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LONDON OFFICE

APPLICATION NO:
F/2000/0637

LOCATION:
26 Rectory Road, Wokingham.

APPLICANT:
Mr Mrs Lauharne C/O Barton Wilmore Partnership

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Lauharne
C/O Barton Wilmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
Berks
RG31 7BW

Application Number: F/2000/0637

Parish: **WOKINGHAM**

Location: **26, Rectory Road, Wokingham.**

Proposal: **Proposed single 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings Nos. 9847/01A, 9847/02A & 9847/03A submitted to the Local Planning Authority on 08/05/00 showing a reduction in width of the proposed extension.

Condition
4. Prior to any work commencing on site, details of protecting existing trees on site during construction work shall be submitted and approved in writing by the Local Planning Authority.

Condition
5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the developed hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. In the interests of the future health and amenity value of the trees.

Reason
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

John Mitchell
Development Control Manager
Date: 20/06/2000

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

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/0637

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs R Laugharne
c/o The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

Dear Sirs

PLANNING PERMISSION 2000/0637
SITE: 26 RECTORY ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0637 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Andrew Thorley
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER A.T.

SITE DETAILS

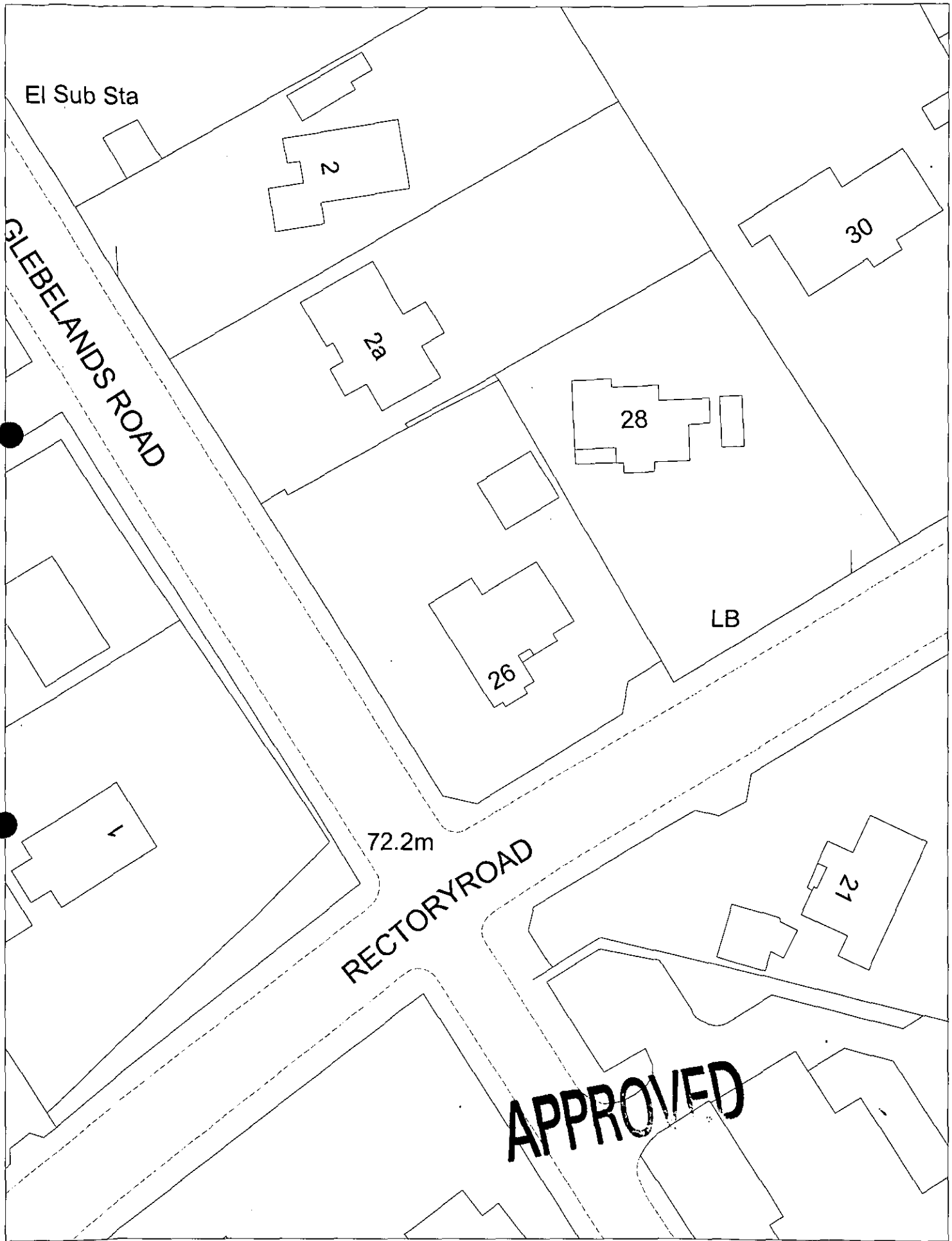
PLANNING APPLICATION NUMBER	0637
BUILDING CONTROL NUMBER	FP 2000/0850 Howard
~~APPLICANT~~/AGENT	The Barton Willmore Partnership
ADDRESS OF SITE	26 Rectory Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9847 01 A	9847 01A
ELEVATIONS	9847 30.	9847 03A
FLOOR PLANS	9847 10	9847 02A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/7/00	

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	



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Central Support Section, Environmental Services, Wokingham District Council.

