ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

58065

Exc-

SK/JDF/1639

28 June 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Ms E Circuit

Dear Madam

PROPOSED RESIDENTIAL REDEVELOPMENT AT 58 READING ROAD WOKINGHAM

Further to our recent discussions, we would like to confirm that we are withdrawing the Application submitted to you.

Yours faithfully

S Kalik

Application invalid-
inadequate site address on application form + not identified as two existing dwellings.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.R.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ADDRESS 56 READING ROAD PARISH WOU

PLOT No.

BUILDER ORD. SHEET No. 75B

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3798. RP/92/0754	W/P MR. M. PHILLIPS	UNDERPINNING/UTILITY	28.8.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02480

REG ✓
REC ✓
SIM ✓
FILE ✓

Department of the Environment
Becket House Lambeth Palace Road London SE1 7ER
Telephone 01-928 7855 ext 385

Peter Johnson & Partners
Architects
35 Broad Street
WOKINGHAM
Berkshire

WOKINGHAM DISTRICT COUNCIL RECEIVED -6 FEB 1976

Your reference

Our reference
T/APP/5131/A/75/6123/G9
Date
5 FEB 76

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MRS I TOWNLEY
APPLICATION NO:- 02480

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Wokingham District Council to refuse planning permission for the conversion of and additions to house, to form 2 flats at 58 Reading Road, Wokingham. I have considered the written representations made by you and by the council and also those made by interested persons. I inspected the site on 9 December 1975.

2. From my study of the representations and after inspecting the site and surroundings I am of the opinion that the issue to be determined is whether the character of the area is likely to be harmed by the development proposed.

3. No 58 is the end house of a group of 6 detached dwellings fronting Reading Road between the old persons' day centre, Little Court and the cemetery of St Paul's Church; the opposite side of the road is undeveloped and your client's house marks the limit of residential development on this part of Reading Road. Numbers 52 to 58 are medium sized houses of similar appearance whilst numbers 48 and 50 are noticeably different, the former being a quite substantial residence.

4. Although I share the council's concern that no development shall be permitted which would be likely to detract from the character of the area, I am not persuaded that this part of Reading Road has such a unique or special character that the change from a single dwelling to a ground and upper floor flat in this instance would per se be harmful to the locality. In my opinion, the resulting external appearance is an important consideration and in this respect I am satisfied that the extended house will retain the appearance of a single, though substantial dwelling not at all out of character with those adjacent. Turning to the details of the proposal, I note that the conversion and extension is within a domestic scale and the design has achieved harmony with the original architectural concept; also, this group of dwellings when viewed as an entity between Little Court and St Paul's Church will have a better visual balance resulting from the increased size of No 58.

5. Although I have given due weight to the council's observations on the matter of precedent, my decision does not indicate any opinion on the suitability of other dwellings for conversion, but has been reached solely on the individual merits of the appeal site as I find them. Having regard to all the circumstances, it appears to me that your client's proposal falls into the category of conversions recommended in Development Control Policy Note No 2, paragraphs 9 and 10 and also within the general guidelines of the Circular, Housing: Needs and Action. The

flats will provide a satisfactory standard of accommodation and amenities and should benefit those seeking smaller and lower priced housing accommodation.

6. I have considered all the other matters raised including representations received subsequent to my site inspection, but find nothing to outweigh those considerations which led me to my decision.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for conversions and additions to house to form 2 flats at No 58 Reading Road, Wokingham, Berks in accordance with the terms of the application (No 02480) dated 20 March 1975 and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun not later than 5 years from the date of this letter.

8. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971. Your attention is particularly drawn to the provisions of section 277A of the Town and Country Planning Act 1971, (inserted into the Act by the Town and Country Amenities Act 1974 which came into operation on 31 August 1974) which require consent to be obtained prior to the demolition of any buildings in a conservation area.

I am Gentlemen
Your obedient Servant

T A K SAVAGE MBE FCIT
Inspector

2F

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

GF/FW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To: Mrs. I. Townley,
c/o Messrs. Peter Johnson & Partners,
35, Broad Street,
WOKINGHAM
Berks.

Application No: 02480

Proposal: Conversion of and additions to house to form two flats at No. 58, Reading Road, Wokingham. Berks.

The Wokingham District Council in pursuance of the powers exercised by them under the above Acts hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 21st day of March 19 75, for the following reasons:-

1. The proposal is undesirable in that it envisages the multiple occupation of a dwelling in an area where it is considered more appropriate to maintain single family occupancy of dwellings. It is thus contrary to the established pattern and standard of development and will detract from the pleasant character of the area.

