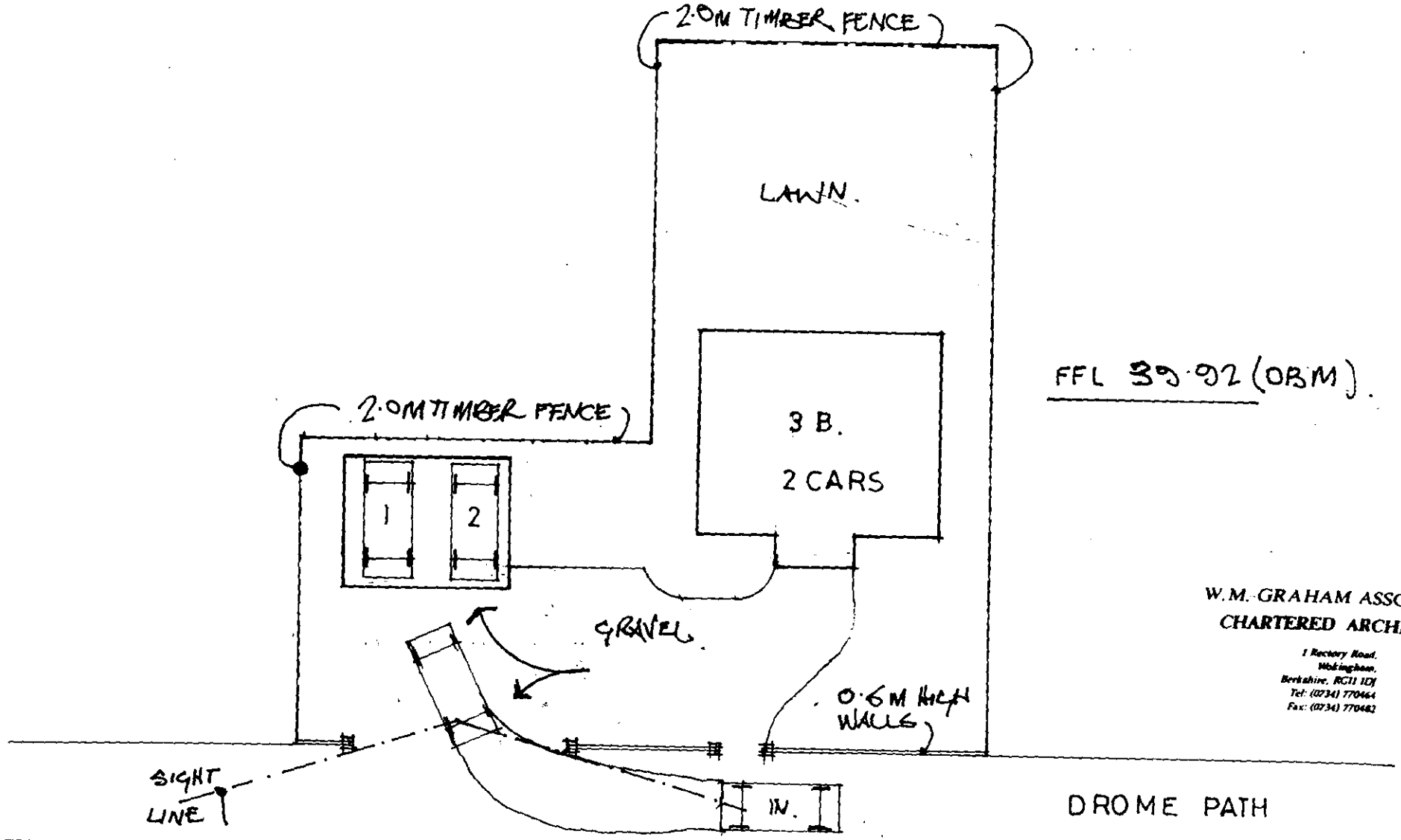
Plan No.	Applicant	Description of Development	Date of Decision	Decision	
517/49	Mr. A. N. Humphrey	Garage	13-12-49	App	App
BR. 8887	Mr. R. H. Street	Alteration & extension	26.6.78	REF	N/A
08748	"	"	6.7.78	N/A	C/H
BR 9051	"	"	31.7.78	APP.	N/
6(2A) RS1/79/R	MR. A. FULLARD	GARAGE	26.1.83		
F/2000/1798	Alderkey Ltd.	Erect 1 Det Dwell + Garage	31.1.01		RE
F/2002/5914	Molefield Properties	"			