25 February 2000

Scale: 1 : 500

N
W E
S

22/2/2000 0637.

Previous Planning Permission for the Site.

F
HFW

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: FARDENE HOMES
C/O 4th DIMENSION ARCHITECTURAL D
1 HOLLY COTTAGE
HIGH STREET
CROWTHORNE RG11 7AE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No 44160 (F)

Proposal:
ERECTION OF HOUSE AND GARAGE WITH NEW ACCESS AND FENCING
LAND ADJOINING 28 RECTORY ROAD WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990. (N4R)

02 The proposal shall be constructed in accordance with the revised plan received on 31st May 1995.

02 REASON For the sake of clarity.

03 Prior to the commencement of development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved. (216I)

03 REASON In order to ensure the satisfactory appearance of the proposal. (N10R)

04 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (N14)

04 REASON In the interests of visual amenity. (N13R)

continued/-

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (N15)

05 REASON In the interests of visual amenity. (N13R)

06 Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details. (230I)

06 REASON To ensure that existing trees are protected during development. (N16R)

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no development shall take place under the terms of Part 1 of Schedule 2 of that Order Classes A,B and C without the prior written consent of the Local Planning Authority. (229I)

07 REASON In order to protect the character and amenities of the locality. (N18R)

08 Prior to commencement details of the proposed fencing to enclose the site shall be submitted to and approved by the Local Planning Authority. Such details shall include proposals relating to the existing gap on the boundary with No. 2a Glebelands Road.

08 REASON In the interests of the visual amenities of the locality and to protect the privacy of the occupier of the property to the rear of the site.

09 The siting of any site compound, temporary building, storage area and other such activity required for construction work on the site shall be carried out under a scheme to be submitted to and approved in writing by the District Planning Authority before the development of the site commences. (N23)

09 REASON In the interests of amenity and road safety. (N23R)

10 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Fridays and before 7.00am and after 1.00pm on Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority. (197I)

10 REASON In the interests of amenity and to prevent undue disturbance to

continued/-

existing residential properties. (N25R)

11 Prior to the commencement of development details of the site levels of the proposed dwellings in relation to existing development shall be submitted to and approved by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm. (N27)

11 REASON In order to protect the character of the locality and amenities of nearby dwellings. (N27R)

12 Development shall not begin until surface water sewerage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority. (N32)

12 REASON In order to ensure the provision of off-site surface water sewerage to adequately serve the proposed development. (N32R)

13 The dwelling shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. (214I)

13 REASON In order to ensure the provision of off-site foul sewerage works to adequately serve the development. (N33R)

14 Prior to the commencement of development the existing telegraph pole along the Rectory Road site frontage shall be re-located behind the site access visibility splay in accordance with details to be submitted to and approved by the Local Planning Authority.

14 REASON In the interests of road safety.

15 The dwelling shall not be occupied until the access has been cnstructed in accordance with the approved plans. (215I)

15 REASON In the interests of road safety. (N54R)

16 Any gates provided shall open away from the highway and be set back a distance of at least 5 metres from the nearside edge of the carriageway of the adjoining highway. (N63)

16 REASON To ensure that vehicles can be driven off the highway before the gates are opened. (N63R)

17 The dwelling shall not be occupied until vehicle parking and turning space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking and turning at all times. (198I)

17 REASON In the interests of road safety. (N54R)

18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), the garage accommodation on the site shall not be used for

continued/-

any purpose, other than as garage accommodation unless permission has been granted by the Local Planning Authority on an application made for the purpose. (N70)

18 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards. (N70R)

19 Prior to commencement of development details of the proposed surfacing of the driveway shall be submitted to and approved by the Local Planning Authority.

19 REASON In order to ensure that the surfacing proposed does not result in damage to the roots of trees at the site.

INFORMATIVES:-

The Engineer at Council Offices, Shute End, Wokingham Tel (0734) 786833 should be contacted for the approval of the access construction details before any work is carried out within the highway. (HI3)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development. (671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151. (679)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151. (708)

Date 21st July 1995. ..... Head of Development Control

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Received by Wokingham District Council

Application No: F/2000/0637

Proposal:
Proposed single storey side extension to dwelling

Location:
26, Rectory Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

TCG Tree Surveys

Ardfearn, Netherfield Road, Battle, East Sussex TN33 OHL
Tel : 01424 773318 Fax : 01424 775307

ARBORICULTURAL ASSESSMENT

PROPOSED EXTENSION AND PATIO
AT 26 RECTORY ROAD
WOKINGHAM

Ref : KH/DA 0500 **16th May 2000**

Client : The Barton Willmore Partnership / Mr and Mrs R Laugharne

Managing Arboriculturist : K Harvey N.D.For. **Associate :** C J C Still BA(Hons) Dip.Ed.
Consultant : J D Keyes F.Arbor.A. Registered Consultant of the Arboricultural Association
In Association with Tree Consultancy Group

1 INSTRUCTIONS AND REPORT FORMAT

1.1 I have been instructed by The Barton Willmore Partnership, on behalf of Mr and Mrs R Laugharne, to inspect and report on tree cover in relation to a proposed single-storey extension with patio at 26 Rectory Road, Wokingham, for which a Planning Application is currently under consideration. My observations and advice on the arboricultural aspects of the development are required in order to assist with the design and planning processes. The trees were inspected on 18th April 2000, and this report summarises my findings and advice.

