APPLICATION NO:

**F/2001/3239**

LOCATION:
**29 Lambourne Gardens, Earley Reading.**

APPLICANT:
**Mr & Mrs Clark C/O Peter H Watkins**

PROPOSAL:
**Proposed two storey side extension to dwelling.**

EARLIEST DATE FOR DECISION: **23/02/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**20/03/2001**

CASE OFFICER: **Farah Humayun**

(FH)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr & Mrs Clark**
**C/O Peter H Watkins**
**48 Broomfield Road**
**Tilehurst**
**Berkshire**
**RG30 6AL**

**Application Number: F/2001/3239**

**Parish:** **EARLEY**

**Location:** **29, Lambourne Gardens, Earley, Reading.**

**Proposal:** **Proposed two storey side extension to dwelling.**

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

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

**Condition**
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

**Condition**
4. Prior to completion the entire area to the front of the dwelling must be converted to hardstanding.

**Condition**
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

**Reason**
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

**Informative**
1. The applicant's attention is drawn to the details of the attached letter from Railtrack dated 16th February 2001.

**Informative**
2. 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 EN1 and OS1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

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

**HIGHWAYS CONSULTATION SHEET**

**From:** Farah Humayun **Date:** 30 January 2001

**Application Number:** F/2001/3239

**Proposal:** Proposed two storey side extension to dwelling.

**Parish:** EARLEY TOWN

**Site Address:**
29, Lambourne Gardens, Earley, Reading.

**Applicant:**
Mr & Mrs Clark C/O Peter H Watkins.

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).

COMMENT

The proposed parking layout is impractical. To ensure that 3 vehicles can be accommodated at the front of the dwelling, whilst remaining within the curtilage of the property, the highway authority recommend the following conditional approval:

1. The entire area to the front of the dwelling must be converted to hardstanding.
   R: HS&C.
2. C122, R122.

**Signed:** _____ **Print name:** Adam Coggins 15/02/01

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: May 10, 2001
My ref: FH/F/2001/3239
Your ref:

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

Mr & Mrs Clark
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Dear Mr & Mrs Clark

**RE: PROPOSED MINOR AMENDMENT TO 29 LAMBOURNE GARDENS, EARLEY (F/2001/3239)**

Thank you for your letter which was received on 2 May 2001.

I can inform you that the proposed conversion of playroom to garage, along with the replacement of the front door and window to a garage door can be considered as minor amendments and therefore, will not require the benefit of planning permission.

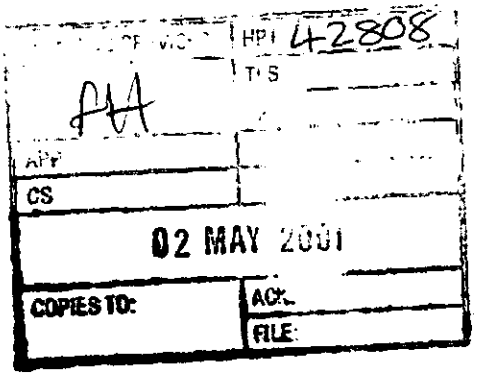
I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

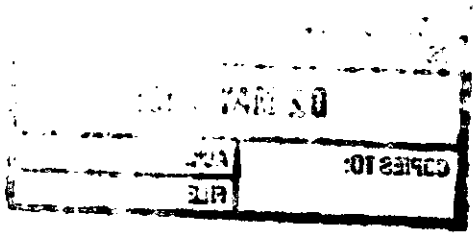
JOHN MITCHELL
Development Control Manager

Cc Mr & Mrs Clark

HAND DELIVERED 1/05/01.
MINOR AMENDMENT TO APPLICATION F/2000/3239.
FAO: FARAH HUMAYUN



099433 -



finalised for planning

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 3239 | FH |
| BUILDING CONTROL NUMBER | H 2001/1510 | Paul |
| ~~APPLICANT~~/AGENT | Peter H. Watkins | |
| ADDRESS OF SITE | 29 Lambourne Gardens Hall Lea. | |
| DESCRIPTION OF PROPOSED WORK | 2 storey side ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | PW21005 | PW21005 plus minor amendments |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " playroom converted to garage 10/5/01. |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 19/3/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Yes. | |
| IF YES, WHAT ARE THE DIFFERENCES ? | DC - minor amendments | |
| DATE | 16/5/01 | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED for BC | 16/5/01. | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

# RAILTRACK

Southern

**M HOLDEN Director**

| PLANNING SERVICES | HPT 40140 |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 20 FEB 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

16th February 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR.