DATE OF COMPLETION

MINISTRY DECISION 1798 - APPEAL ALLOWED - 11/7/01

SPECIAL ORDERS

DRAINAGE

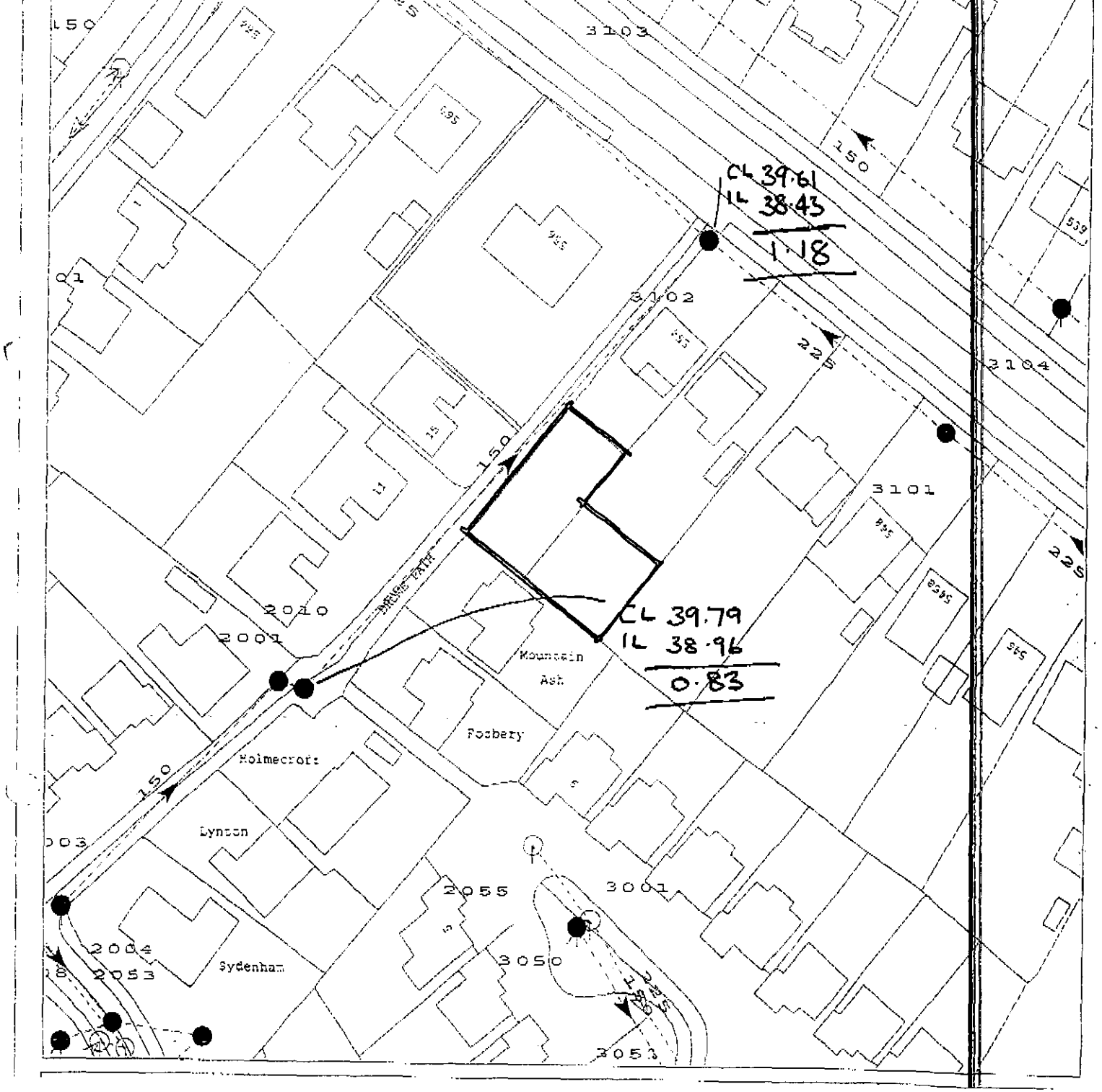


FFL 39·92 (OBM).