1.2 I have been supplied with the following :-

- A series of three drawings prepared by Barton Willmore Architecture showing a site plan, ground floor plan and elevations for the proposed extension. These are numbered 9847/01. 02 and 03, and are dated 9th February 2000.

- A copy of a letter dated 31st March 2000 from Andrew Thorley, Planning Assistant at Wokingham District Council, to Mr Dominic Jarman at The Barton Willmore Partnership. Attached to this letter is a memo dated 30th March 2000 from the Council's Senior Arboriculturist, Neil Etherington, commenting on arboricultural aspects of the Planning Application.

- A revised series of the three drawings prepared by Barton Willmore Architecture numbered 9847/01- 03 of 9th February 2000. These are marked Rev. A and are dated 5th May 2000.

1.3 Detail on the individual trees surveyed is given in the form of a schedule attached to this report with the trees numbered to match the notation used on the attached 1: 100 scale Drawing No. DA0500/1. In the schedule, species are given by their common names and the estimated heights, canopy radii and trunk diameters are given in metres. The trunk diameters (given as DBH = Diameter at Breast Height) were measured at approximately 1.5 metres above ground level unless stated otherwise.

1.4 An age classification column is included with trees being categorised as Y = Young (less than one-third of life expectancy), MA = Middle-Aged (one third to two thirds life expectancy) or M = Mature. It should be noted that these categories are relative to the expected safe useful life span of each species, and that different species can have safe life expectancies ranging from around 50 years to several hundred years or more.

1.5 The full recommended separation distances for each tree are given as they are shown in Table 1 of British Standard 5837: 1991 "Guide for trees in relation to construction". These are the minimum distances (i.e. protected zones) that should ideally be maintained between the trees and any construction or excavation to avoid excessive damage to the root systems through severance or compaction. The distances are measured from the centre of the tree and are calculated from the table using a combination of the tree's age category, it's relative vigour (expressed as normal or low), and the trunk diameter measured at 1.5 metres above ground level. However, the distances given are intended for guidance only and are open to some interpretation and variation depending on specific site conditions. At paragraph 7.5.5, the Standard acknowledges that these recommended distances can, in appropriate circumstances, be reduced by up to one-third on one side only, provided that a corresponding increase in distances is made in other directions. The purpose is to limit the degree of possible root loss to an acceptable level that will not have a deleterious effect on the health and well-being of the trees. The subject is discussed further in D.R. Helliwell's booklet "Trees on Development Sites" (Arboricultural Association, 1985) where it is suggested that a healthy tree that is still growing vigorously should be able to withstand the loss of up to 30% of it's root system without serious problems, and up to 50% without actually dying. Mr Helliwell confirms this view in his more recent publication Tree Roots and Tree Growth (Reading Agricultural Consultants, 1992).

1.6 A category column is included to indicate the relative value of individual trees. The trees are placed in categories corresponding to those suggested in British Standard 5837: 1991 and The Arboricultural Association's Handbook "Tree Survey and Inspection" (Arboricultural Association 1994). These are :-

A	-	Trees whose retention is most desirable.	(High category)
B	-	Trees whose retention is desirable.	(Medium category)
C	-	Trees which can be retained.	(Low category)
D	-	Trees which should be removed.	

While there must be a subjective element in category placement, as far as possible I have taken into account of a combination of species, structural form, cultural condition, relative amenity value and future safe life expectancy.

1.7 A comments section is included in the schedule to give a brief description of the structure and form of the trees where this may assist design considerations, along with an assessment of their overall condition and relative vigour.

2 OBSERVATIONS

2.1 No. 26 is a large detached two-storey house located on the north-western side of Rectory Road (A329) at the junction with Glebelands Road (A321). It occupies a rectangular site with an access drive flanking the north-eastern boundary leading to a detached garage situated to the rear. The house was built in 1996 with construction being completed by June of that year. There is a slight fall in levels across the site from left to right. Some excavations in the vicinity of trees were carried out in order to achieve the necessary level area for the house.

2.2 Tree cover at the site consists of a belt of mature and semi-mature trees running along the Glebelands Road boundary with a free-standing mature beech located to the front of the house adjacent to the access drive. I understand that most of the trees growing within the site are protected by Wokingham District Council Tree Preservation Order No. 663/1994.

2.3 Reference to the attached schedule will show that the condition of the trees surveyed is generally satisfactory with few notable defects being visible. The most significant trees in immediate relation to the site are the two mature Horse chestnuts *Aesculus hippocastanum*, numbered 1 and 4 on the schedule and attached drawing, and the mature beech *Fagus sylvatica*, numbered 6. These are supported by two semi-mature False acacias, *Robinia pseudoacacia*, numbered 3 and 5, a semi-mature sycamore *Acer pseudoplatanus*, numbered 2, and a semi-mature holly *Ilex aquifolium*, located between trees 3 and 4. All the trees make a positive contribution to the visual amenity of the site.

3 THE PROPOSED DEVELOPMENT

3.1 The proposals illustrated on Barton Willmore Architecture's Drawings numbered 9847/01-03 of 9th February 2000 show a single-storey extension with a patio area constructed against the left flank wall of the existing house. In order to have achieved the necessary level for this, the existing bank between the house and trees 2 and 3 would have to have been excavated to a point approximately 4.3 metres from the flank wall of the house. This would mean excavating to within approximately 2.4 metres of the centre of the sycamore numbered 2, approximately 3.2 metres of the centre of the False acacia numbered 3, and approximately 3.6 metres of the centre of the mature Horse chestnut numbered 4. Following my initial site assessment, I advised that the width of the extension should be reduced by 800mm in order to comply with the minimum separation distances for these trees given in Table 1 of BS 5837: 1991. This reduction is shown on the subsequent

series of drawings marked Revision A dated 5th May 2000, and reduces the extent of excavations necessary to approximately 3.2 metres of the centre of the sycamore numbered 2, approximately 4.0 metres of the centre of the False acacia numbered 3, and approximately 4.0 metres of the centre of the mature Horse chestnut numbered 4.