Tel : 020-7902-3460

Y/r F/2001/3239
O/r C7/01/148/1/035/AN

Dear Ms Humayun,

**TOWN & COUNTRY PLANNING ACT**
**EARLEY, 29 LAMBOURNE GARDENS**
**PROPOSED TWO STOREY SIDE EXTENSION.**
**APPLICATION No F/2001/3239.**

I acknowledge receipt of your letter dated 30th January 2001, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction and after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing engineering conditions I would wish to see observed in order to safeguard the adjoining railway.

***In particular, the applicant should take note of condition Nos 12 & 14 and provide details of how the gable wall is to be erected without encroaching onto Railtrack property.***

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours sincerely,

Alan Nield.

pp B. Purcell.
Outside Party Engineer.

PLEASE CAN WE SEND A COPY OF RAILTRACK LETTER WITH DECISION NOTICE - THANKS

Engineering Manager. Suite 2.CP2 2H. General Offices.Waterloo Station. London. SE1 8SW
Tel : 020-7902-3460 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2.
Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

# Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

## Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

## Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

## Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

Issued by : Railtrack PLC Asset Information Group. CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

# TREE SPECIES

| Not Recommended | Permitted |
|---|---|
| Alnus glutinosa (Alder) | Betula (spp) (Birch) |
| Populus (spp) (Aspen, Poplar) | Malus Sylvestris (Crab Apple) |
| Fagus Sylvatica (Beech) | Acer Campestre (Field Maple) |
| Prunus Avium (Wild Cherry) | Prunus Padus (Bird Cherry) |
| Carpinus Betulus (Hornbeam) | Pyrys Communis (Wild Pear) |
| Tilia Cordata (Small-leaved Lime) | Pinus (spp) (Fir Trees - Pines) |
| Quercus (spp) (Oak) | Cretaegus (spp) (Hawthorn) |
| Salix Willow (spp) (Willows) | Corylus Avellana (Hazel) |
| Acer (spp) (Sycamore, Norway Maple) | Sorbus (spp) (Mountain Ash, Whitebeams) |
| Aesculus Hippocastanum (Horse Chestnut) | Robinia (Pseudo) (False Acacia) |
| Castanea Sativa (Sweet Chestnut) | Shrubby Salix (Willow Shrubs) |
| Platanus Hispanica (London Plane) | Thuja Plicata 'Zebrina' |

## BORDER LINE

Fraximus Excelsior (Ash)

## OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

**WORK SHEET FOR :** Farah Humayun

**Application Number :** F/2001/3239

**Applicant :** Mr & Mrs Clark C/O Peter H Watkins.

**Location :** 29, Lambourne Gardens, Earley, Reading.
**Proposal :** Proposed two storey side extension to dwelling.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | — | 28/02/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 28/02/01

**Date Registered : 23/01/2001**

**Earliest Date for Decision : 23/02/2001**

**Latest Consultation Date/Site Notice Expiry Date : 23/02/2001**

**This application will have expired on: 20/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

EARLEY TOWN COUNCIL - No objection.
RAILTRACK - Require details of how brick wall is to be erected without encroaching onto Railtrack property
HIGHWAYS - Rec. approval subject to conditions.

**Planning Issues :**

* IMPACT UPON NEIGHBOURING PROPERTIES.
* IMPACT UPON THE STREET SCENE.

**Application Number: F/2001/3239**

**Appraisal :**

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop two-storey extension to dwelling. The extension is to form a playroom, as well as two extra bedrooms. The prop is set below the existing ridge height by approx 0.5 metres. The extension is set in 1 m at first floor level.

The property is located on the corner of semi-detached properties. The property is adjacent to the railtrack. The extension extends to the boundary leaving a distance of 300mm from the boundary with Railtrack's property. It is considered that the prop. will not have an adverse impact upon neighbouring properties.

IMPACT UPON STREET SCENE

The prop is set down in ridge height and set back at first floor level. Therefore it is considered the extension does not form an obtrusive feature in the street scene.

IMPACT UPON HIGHWAY SAFETY

The Highway Authority as consultees the proposed parking layout to be impractical. To accomodate 3 vehicles the entire area to the front of the dwelling must be converted to hardstanding.