2. The design, massing and external appearance of the proposed extension are considered to be out of keeping with the present design of the house and likely to have an adverse affect on the visual amenity of the area.

3. Approval of the application would be likely to create an unfortunate precedent for further similar applications which the District Planning Authority wiuld then find difficult to resist.

Dated: 16 JUN 1975

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf

WORK SHEET FOR : Emy Circuit

Application Number : F/2002/5915

Applicant : Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

Location : 58, Reading Road, , Wokingham.
Proposal : Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	12/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....12 March 2002.....

Date Registered : 25/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 22/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Density : 0.12 ha ⇒ 83.3 d.p.h. Check site area.

Mix - 100% 2bed acceptable

Neighbours :
perception of overlooking from 1st floor- kitchen windows.)
overbearing impact.
To NW of neighbouring property so not overshadowing + light wouldn't justify refusal.

2. 1st floor velux would need to be >1.8 m cill height.

Character of area:

Scale
frontage dominated by parking.
setting of listed church.

---

height of Sth Reading Rd. + church?

levels.

Application Number F/2002/5915
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 58 Reading Road Wokingham.

APPLICATION NUMBER: F/2002/5915

OFFICER: Emy Circuit

DATE OF SITE VISIT: 12/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No 12/3

2. DESCRIPTION OF SURROUNDINGS end of row of detached dwellings, adjoins churchyard / listed church

3. DESCRIPTION OF SITE/BUILDING
2 st dwelling, extended + now numbered 58 + 58a. large garden

4. RELATIONSHIP TO ADJOINING PROPERTIES
Se - gf side windows + 1st fl. gf windows adjacent to boundary at rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2002

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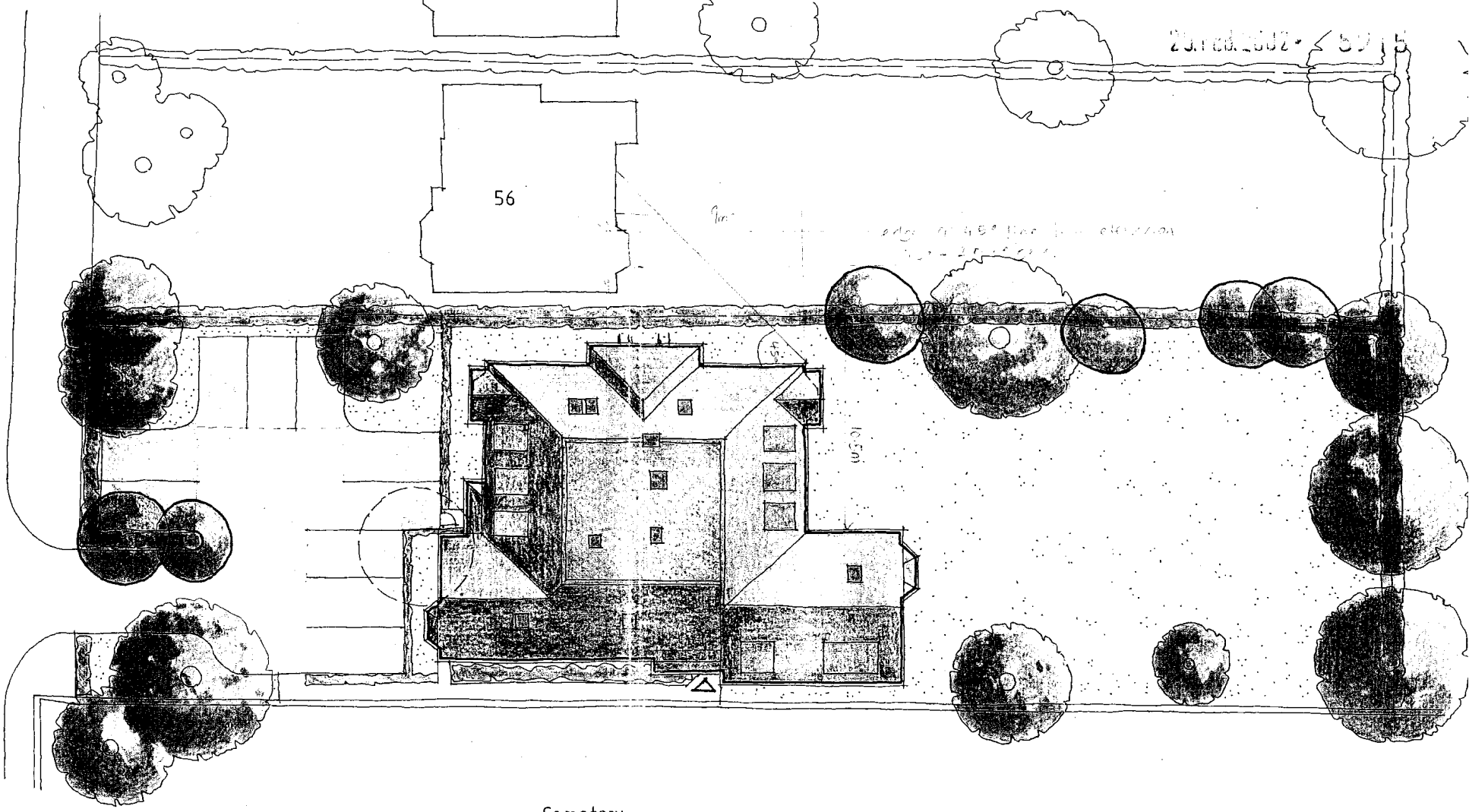