3.2 No crown lifting or pruning would be required to any of the trees as the extension would have a ridge height of approximately 4.45 metres (measured from the existing ground level at the house), a height which would comfortably fit below the trees' crowns (see schedule for crown heights). As no new service runs would be required, no further excavations would be necessary beyond those required for the foundations and low retaining wall.

4 DISCUSSION AND ADVICE

4.1 From an arboricultural point of view, the primary concern relating to the proposed development is the possibility that damage to root systems could be caused as a result of the necessary excavations. However, this is unlikely to be the case. For the sycamore numbered 2, Table 1 of BS 5837: 1991 recommends that a separation distance of 3.0 metres should be maintained between the tree and any excavations in order to avoid excessive damage to the root system. The revised proposals shown on drawings 9847/01-03 Rev A would not require any excavation within this zone and the full distance would be maintained. For the False acacia numbered 3, the full recommended separation distance given by the Standard is 4.5 metres. Although the proposals would necessitate excavation to within approximately 4.0 metres of the tree, this is still comfortably within the minimum separation distance of 3.0 metres allowed for if the one-third reduction described in paragraph 7.5.5 of the Standard is utilised. As there would be no disturbance or changes elsewhere around the tree, the reduction allowance can safely be applied in this case and the tree should not suffer any ill-effect as a result. For the Horse chestnut numbered 4, the Standard recommends a full separation distance of 6.0 metres. The proposals would require excavations to approximately 4.0 metres from the centre of the tree, a distance that can only be achieved if the full one-third reduction allowance is utilised.

4.2 The main concern expressed by Mr Etherington in his memo of 30th March 2000 is the likelihood that the Horse Chestnut numbered 4 will have had it's root development restricted by the roads and footpaths on the south-western and south-eastern sides of the tree, and that it would therefore be inappropriate to apply the one-third reduction allowance in this case and permit excavation within the full recommended separation

distance of 6.0 metres on the northern side. While I am broadly in agreement with Mr Etherington on this point and would normally recommend that no excavations be carried out within this distance, I believe that there are mitigating factors in this case which should be borne in mind when considering the potential impact of the proposals.

4.3 At the time of the construction of the house in 1995 - 1996, the ground level in the vicinity of the front left corner was excavated to a depth of approximately 750 mm leaving a graded bank. The top edge of this bank lies approximately 3.3 metres from the centre of tree 2, approximately 3.9 metres from the centre of tree 3, and approximately 3 metres from tree 4. As the majority of roots at this distance from the respective trees' centres would normally be found in the upper metre of soil (with most being situated close to the soil surface), the excavations are likely to have resulted in the loss of most of the roots formerly growing within this area. As noted at paragraph 1.5 above, healthy trees should be able to withstand the loss of some roots without suffering noticeable adverse effects, and at the time of our site assessment around four years after the excavations were carried out, the adjacent trees all appeared to be healthy with no obvious signs of decline or die back having been suffered as a result.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 As the majority of the tree roots formerly growing within the revised footprint of the proposed extension would have been removed around four years ago when the existing house was built, I am of the opinion that the development shown on drawings 9847/01- 03 Rev A could be constructed without causing any significant further damage to the root systems of the nearby trees. Appropriate measures would have to be taken to avoid the possibility of damaging compaction or contamination elsewhere within the recommended protection zones, and the existing ground levels outside the already excavated area should remain undisturbed.

5.2 Prior to commencement of any works, protective fencing in accordance with paragraph 8.2.2 of BS 5837: 1991 should be erected between the trees and the proposed extension. The fencing should be positioned so as to allow just sufficient working space for construction, with the ground between the fencing and the proposed building protected by boarding in accordance with the method detailed in paragraph 8.3.2 and illustrated at Figure 6 of the Standard. All fencing and ground protection should be retained intact for the duration of the construction works.

5.3 As tree protection can be assured by the use of appropriate conditions of development and be enforced by the Local Planning Authority, I would recommend the following programme for consideration :-

i) Agree material storage areas with the Local Planning Authority, keeping these outside of the recommended protection zones around the trees.

ii) Erect tree protection zone fencing. Fencing should be at least 1.2 metres high, comprising a vertical and horizontal framework, well braced to withstand impacts and supporting either chestnut pale fencing, chain link fencing or boards.

iii) Lay a porous geotextile membrane directly onto the ground between the proposed excavations and the protective fencing. Lay boarding (eg scaffold boards) over the membrane in accordance with paragraph 8.3.2 and Figure 6 of BS 5837: 1991.

iv) Carry out the necessary excavations, working from the rear of the house towards the front in order to avoid unnecessary compaction of the ground around the Horse chestnut. Any roots exposed should be cleanly and squarely severed using either secateurs or sharp hand saw. Once the foundations have been laid and the new low retaining wall installed, back fill the void using a mixture of clean top soil and sharp sand.

vi) Throughout the course of the development, the site manager should be aware of the need to maintain the fencing intact and to prevent any dumping, spoil run-off or stacking of materials in the vicinity of any tree.