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

**Application Number F/2001/3239**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| 3 | C044 | R044 | SIDE ELEVATION OF THE EXTENSION. |
| 4 | | R137 | PRIOR TO COMPLETION THE ENTIRE AREA TO |
| | | | THE FRONT OF THE DWELLING MUST BE |
| | | | CONVERTED TO HARDSTANDING |
| 5 | C122 | R122 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | INF | | The applicant's attention is drawn to |
| | | | the details of the attached letter from |
| | | | Roadwatch dated 16/2/01. |
| | | | |
| | | | |

| Informative for approvals |
|---|
| N16 |
| LODDON AREA LOCAL PLAN POLICIES: LR&I |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD33, WR&I |
| GREEN BELT LOCAL PLAN POLICIES: |
| BERKSHIRE STRUCTURE PLAN POLICIES: EN1, EN3, OS1 |
| MINERALS LOCAL PLAN POLICIES: |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Mercer
(Development Control Manager)

Date: 19/3/01

# RECORD OF SITE VISIT

**SITE ADDRESS: 29 Lambourne Gardens, Earley, Reading**

**APPLICATION NUMBER:** F/2001/3239

**OFFICER: Farah Humayun**

**DATE OF SITE VISIT:.....28/02/01.....**

**1 SITE/STATUTORY NOTICE DISPLAYED ?**

**2. DESCRIPTION OF SURROUNDINGS**

**Residential**

**3. DESCRIPTION OF SITE/BUILDING**

**semi-detached, corner property, adjacent to railway line**

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
**No 30 – existing single storey extension – no side facing window**

**Corner property, adjacent to the highway. Chain link on boundary. Existing detached garage to rear of property, located on the boundary.**

**In street scene well screened due to corner position. No similar extensions within close.**

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING space for 3 with whole of driveway hardstanding**

***LEVELS Level***

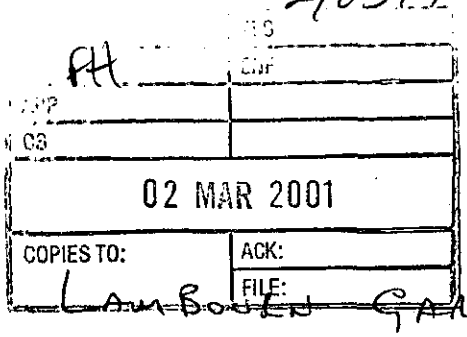
**BOUNDARY TREATMENT as above**

**OTHERS**

0118 9423696.

48 BROOMFIELD ROAD
TILEHURST
READING RG30 6AL
1st MARCH 2001

40597




RE 29 ~~LAMBOURN GARDENS~~, EARLEY

Dear Folks.

Following your conversation with Mr. Clark today, I can confirm that the new extension will be built a minimum of 300mm from the boundary with Railtrack's property and at no time during the construction will any encroachment on to their property will take place, including scaffolding

Yours sincerely

Ian Watt

# RAILTRACK

Southern

**M HOLDEN Director**

| PLANNING SERVICES | HPT 40140 |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 20 FEB 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

16th February 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR.

Tel : 020-7902-3460

Y/r F/2001/3239
O/r C7/01/148/1/035/AN

Dear Ms Humayun,

**TOWN & COUNTRY PLANNING ACT**
**EARLEY, 29 LAMBOURNE GARDENS**
**PROPOSED TWO STOREY SIDE EXTENSION.**
**APPLICATION No F/2001/3239.**

I acknowledge receipt of your letter dated 30th January 2001, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction and after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing engineering conditions I would wish to see observed in order to safeguard the adjoining railway.

**In particular, the applicant should take note of condition Nos 12 & 14 and provide details of how the gable wall is to be erected without encroaching onto Railtrack property.**

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours sincerely,

Alan Nield.

pp B. Purcell.
Outside Party Engineer.

Engineering Manager. Suite 2.CP2 2H. General Offices.Waterloo Station. London. SE1 8SW
Tel : 020-7902-3460 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2.
Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