14.FEB.2002*

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482

552 554 READING ROAD SCALE 1·200. 2374·100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IL 38.43
1.18
CL 39.79
IL 38.96
0.83
Mountain Ash
Foxbery
Holmecroft
Lynton
Sydenham
3103
3102
3101
3001
3050
3053
2104
2055
2053
2004
2001
2010
150
225

14 FEB 2002 5914



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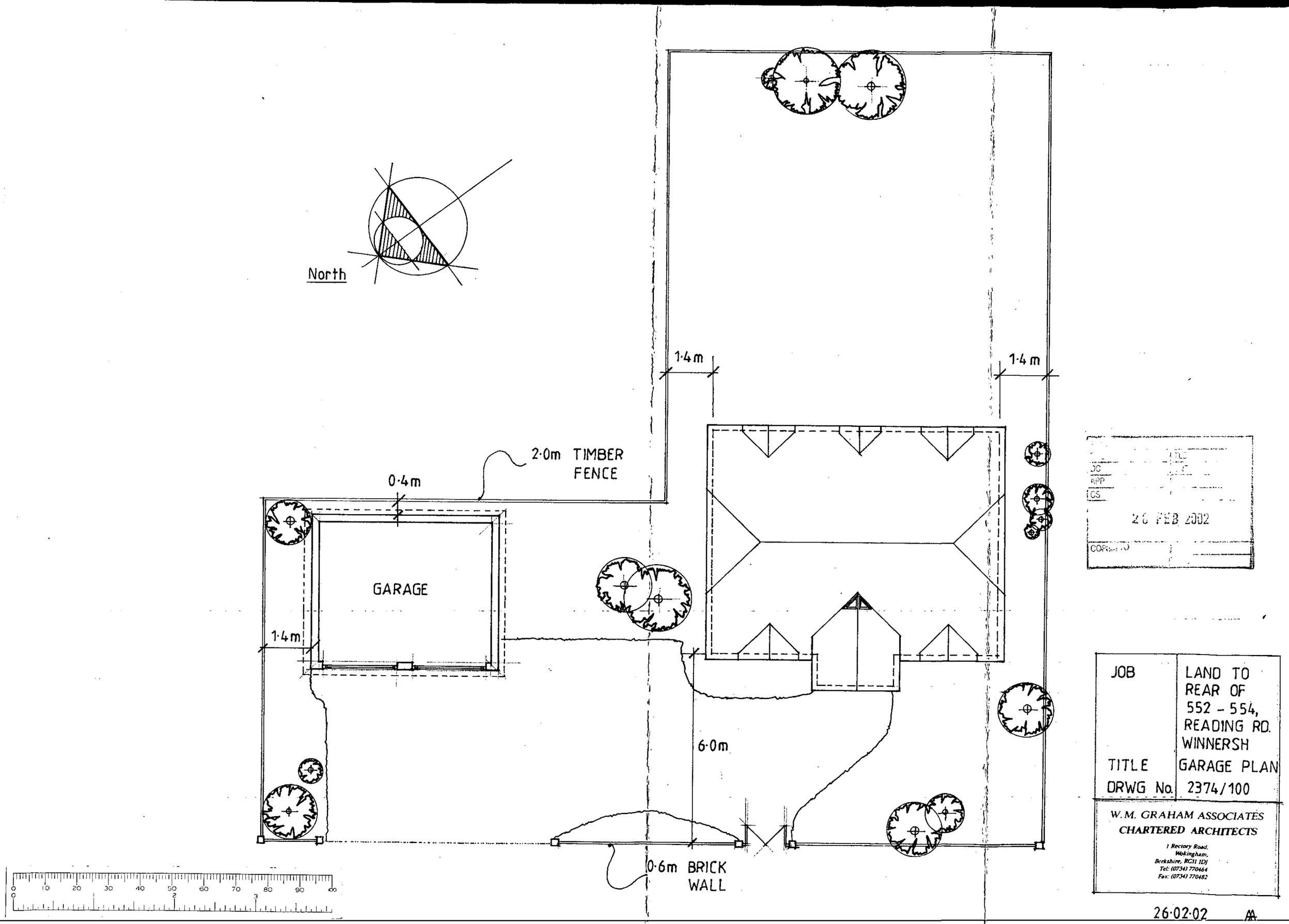
Development Control Section, Environmental Services, Wokingham District Council.
19 February 2002 Scale: 1 : 1250

N W E S


North
1·4m
1·4m
2·0m TIMBER FENCE
0·4m
GARAGE
1·4m
6·0m
0·6m BRICK WALL
26 FEB 2002
JOB
LAND TO REAR OF 552 - 554, READING RD. WINNERSH
TITLE
GARAGE PLAN
DRWG No.
2374/100
W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road, Wokingham, Berkshire, RG11 1DJ
Tel: (0734) 770464
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26·02·02