If it would be helpful to discuss any aspect of this report, I would be pleased to assist.



Kenneth Harvey
for TCG Tree Surveys

Tree Survey Schedule

Site: 26 Rectory Road, Wokingham **Survey date:** 18th April 2000

Tree No.	Species	Height (m)	Radius (m)	DBH (m)	Age	Protection zone (m)	Value Category	Comments
1	Horse chestnut	20	5 N 6 E 6 S 7 W	0.58	M	6.0	A	Mature tree with major ascending branch arising at 3.5 metres on west side. Crown forms above fork at 6 metres with minor growth below from 2.5 metres. Of upright form. Crown carries a light scatter of deadwood but otherwise appears to be in satisfactory condition and of normal vigour.
2	Sycamore	15	1.5 N 2.5 E 2 S 6 W	0.22	MA	3.0	B	Slightly inclined to west and of narrow drawn form. Lightly furnished crown develops above ascending branch at 8 metres with minor growth below from 3 metres, offset to west. In acceptable condition and of normal vigour.
3	False acacia	14	5 N 3 E 2 S 5 W	0.32	MA	4.5	B	Slightly inclined to west. Crown forms above branches at 8 metres with minor branches below from 5 metres. Crown carries a light scatter of deadwood but otherwise appears to be in satisfactory condition and of normal vigour.
4	Horse chestnut	19	7 N 6 E 6 S 8 W	0.69	M	6.0	A	Mature tree of upright form with crown developing above ascending branches at 6 metres with one major branch below arising at 4 metres, slightly offset to southwest. Several basal shoots have been removed. Appears to be in satisfactory condition and of normal vigour.
5	False acacia	15	1 N 6 E 6 S 4 W	0.31 0.29	MA	4.5	C	Two stems from near ground level, both inclined and offset to south due to competition from Tree 4. Western stem is suppressed and is decayed from around 1 metre to around 3 metres. The crown of the eastern stem forms above branches at 6 metres and is entirely offset to south over the road with scattered deadwood throughout. Western stem should be removed but eastern stem appears to be in acceptable condition and can be retained
6	Beech	22	-	0.70	M	6.0	A	Grafted at 1 metre (possibly of copper variety but was not in leaf at time of visit). Appears to be in satisfactory condition at present but may have suffered root loss and damage to within 2.5 metres of trunk during construction of the house. Long term potential uncertain. Has had some crown management (poorly carried out).

WORK SHEET FOR : ~~[redacted]~~ Andrew Morley

Application Number : F/2000/0637

Applicant : Mr Mrs Lauharne C/O Barton Wilmore Partnership.

Location : 26, Rectory Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/2000

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....21/03/2000.....

Date Registered : 22/02/2000

Earliest Date for Decision : 23/03/2000

Latest Consultation Date/Site Notice Expiry Date : 23/03/2000

Application Expiry Date: 18/04/2000

Consultation Responses :

Amendments: No comments
Wokingham Town Council : No Objections
Trees/landscape: See attached letter 14/03/2000
New Scheme ? submitted 8th May 2000
Neighbours: None received.

Planning Issues :

WDLP/ WOS2/ WBE1 /WBE12

Amendments to scheme within identified settlement. green route

1) Impact on streetscene / visual amenity
2) Impact upon amenities of neighbouring properties
3) Trees / landscape (TPO trees on site)

Application Number: F/2000/0637

Appraisal :

1) Impact on streetscene / visual Amenity

The proposal is for single storey side extension (+ patio,) to dwelling to form a family room. After advice from our Senior Arboricultural Officer a full tree survey was requested from the client to ascertain ~~the~~ any problems which would affect the health of the existing TPO trees on site. As a result the width of the single storey extension has now been reduced. It will be 4.3m deep and protrude by 3.45m, slightly set back from the building line of the main house. It will have a pitched gable roof 2.3m to the eaves and 4.4m to the ridge. Although the extension will be visible from Rectory Road and Glebelands Road, the proposed materials will match existing : considered acceptable and no detrimental impact to streetscene

2) Impact upon amenities of neighbouring properties.

No 2A to the north - set back, 2.5m behind a 1.8m high close boarded fence, due to the distance away approx 24m, no adverse impact on the occupants of this property, will not be overlooked.

No 1, Glebelands Road there is a 1.8m high (from G/L) close boarded fence which runs along the south western boundary - due to the distance away 28m, no impact on occupants of this property.

3) Trees and Landscape Recommends approval with conditions, as set out in arboricultural report.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0637
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1) **SCO1** **SRO2**

2) **SC53** **SR12** INSERT: "WORK"

3) This permission relates to the application as amended by and shall be carried out in accordance with revised drawings nos. 9847/01A, 9847/02A, & 9847/03A submitted to the Local Planning Authority on 08/05/2000 showing a reduction in width of the proposed extension.

3) **SRO4**

4)
Prior to any work commencing on site, details of protecting existing trees on site during construction work shall be submitted and approved in writing by the Local Planning Authority.

4) **SR18**

5)
No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

5) **R153** The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

RECORD OF SITE VISIT

Andrew Thorley

SITE ADDRESS: 26 Rectory Road
Wokingham.