# RAILTRACK

*Southern*

## Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

### Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

## Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

## Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

# TREE SPECIES

| Not Recommended | Permitted |
|---|---|
| Alnus glutinosa (Alder) | Betula (spp) (Birch) |
| Populus (spp) (Aspen, Poplar) | Malus Sylvestris (Crab Apple) |
| Fagus Sylvatica (Beech) | Acer Campestre (Field Maple) |
| Prunus Avium (Wild Cherry) | Prunus Padus (Bird Cherry) |
| Carpinus Betulus (Hornbeam) | Pyrys Communis (Wild Pear) |
| Tilia Cordata (Small-leaved Lime) | Pinus (spp) (Fir Trees - Pines) |
| Quercus (spp) (Oak) | Cretaegus (spp) (Hawthorn) |
| Salix Willow (spp) (Willows) | Corylus Avellana (Hazel) |
| Acer (spp) (Sycamore, Norway Maple) | Sorbus (spp) (Mountain Ash, Whitebeams) |
| Aesculus Hippocastanum (Horse Chestnut) | Robinia (Pseudo) (False Acacia) |
| Castanea Sativa (Sweet Chestnut) | Shrubby Salix (Willow Shrubs) |
| Platanus Hispanica (London Plane) | Thuja Plicata 'Zebrina' |

## BORDER LINE

Fraximus Excelsior (Ash)

## OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

FROM: Farah Humayun

DATE: 30 January 2001

DELEGATED

## EARLEY TOWN CONSULTATION SHEET

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 19 FEB 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

**Application Number:** F/2001/3239

**Proposal:** Proposed two storey side extension to dwelling..

**Site Address:** 29, Lambourne Gardens, Earley, Reading.

**Applicant:** Mr & Mrs Clark C/O Peter H Watkins.

Your observations are required in respect of this application **by 23/02/2001** .

---

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3239

**CONFIDENTIAL**

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS


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


Dear Councillor

**Application Number: F/2001/3239**
**29, Lambourne Gardens, Earley, Reading.**
**Proposed two storey side extension to dwelling.**

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2001/3239**
**29, Lambourne Gardens, Earley, Reading.**
**Proposed two storey side extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3239

**CONFIDENTIAL**

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX


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


Dear Councillor

**Application Number: F/2001/3239**
**29, Lambourne Gardens, Earley, Reading.**
**Proposed two storey side extension to dwelling.**

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2001/3239**
**29, Lambourne Gardens, Earley, Reading.**
**Proposed two storey side extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3239

**CONFIDENTIAL**

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ


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


Dear Councillor

**Application Number: F/2001/3239**
**29, Lambourne Gardens, Earley, Reading.**
**Proposed two storey side extension to dwelling.**

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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2001/3239**
**29, Lambourne Gardens, Earley, Reading.**
**Proposed two storey side extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

**Received by Wokingham District Council**

# Application No: F/2001/3239

**PROPOSAL:**
Proposed two storey side extension to dwelling.

**LOCATION:**
29, Lambourne Gardens, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2001. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not 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 of Planning and Transportation**

**30 January 2001**

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 23 JAN 2001 | Map No. 52 Site 005 |
| Officer: FH / Application No. F/2001/3239 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 29 LAMBOURNE GARDENS

Parish: EARLEY Ward: L. Hungerford 30-01-01 JB.

Applicant: MR/MRS CLARK
Joint cheque with B/control.

**Fee** Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

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

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 30.01.018 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

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

---

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

### HERITAGE BODIES

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

---

**OTHERS:**

.....No pre apps.....
.....
.....

### NEIGHBOURS:

.....Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 29 LAMBOURNE GARDENS PARISH ~~WOODLEY~~ GARLEY 1.4.86

PLOT No. 4 ORD. SHEET No. SU.7571 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 452/73 | MR. R ZOBEL | O/APP. RES. DEV. ON SITE & 4// HENLEY WOOD ROAD | 22.3.73 | N/A C/A |
| 876/73 | " | " | 14.6.73 | N/A C/A |
| 04016 | " | RENEW 452/73 | 20.2.76 | N/A C/A |
| 04017 | " | " 876/73 | 20.2.76 | N/A C/A |
| 05058 | NICE HOMES LTD. | SEMI-DET. HOUSE & GARAGE | 25.8.76 | N/A C/A |
| BR 5712 | NICE HOMES LTD | SEMI-DET. HOUSE & GARAGE | 11.8.76 | REF. N/A |
| BR 5350 | " | " | 4.10.76 | APP. N/A |
| BR 19985 | MR. J. ROCKALL | REAR EXTENSION | 27.1.83 | APP. N/A |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