letter | date | revision

Proposed Redevelopment
58 Reading road
Wokingham

client
Luff Homes

drawing
Site Plan

scale 1:200
date Jan. 2002
sheet size

1639-02

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118)9869869

Brief Notes of SAI Group Meeting – 8th April 2002

Present: Keith Rogers/ Steve McMillan (Highways)
Helen Rowlay (Education)
Marc Sartorio (Corporate Property)
Colin Lawley (Legal)
Trevor Watson (Planning DC)

Apologies: Sarah Hollamby (Housing)
Jim Dunning (Planning Policy)
Iain Root (Leisure and Cultural).

ACTION

1) Notes of Previous Meeting

Agreed. No matters arising.

2) Keith Rogers (Highway Development) was welcomed as a new member of the Group.

3) Reports

Briefing reports from Development Control were considered by the Group, and the following recommendations made :-

(i) Church Farm, Church Lane, Shinfield (145 dwellings) – F/2001/5188

- Previous consent for 140 dwellings subject to S.106 Agreement. Layout now amended to include 5 extra dwellings.
- Additional transport contribution required of £5k towards the sustainable transport element of the A327 study.
- No further education contribution can be justified (i.e. beyond the previously agreed £25k).
- The additional unit (2 bed house) for affordable housing is agreed (e-mail from SH).
- It was considered by the Group that the increase in housing was too small to justify extra on/off site open space and play area provisions.

(ii) 58 Reading Road, Wokingham (10 flats) – Application F/2001/5915

ACTION

- Demolition of existing house and provision of flats (access off Reading Road).
- Transport contribution required of £20k towards cycle route improvements along Reading Road and/or station link road scheme.
- Below the threshold for education contributions and similarly for affordable housing.
- Small contribution of 2k towards improvement of a local park area in Wokingham Town e.g. Cantley or Elms Fields (possibly Joel Park if the Town Council has a small requirement – IR to consider). IR

Additional Items

(iii) 415 – 445, Wokingham Road, Earley (51 houses) – F/2001/5387

- Previous applications for the above development were refused and have been to appeal (no decision as yet).
- The previous transport contribution of £100k towards highway/ transport improvements still required but to be indexed from the date of the DC meeting (Nov 2001).
- The previous education contribution to be revised in light of new pupil yields and cost multiplier. Education to provide updated figures and contributions for this scheme (see below).
- The Leisure and Cultural Services contributions (i.e. £64k for play areas, £10.5k for maintenance of on site open space, £20k for provision of teenage facilities and £2.4k towards library resources) to be the same but indexed from the date of the DC meeting (Nov 2001).
- At the inquiry the Developer was proposing the provision of entirely key worker housing which was opposed by the Service. For this application 25% of the total units to be provided for affordable housing in accordance with SPG (and at 90% of the Housing Corp. TCI and to their development standards).

ACTION

(iv) 15 Lincoln Gardens, Twyford (12 dwellings) – 0/2002/5603

- The previous application for 14 dwellings was refused and the applicant has appealed. This is a separate application for the same site.

- As this is a similar scheme to the previous application (considered by DC November 2001) there is no change to the SAI contributions i.e.

  - £20k to sustainable transport measures
  - £5k open space improvements
  - £3.5k towards local library facilities

  other than indexation from the date this latest application is approved by the DC Committee.

4. AOB.

- None at the meeting.