APPLICATION NUMBER: F/2000/0637

OFFICER: ~~Natalie Brown~~

DATE OF SITE VISIT: 21/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front telegraph pole

2. DESCRIPTION OF SURROUNDINGS
residential 2 storey detached houses with large gardens, front and back, own garages + driveways enclosed gardens

3. DESCRIPTION OF SITE/BUILDING
Corner plot — Modern 2 storey, detached
Brick plinth — mock timber frame, render above stained black wooden window + door frames.
Tiled roof. access on Rectory Road, own garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

See location + site plan

5. SITE CONSTRAINTS

TREES — refer to site plan

ACCESS/PARKING — as existing, driveway + garage to other side.

LEVELS — See site plan, land rises up to boundary with Glebelands Rd by 0.8m.

BOUNDARY TREATMENT

OTHERS
- Front boundary with Rectory Rd 1.2m close boarded fence.
- Side boundary with Glebelands Rd 1.8m c6f
- rear boundary with No. 2A Glebelands Rd 1.8m high c6f.

Tel: (0118) 974 6492

Date: 09/06/2000

My ref: F/2000/0637

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

Application Number: F/2000/0637
26, Rectory Road, , Wokingham.
Proposed single storey side extension to dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ Andrew Thorley on (0118) 974 ~~6492~~ 6441.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19/06/2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0637**
26, Rectory Road, , Wokingham.
Proposed single storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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

Tel: (0118) 974 6492

Date: 09/06/2000

My ref: F/2000/0637

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

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0637
26, Rectory Road, , Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

Andrew THORLEY 6441

If you have any questions please do not hesitate to contact [redacted] on **(0118) 974 [redacted]**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 09/06/2000

My ref: F/2000/0637

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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0637
26, Rectory Road, , Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ Andrew THORLEY on **(0118) 974 ~~6492~~** 6441.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2000
Officer: NAB AT	Application No. F|2000|0637

Map No. 750 Site 0:08

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 26 RECTORY ROAD

Parish: WOKINGHAM Ward: Norreys 29-02-00

Applicant: MR|MRS LAUHARNE

Fee Received 95-00 (2) 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 ~~Revised plans of scheme + tree survey~~	~~Comment Scheme affects TPO trees on site.~~	~~31/03~~	~~2/5~~ 18/5

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 29.02.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

S.N.

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PLANNING SERVICES
PCL
DC
CS
05 JUN 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0637

Proposal: Proposed single storey side extension to dwelling.

Site Address: 26 Rectory Road, Wokingham.

Applicant: Mr & Mrs Lauharne C/O Barton Wilmore Partnership

Your observations are required in respect of this application by **03/06/2000**

No comments on revision and arboricultural assessment - drawing nos 9847/01A,/02A,/03A 7 KH/DA 0500

SIGNED: _____ **DATE:** 31/05/00

Clerk to Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 01/06/00

Location: 26 Rectory Road, Wokingham

Proposal: Single storey side extension

Application Number: F/2000/0637

In response to your consultation dated 24th May 2000 for the above application, the arboricultural comments are as follows:

The tree survey and revised plans show how the proposals can be accommodated without damaging the trees. I therefore have no objection to planning permission being granted.

I would recommend that conditions be attached as recommended in the arboricultural report.

Neil Etherington
Senior Arboriculturist

Date: 24 May 2000

25 MAY 2000

To: Environmental Design

We have received Revised Plans for the following planning application:

Application Number: F/2000/0637

Location: 26, Rectory Road, Wokingham.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr Mrs Lauharne C/O Barton Wilmore Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Revised drawings showing extension and patio, and a copy of the arboricultural assessment. Drawing nos 9847/01A, /02A, /03A & KH/DA 0500.

Comments are required by 03/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on .

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 01/06/00

Location: 26 Rectory Road, Wokingham

Proposal: Single storey side extension

Application Number: F/2000/0637

In response to your consultation dated 24th May 2000 for the above application, the arboricultural comments are as follows:

The tree survey and revised plans show how the proposals can be accommodated without damaging the trees. I therefore have no objection to planning permission being granted.

I would recommend that conditions be attached as recommended in the arboricultural report.

Neil Etherington
Senior Arboriculturist

Date: 24 May 2000

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2000/0637

Location: 26, Rectory Road, Wokingham.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr Mrs Lauharne C/O Barton Wilmore Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Revised drawings showing extension and patio, and a copy of the arboricultural assessment. Drawing nos 9847/01A, /02A, /03A & KH/DA 0500.

Comments are required by 03/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on .

Date: 24 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0637

Location: 26, Rectory Road, Wokingham.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr Mrs Lauharne C/O Barton Wilmore Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Revised drawings showing extension and patio, and a copy of the arboricultural assessment. Drawing nos 9847/01A, /02A, /03A & KH/DA 0500.

Comments are required by 03/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on .

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0637(Planaps) / (Ludhouse) Date Rec. 8th + 18th May '00

Location: 26, Rectory Road
Wokingham

Parish Wokingham

Applicant: Mr + Mrs R. Laughame

Description of attached plans Revised drawings showing proposed extension and patio, and a copy of the arboricultural assessment.

Drawing No's: 9847/01A, 02A + 03A, + KH/DA 0500

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	✓
3.	XA (Highways)	_____	
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: ~~[illegible]~~

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 24.05.B

Yellow - Part One Copy
Green - Officer's Copy

TCG Tree Surveys

Ardfearn, Netherfield Road, Battle, East Sussex TN33 OHL
Tel : 01424 773318 Fax : 01424 775307

PLANNING SERVICES RPT 29523
POL TLS
DC
APP
CS
COPIES TO:

17th May 2000

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

Our ref : KH/DA0500
Your ref : AJT/F/2000/0637

0637 1

Dear Mr Thorley,

REVISED PLAN

Planning Application F/2000/0637
Proposed Extension at 26 Rectory Road, Wokingham

I have been instructed by The Barton Willmore Partnership, on behalf of Mr and Mrs R Laugharne, to prepare a report on the arboricultural aspects of the above Planning Application.