# Environmental Services

For office use only.
Application number: 3239

## 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 | MR. & MRS. CLARK |
| | Address and postcode | 29 LAMBOURNE GARDENS EARLEY |
| | Phone number | 926 3786 |
| 2 | Agent's Name | PETER H. WATKINS |
| | Address and postcode | 48 BLOOMFIELD ROAD TILEHURST RG30 6AL |
| | Phone number | 945 696 |
| 3 | Site<br>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. | 29 LAMBOURNE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO-STOREY SIDE EXTN |
| 5 | Are there any trees on the site?<br>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. | CLAY TILES & BRICK TO MATCH |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 3 | Proposed: 4 |
| **10** | Does a public right of way touch the site?<br>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).<br>If you do not have to pay a fee, please say why below. | £95-00 ✓ | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | ✓ | |
| | • 1:500 scale site layout plan. | ✓ | |
| | • 1:100 or 1:200 scale floor plans and elevations. | ✓ | |

**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 |
|---|---|---|
| | | |

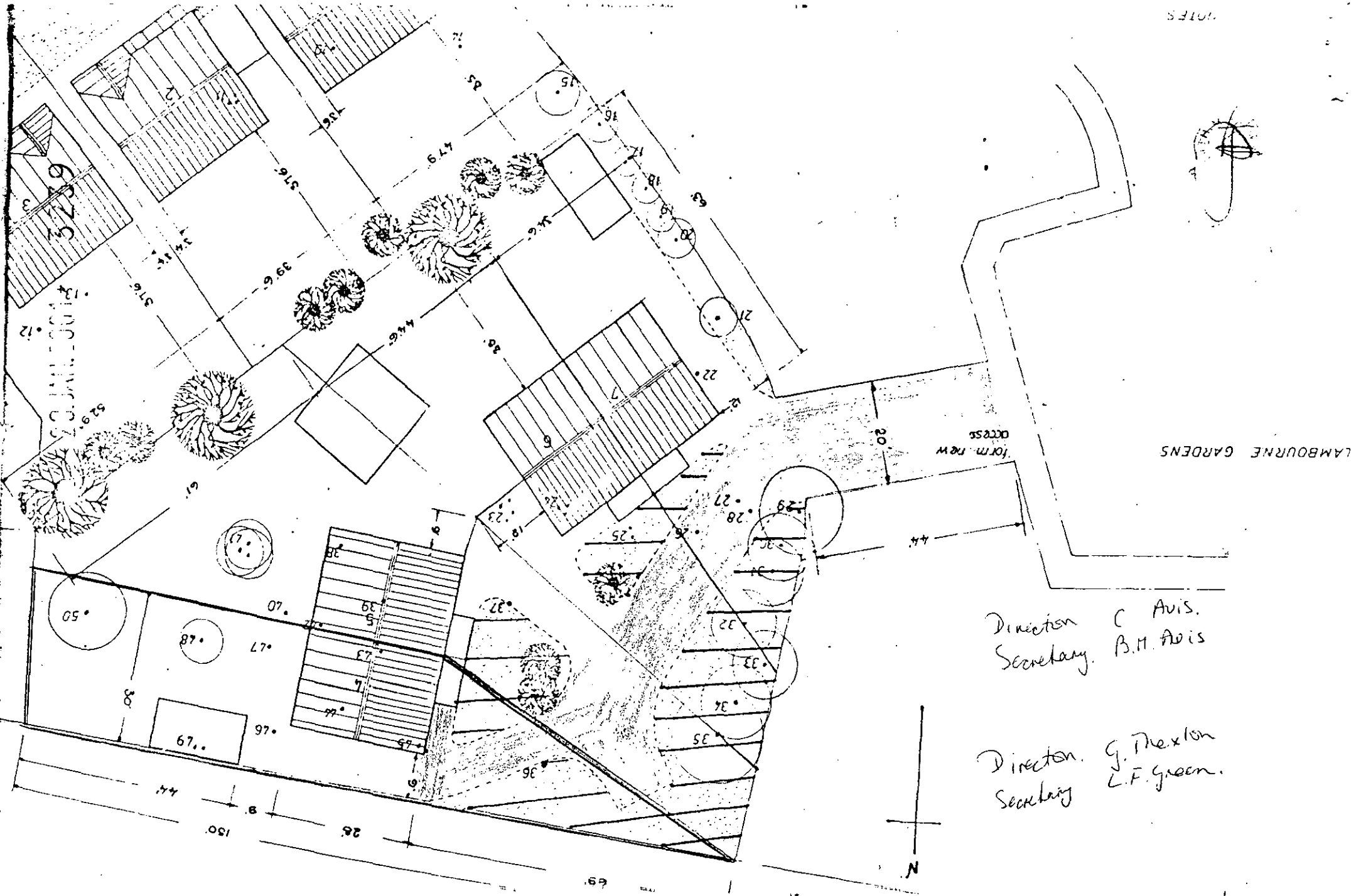
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. CLARK