- Since the meeting (23rd April) Helen Rowlay has provided the new child yields and cost multiplier (applies from 1st April 2002) i.e.

Primary - 0.54 pupil per dwelling x £5635

Secondary - 0.24 pupil per dwelling x £7514

VI Form - 0.24 pupil per dwelling x £9746

n.b. cost includes a regional factor of 1.08.

- The revised contributions required for 415– 445 Wokingham Road, Earley (F/ 2001/ 5387) are on the new calculation: -

  £104, 676 (Primary School).

  £46, 743 (Secondary School).

...0...

SAI notes 29th April 2002
MS/sak

Confidential

SAI PANEL BRIEFING NOTE

Application No:	F/2001/5915
Location:	58 Reading Road, Wokingham
Proposal:	Erection of 10 flats with associated parking, demolition of existing dwellings
Applicant:	Luff Homes
Case Officer:	Emy Circuit

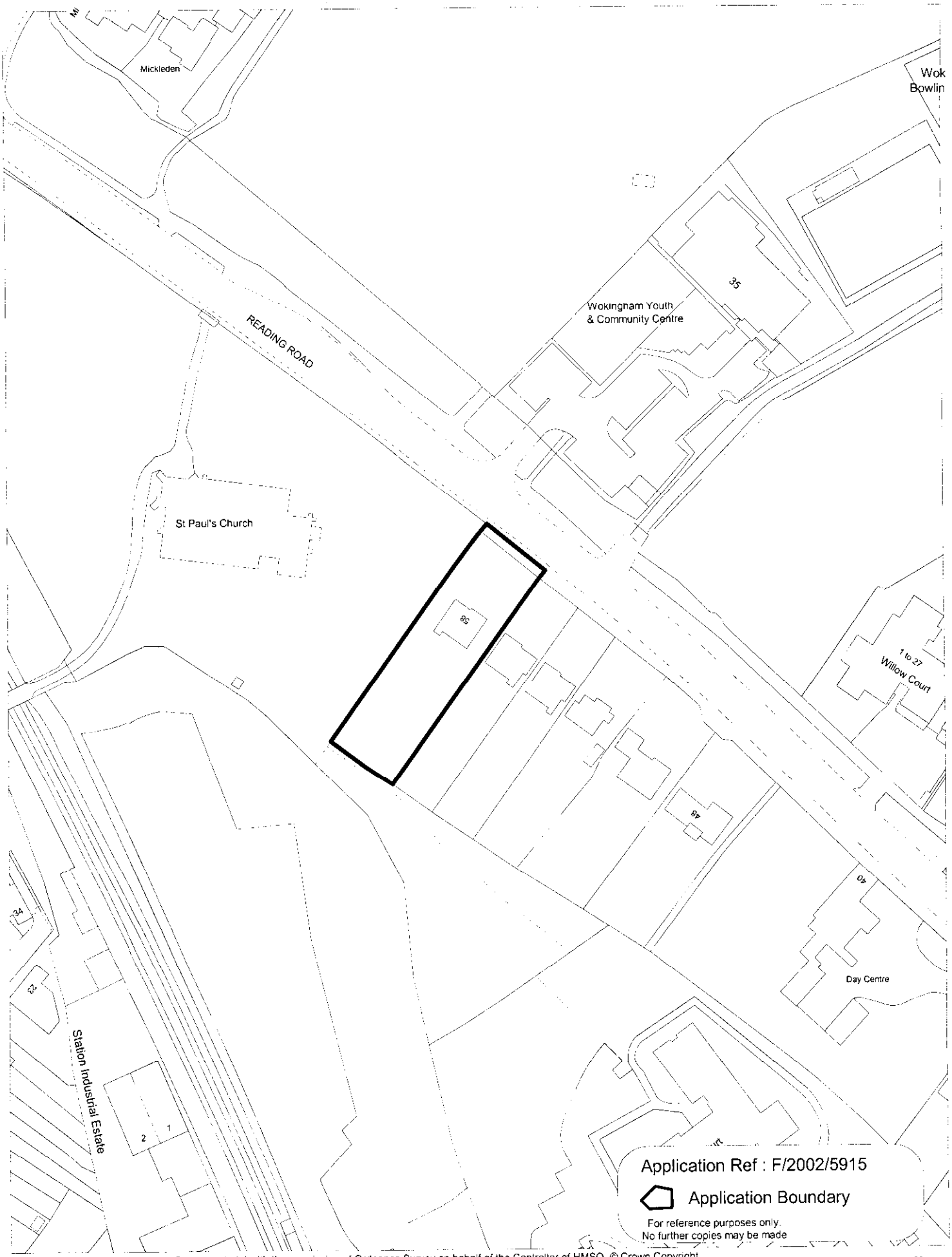
The proposal relates to a 0.12 hectare site, located on the south-western side of Reading Road, within the Identified Settlement of Wokingham. To the north is St Paul's Church, a listed building.