Please find enclosed a copy of my report Ref KH/DA 0500 dated 16th May 2000.

If you have any queries or wish to discuss any aspect, please do not hesitate to contact me.

Yours sincerely

Kenneth Harvey
for TCG Tree Surveys

PLANNING SERVICES	HPT 2907
POL	TLS
DC	ENF
APP	
CS	
08 MAY 2000	
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	FILE:

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

G

Barton Willmore
Architecture

REVISED PLAN

0637

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

Our ref: 9847/A3/DPJ/PAM

5th May 2000

For the attention of Andrew Thorley

Dear Sir

EXTENSION TO BEECH HOUSE, 26 RECTORY ROAD WOKINGHAM
APPLICATION F/2000/0637

Further to our letter of 10/4/00 we have received specialist advice from T.C.G. Tree Surveys concerning the possible impact of the proposals on the adjacent trees.

The TCG survey and report will be forwarded to you separately.

In order to avoid damage to the relevant trees our client has agreed to follow the specialist's recommendations and reduce the width of the proposed extension by 800mm. This is shown on drawings 9847/01A, 02A & 03A, four copies of which are attached. We trust that this will enable you to treat this application favourably but please let us know if any further information is required.

Yours faithfully

DOMINIC JARMAN

Enc.
cc:
Mr & Mrs Laugharne
K Harvey – TCG Tree Surveys

Certificate No FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

PLANNING SERVICES | HPT 28204
POL | TLS
DC | ENF
APP |
CS |
11 APR 2000
COPIES TO: | ACK:

Barton Willmore
Architecture

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

Our ref: 9847/A3/DPJ/PAM
Your ref: AJT/F/2000/0637

10th April 2000

For the attention of Andrew Thorley

Dear Sirs

EXTENSION TO 26, RECTORY ROAD
APPLICATION NUMBER: F/2000/0637

Thank you for your letter of 31.3.00 concerning the TPO trees. Our client is now obtaining an aboricultural survey and assessment, which will be forwarded to you as soon as it becomes available.

Yours faithfully

DOMINIC JARMAN

cc. Mr & Mrs R Langharne
K. Harvey – TCG Tree Surveys

Certificate No. FS 24804

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number. 2112957

Tel. 0118 974 6487 (Direct Line)
E-mail: andrew.thorley@wokingham.gov.uk
Date. 31 March, 2000
My ref. AJT/F/2000/0637
Your ref. 9847/A3/DPJ/VCR
Your fax. 0118 943 0001

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) 977 8909
DX: 33506 – Wokingham

Dominic Jarman
The Barton Willmore Partnership
Beansheaf Farmhouise,
Bourne Close,
Calcot,
Reading,
Berkshire.

Dear Mr. Jarman,

PROPOSED SINGLE STOREY EXTENSION - 26, RECTORY ROAD, WOKINGHAM.

Further to the above planning application which was submitted to this authority and subsequent telephone conversation with Mr. Thorley on the 31st March 2000.

Our Senior Arboriculturist has visited the site and is concerned that the proposed extension will jeopardise the long term health of the TPO trees on the site and request that you submit a full tree survey which complies with British Standard 5837 :1991.

Until such time the planning application will be placed in abeyance.

I have enclosed our senior arboriculturist comments for your information

Yours sincerely,

Andrew Thorley
Planning Assistant

Enclosure: Comments received from Neil Etherington (Senior Arboriculturist)

c.c. Neil Etherington (Senior Arboriculturist)

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 30/03/00

Location: 26 Rectory Road, Wokingham

Proposal: Single storey side extension

Application Number: F/2000/0637

In response to your consultation dated 28th February 2000 for the above application, the arboricultural comments are as follows:

Most of the trees on this site are included in Tree Preservation Order no. 663/1994 and are therefore a material consideration in determining this application.

Table 1 of British Standard 5837:1991 'Trees in relation to construction' recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum distance for protective fences or excavations likely to severe roots and is measured from the centre of the trunk. In some cases where development is on one side of the tree only, the distance can be reduced by one third on one side only providing there is a corresponding increase in undisturbed land in all other directions. It should be emphasised that considerations such as the need to provide adequate space around the tree to allow for future growth and also working space will usually dictate that structures should be further away than these distances. The juxtaposition of buildings and other structures should take account of future problems that may be caused such as light restriction and leaf fall.

Table 1 – Distances – Trees of Normal Vigour

Extract from BS 5837:1991

Tree Age	Trunk diameter at 1.5m above ground (cm)	Distance (m)	One side only (m)
Young	<20	2.0	1.4
	20<40	3.0	2.0
	>40	4.0	2.7
Middle aged	<25	3.0	2.0
	25<50	4.5	3.0
	>50	6.0	4.0
Mature	<35	4.0	2.7
	35<75	6.0	4.0
	>75	8.0	5.4

My preliminary assessment is that T8 a mature Horse Chestnut is 4m from the proposed extension. For this tree the requirement would be to not allow any excavation within 6m of the tree. As the rooting of this tree will be restricted in other directions by the road and footpath I do not consider it appropriate to reduce the distance in this case.