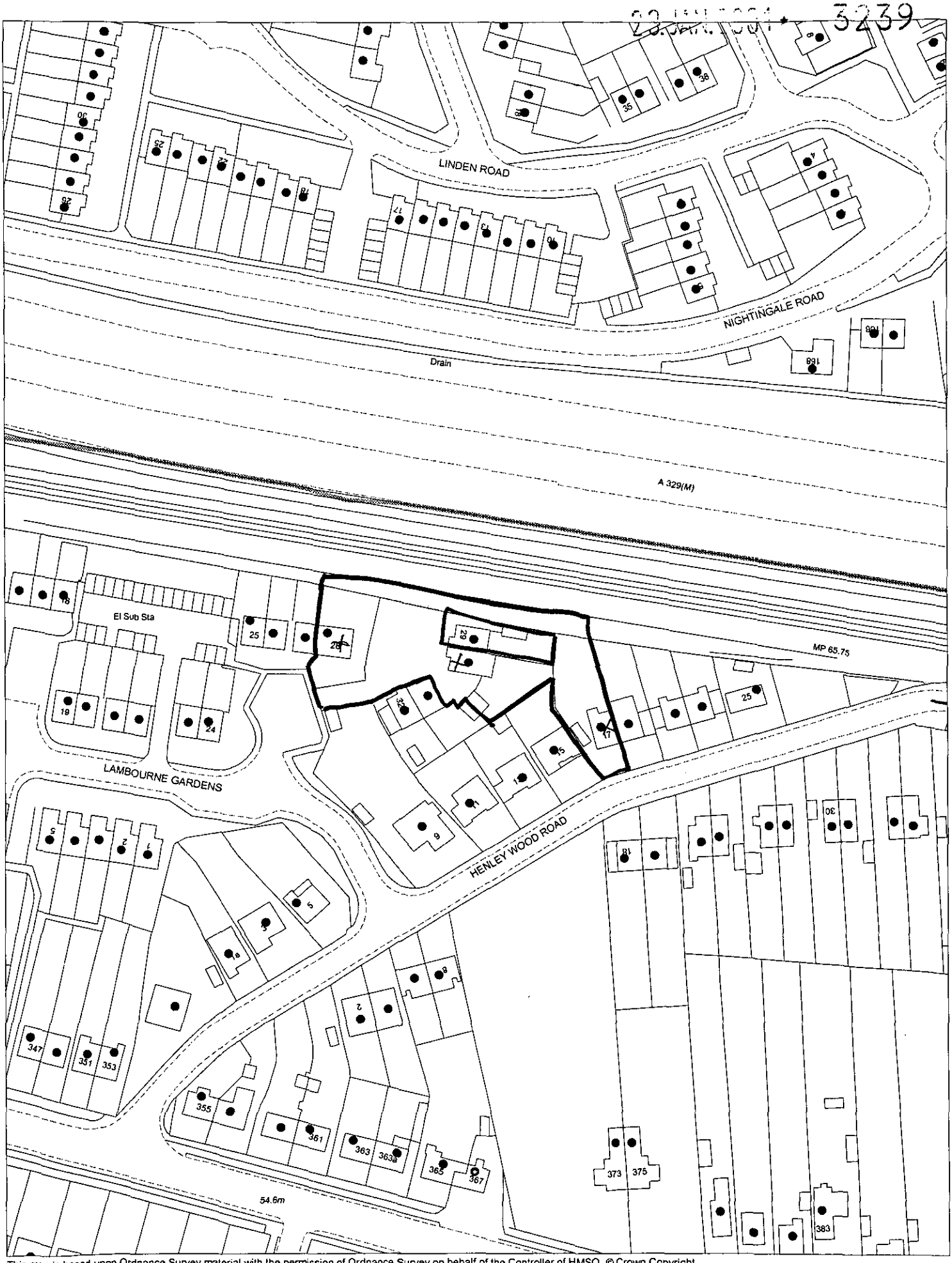
Date 16-1-2009

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




(ii) The right in common with the Transferee and its successors in title to lay connect to and use all soil and surface water drains

23 JAN 2001 3239




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
25 January 2001 Scale: 1 : 1250

N
W E
S