The property was originally a single-family dwelling but planning permission to extend and convert it to two self-contained flats was granted at appeal in 1976. There have been no previous redevelopment proposals.

The proposal is for demolition of the existing dwellings and erection of a block of 10 two bedroom flats. Access would remain from Reading Road.

Primary considerations for the SAI panel are:

- **Highway requirements:** contributions/improvements to local infrastructure
- **Public Open Space:** contributions for off site provision – none is proposed on site
- **Education/Community Facilities/Libraries:** possible contributions
- **Affordable Housing:** the proposed number of dwellings is below the policy WH7 threshold Wokingham and the threshold as proposed to be revised by the Local Plan Inspector so no affordable housing would be sought.



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Development Control Section, Environmental Services, Wokingham District Council.

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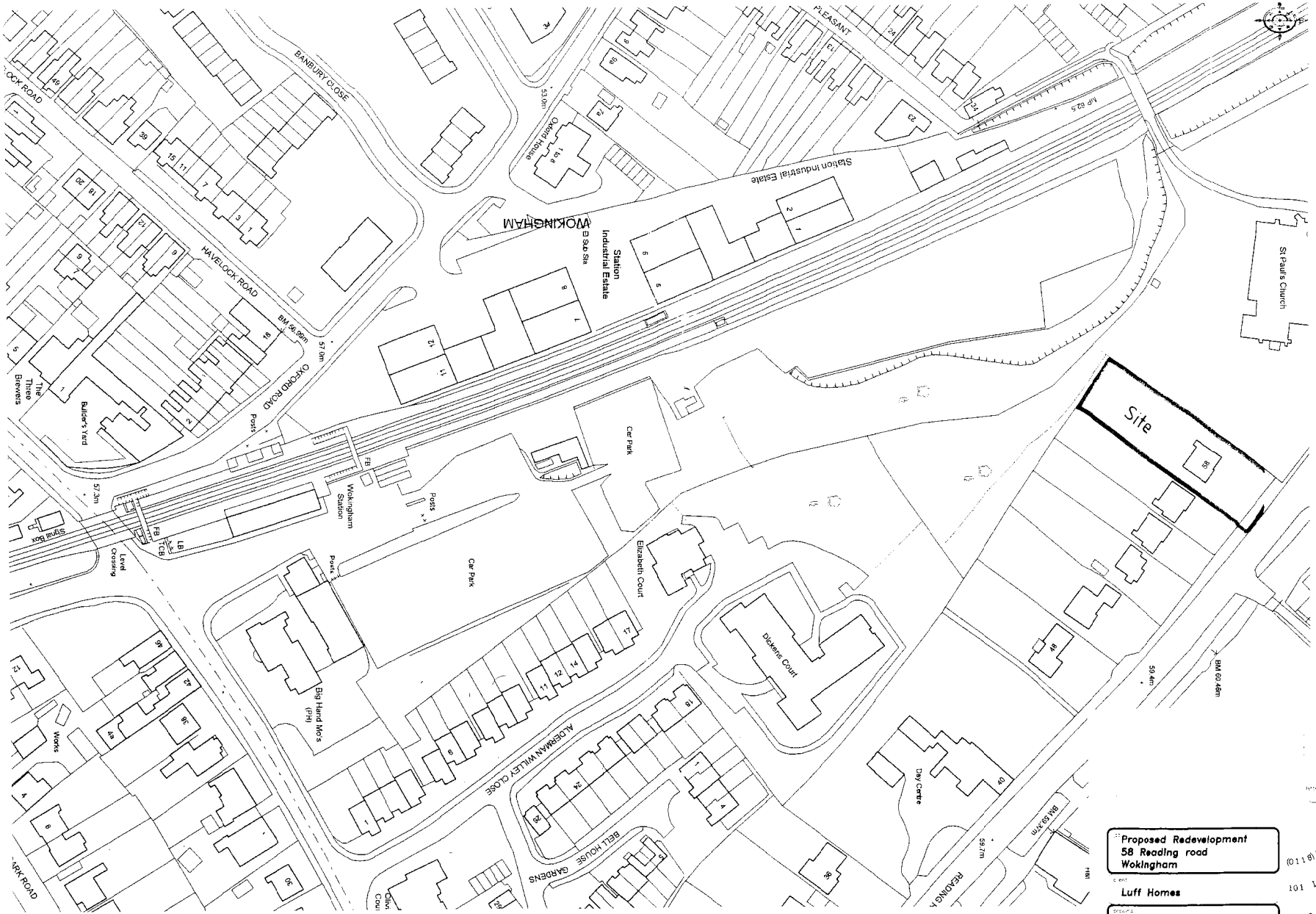
25.FEB.2002 5915