A full tree survey would be required to assess whether there are any further problems and whether it is possible to overcome my concerns in respect of the above tree. I would recommend that the applicant be asked to provide this information.

In the absence of this information I would recommend that planning permission be refused, as it is contrary to policy WBE11 and WBE12 of the Wokingham District Plan 1997 Deposit Draft (as amended).

Neil Etherington
Senior Arboriculturist

FAX COVER SHEET

TO: Dominic Jarman

FROM: Andrew Thorley

DESTINATION FAX No: 0118 943 0001

DATE: 31/03/2000

TIME: 11.30 am.

SUBJECT: F/2000/0637 : 26, Rectory Rd, Wokingham

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 4

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

TO: DEVELOPMENT CONTROL
~~Natalie Brown~~
Andrew.

FROM: Environmental Design

DATE: 14th March 2000

Location:	26 Rectory Road
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSION TO EXISTING DWELLING
Application Number:	F/2000/0637

In response to your consultation dated 28th February 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

Although I have no objections in principle I am concerned at the impact of the proposals on the existing trees within the site which are protected by TPO 663/1994.

The applicant should submit a detailed tree survey to BS 5837, proposed method statement and protective fence details to ensure that all the trees can be successfully retained.

A detailed landscape scheme should also be submitted. All new planting should be identified separately on the plan giving full species name, location of each species, size of plants at time of planting and planting densities.

ROBERT PETROW
Consultant Landscape Architect

Neil / Tree Section will have a look mon/tuesday 28th.
re: TPO trees on site, and get back to me.
Neil Etherington x 6469

1327

WOKINGHAM DISTRICT COUNCIL

~~Agent:~~ ~~Dominic Jarman.~~

To ~~Dominic Jarman~~

:- 9430077

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of 26, Rectory Sites.

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

from: Dominic Jarman (Agent)

Tel:- 9430077.

phoned him back + gave him an update

I said that I would be speaking to the tree officer.

Signed _____

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0637

Proposal: Proposed single storey side extension to dwelling

Site Address: 26, Rectory Road, Wokingham

Applicant: Mr & Mrs Laugharne c/o Barton Wilmore Partnership

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by **23/03/2000**

Observations:

No objections

SIGNED: _____ **DATE:** 9 March 2000

CLERK TO Wokingham Town Council

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Head of Town Planning
Wokingham District Council
Council Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

9847/A3/DPJ/VCR

18 February 2000

Dear Sir

PROPOSED SINGLE STOREY EXTENSION TO BEECH HOUSE, 26 RECTORY ROAD, WOKINGHAM

Further to our letter of the 11th February 2000 and subsequent conversation with Mr Vashi, we enclose a full planning application of the above.

The application consists of the following:-

Our client's cheque in the sum of £95.00
Certificate A
Six copies of the completed application forms
Six copies of drawings:

9847/01	Location and Site Plan
9847/02	Ground Floor Plan
9847/03	Elevation

22.FEB.2000* 0637

Please let us know if any additional information is required.

Yours sincerely

DOMINIC JARMAN

Encs.

cc: Mr & Mrs R Laugharne

Certificate No. FS 24884

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

WHITE COTTAGE

ADDRESS ~~26~~/28 RECTORY ROAD (~~CLARSHELL~~) PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 16053	MR + MRS G. LAWRENCE	ALTS. + EXT.	17.12.80	REF. N/A
BR 16113	"	GRANNY FLAT - 2/STOREY	15.1.81	REF + APP N/A
14809	"	"	12.2.81	N/A REF.
42340	26 "	O/L. DET. HOUSE	11.4.94	CLA
		LAND ADJ.		
43889	"	2/ST. HT. + 1.8M FENCE	11.7.95	CLA
~~94/60062/A~~				
44160	26 FARDENE HOMES	HOUSE + GARAGE LAND	21.7.95	CLA
~~95/60249/A~~		ADJ. - ACCESS - FENCING		
RP95/3863	"	"	3.10.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 663/94

DRAINAGE

22.FEB.2000* 0637

1789/a

SECTION 66 CERTIFICATE

Application No. 22.FEB.2000* 0637

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 pp The Barton Willmore Partnership Reading Ltd

On behalf of . . . . . Mr. & Mrs. R. Laugharne . . . . . .

Date . . . . . 18th February 2000 . . . . . .

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

1769A

22.FEB.2000* 0637

PLANNING APPLICATION PART I

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 ~~01734 778763.~~ 0118 974 6429

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	Mr & Mrs R Laugharne
	ADDRESS	Beech House, 26 Rectory Road,
		Wokingham, Berkshire
	POST CODE	RG40 1DN Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	The Barton Willmore Partnership
	ADDRESS	Beansheaf Farmhouse, Bourne Close
		Calcot, Reading, Berkshire.
	POST CODE	RG31 7BW Tel. No. 0118 943 0000
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	Beech House, 26 Rectory Road, Wokingham, Berkshire.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.08 Ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	Single storey extension comprising 1 room on side of existing property.
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	X
1:500 Block Plan	X	Other	
1:100 Elevations	X	1:500 Location Plan	

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	X
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	X	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

Residential

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, 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.

Brick plinth, timber and render, tiled roof. All materials to match those of house.

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

YES / ~~NO~~

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

YES / NO — N/A

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

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

N/A — 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 Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95.00

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

SIGNED [signature] ON BEHALF OF Mr & Mrs R Laugharne DATE 18.2.00

pp. The Barton Willmore Partnership Reading Ltd

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.