58065

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/JDF/1639

28 June 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Ms E Circuit

Dear Madam

PROPOSED RESIDENTIAL REDEVELOPMENT AT 58 READING ROAD WOKINGHAM

Further to our recent discussions, we would like to confirm that we are withdrawing the Application submitted to you.

Yours faithfully

S Kalik

Application invalid-
inadequate site address on application form + not identified as two existing dwellings.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 22 April 2002

Location:	58 Reading Road, Wokingham
Proposal:	Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.
Application Number:	F/2002/5915

In response to your consultations dated 5 & 11 March 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The site is located on the Reading Road, which is designated as a Green Route. A number of existing trees are shown to be retained at the front of the site and additional trees proposed to be planted.

The applicant will need to supply details of the proposed surfacing for the parking at the front of the site as the construction of this may have an impact on the existing trees in this area. It is however noted that the existing access into the site will be reused so therefore the existing tree adjacent to this entrance will not suffer additional harm provided that the proposed drive is no closer than the existing. The trees will need to be protected during construction period by protective fencing in accordance with BS 5837 and the applicant will need to submit a plan showing the location of fencing on site.

The applicant will also need to submit a detailed landscape scheme for the site providing full species name of trees and shrubs to be planted, size of plants at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

55217

POLICE

PC Dave STUBBS
Crime Prevention Design Adviser
(Berks.)

Police Station
20 Chapel Street
Thatcham
Berks.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126

Emy Circuit
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Date 6th March 2002

For 'Secured by Design' Standards and application forms, visit the 'SBD' website at www.securedbydesign.com

Your Ref. F/2002/5915

Dear Madam

58 Reading Road, Wokingham

Thank you for your letter dated 5th March2002, my comments are as follows:-

1. At the main entrance to the site I would like to see some type of symbolic barrier such as brick piers and also fencing or railings between the public footpath and the site. This will help define the area as semi-private and reduce the risk of persons entering to attack the vehicles.

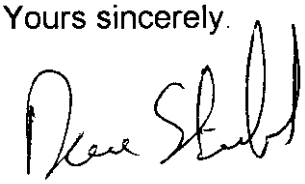
2. At the side of the property just past the side entrance door there should be a lockable, residents only gate to prevent unauthorised entrance to the private garden area of the dwellings. Likewise there should be a fence/barrier on the opposite side of the dwelling to also prevent persons from getting to the rear of the property.

3. I am pleased to see that the dwellings are designed so that both front and rear elevations have a combination of living rooms and bedrooms. This helps the residents to be able to 'police' their own property.

4. I would ask that the council considers a condition, that the developer complies with the requirements of and achieves the Secured by Design Award in this application. This will ensure that a good level of security is installed in the dwellings, reducing the likelihood of crime. The Department of Environment circular 5/94 states that Crime Prevention is a material consideration in the planning process.

In light of the duty on local authorities to do all that they reasonably can to prevent crime and disorder under Section 17 of the Crime and Disorder Act 1998, the crime risks facing this proposal include burglary of premises, theft of and from vehicles.

Yours sincerely.



Dave STUBBS
CPDA (Berkshire)

Emy Circuit
From: Tim Haycocks
Sent: 03 April 2002 14:49
To: Emy Circuit
Cc: Helenh (E-mail)
Subject: Planning applications

Emy

53 Reading Rd. School Rd Hurst.

With reference to the applications numbered F/2002/5915 and F/2002/6072.

Going on the information we currently possess, F/2002/5915 will not require education contributions to be made as the number of dwellings is below the minimum limit. If the details of the application change, this may be affected so please let us know.

We have received F/2002/6072. Unfortunately, we need to get some information from someone else before we can get back to you and they are currently on leave.

I will let you know as soon as we have something.

Thanks

Tim

Tim Haycocks
School Planning and Assets
Administration Officer
Tel - 0118 974 6159
Fax - 0118 974 6259
tim.haycocks@wokingham.gov.uk

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 March 2002
My ref: EXC/F/2002/5915
Your ref: SK/SS/1639

Mr S Kalik
Andrews Kalik Associates
The Studio
101 Reading Road
READING
RG1 5BY

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 Mr Kalik

PROPOSED RESIDENTIAL REDEVELOPMENT AT 58 READING ROAD, WOKINGHAM

Further to our meeting yesterday regarding the above site, I enclose a copy of the Environmental Health Officer's comments. I suggest that any revised application should address the concerns regarding noise. Also, given the relationship with the listed church, it would be helpful to have sections through the site, illustrating this relationship.

I will be happy to provide comments prior to submission of a revised application. If you have any queries, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

To:
Drainage
Fao Roger Johnson

From: Emy Circuit

Date: 05 March 2002

Application Number: F/2002/5915

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling..

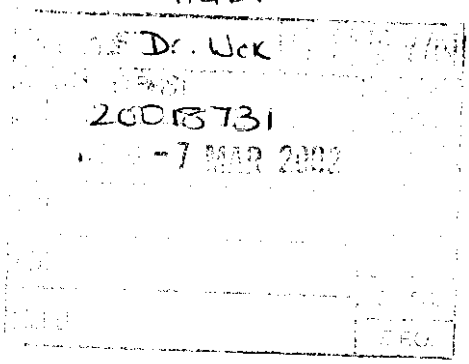
Site Address:
58, Reading Road, , Wokingham.

Applicant:
Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

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

Development should not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority

HDD:.



RJ 27/3/02

To Planning FAO Emy Cowit 27/3/02

From Highways Roger Johnson

Planning Applications returned:-

F/2002/5915

1 total
RJ

Date: 11 March 2002 13 MAR 2002

To: Harold Sanders, Conservation & Urban Design

We have received Additional Plans for the following planning application:

Application Number: F/2002/5915

Location: 58, Reading Road, Wokingham.

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Emy Circuit

The new plans show the following: Applicant's statement of support in respect of proposal.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

THIS 'STATEMENT OF SUPPORT' RELIES HEAVILY ON PPG 3, THE POLICY ASPECT OF THIS APPLICATION WILL NO DOUBT BE COVERED BY THE DEVELOPMENT PLANNING TEAM

THIS COUNCIL SUPPORTS INTENSIFICATION OF DEVELOPMENT, BUT THERE MUST BE A LIMIT!

I CONSIDER THIS APPLICATION IS AN ATTEMPT TO USE PPG 3 GUIDANCE TO THE EXTREME AND MY PREVIOUS COMMENTS LIST WHY I CONSIDER THIS AN INAPPROPRIATE DEVELOPMENT ON THIS VISUALLY SENSITIVE SITE WHICH ADJOINS A GRADE II* LISTED BUILDING

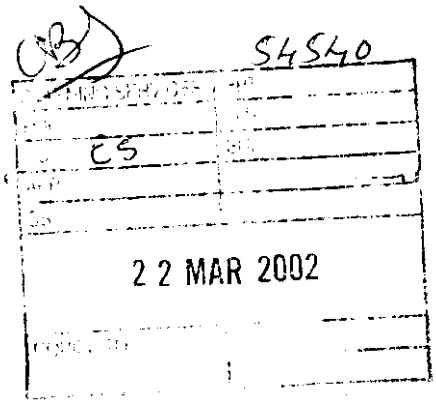
Harold Sanders
27.03.02

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

Your Ref: *F/2002/5915*

Our Ref: *JW/MMD/21713*

21st March 2002



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

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Dear Miss Circuit,

Re: 58 Reading Road, Wokingham – F/2002/5915
Proposal for the erection of 10 flats and associated car-parking

I am writing on behalf of the occupiers of 56 Reading Road. They wish to register their objection to the planning application, which would involve the demolition of the house next door to them and its replacement with a new building providing 10no. two bedroom flats and 10 car parking spaces. The basis for the objection is the probable adverse affect on their enjoyment of their house caused by the scale of the redevelopment and the intensification of the use of the site. The affect will be significant enough to render the proposal contrary to adopted Local Plan policy SBE2, as set out in SEALP, and policy WH1 in the Deposit Draft Wokingham District Local Plan

The proposed new building will be almost double the footprint of the existing house on the site and significantly higher with dwellings inserted at the third floor. The elevation closest to no.56 will extend beyond their rear wall into the garden by just over 9 metres to a height of over 5 metres to the eaves and 9.4 metres to the ridge. This massive elevation will be just over 2½ metres from their boundary hedge. While there are no windows in this elevation the bay to the rear facing lounge area will allow views across the rear garden of 56 Reading Road. In addition to this the wing of development on the far side of the garden will be 14 metres from the back of the existing house to the same height as cited above. The mass of this new structure extending so far into the garden and to such heights will deprive the occupiers of no.56 of daylight and sunlight in the afternoons. They have a patio area adjoining their house and a rear facing living room both of which will be in shadow in the afternoon.

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham (0118) 978 0777 w@martinpole.co.uk
Crowthorne (01344) 780111 c@martinpole.co.uk
Auction House (0118) 979 0460 a@martinpole.co.uk
Earley (0118) 926 4422 e@martinpole.co.uk
Reading (0118) 959 1231 r@martinpole.co.uk

www.martinpole.co.uk

RICS

The proposal also shows 10 car parking spaces at the front of the property accessed using the existing vehicle crossover. The increase in noise and disturbance caused by vehicles using this parking area and attempting to negotiate and manoeuvre within it without causing obstruction to this busy road is also of concern to my clients. This part of Reading Road has a double yellow line in recognition of its busy nature and the hazard that will be caused by vehicles parking or waiting on the kerbside. The car parking layout depicted provides insufficient room for vehicles to manoeuvre and exit in a forward gear should a resident arrive to discover that all 10 spaces are already occupied. There also appears to be no provision for cycle parking to make up for the shortfall in car parking when compared to your current parking standards. Finally, on the car park layout my client seeks reassurance about the retention of the existing trees close to their boundary. A structural engineer in the past has advised them that should one of the trees closest to the house be felled the impact on the sub-foundation could have implications for the structure of their property.

The proposed design of the flats is out of keeping with the development on this side of Reading Road. The existing houses are large but retain a domestic scale. The proposed redevelopment would result in a building with more resemblance to a hotel than a residential building. In an effort to obtain as much bedroom space in the scheme as possible box style dormers are used on the third floor as well as unfortunate small windows in the gable ends. This tends to give the elevations a cluttered and mean appearance and the side elevation facing my client's property is particularly unacceptable in terms of its scale and lack of interest.

The internal layout results in a cramped development with, for example on the rear elevation, a bedroom window for one apartment being within 2 metres of the window to another. The additional information provided by the applicant confirms that the proposal exceeds your currently adopted guidance on densities for sites in identified settlements. Your adopted guidance seeks at lease 50 dwellings per hectare whereas this proposal provides 75 dwellings per hectare. The results of this are evident in the layout of the flats and the external appearance.

It is accepted that this is a large site that could be put to more efficient use for residential purposes but it is the view of my client that the current proposal is not the best way to achieving this. We urge the Council to refuse this planning application. The basis for refusal should be that the proposal will be detrimental to the residential amenities of the neighbouring property, will have an adverse affect on the character of the area, provides insufficient car parking which will lead to hazard on the adjacent main road, and that the design and layout of the proposal will result in a visually unattractive building with cramped living facilities.

I hope you will take my comments on board. My clients invite you to take the opportunity of viewing the proposal site from their property to assess for yourself the likely level of impact.

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

Emy Circuit
From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 22 March 2002 11:31
To: 'emy.circuit@wokingham.gov.uk'
Subject: Plan app F/2002/5915

With reference to your letter regarding the above planning application I confirm the following

1 No requirements re hydrant provision

2 The plans of the premises layout have not been checked as this will be the responsibility of the Local Authority Building Control Department.

3 Access requirements for fire fighting as per Part B to the Building Regulations B5.

We have retained your plans for file.

If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue
01189322927.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING
POL
DC
CS
21 MAR 2002
COMMENTS

Case officer: Emy Circuit

Application Number: F/2002/5915

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling

Site Address: 58 Reading Road, Wokingham

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates Ltd

Your observations are required in respect of this application **by 29/03/02**

At its meeting on 19 March 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 20/03/02

CLERK TO Wokingham Town Council

MEMORANDUM

To: Emy Circuit – Development Control **Date:** 21st March 2002

Application F/2002/5915

Site: 58 Reading Road, Wokingham.

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.

Waiting facilities for bus services on this part of Reading Road is poor; a contribution towards improving facilities along this part of Reading Road would increase the sustainable credentials of the development significantly. A new shelter could be provided with a contribution of £5,000 from the developer.

No provision is made for cycle storage. To accord with this Council's Cycle Parking Requirements there should be a safe, secure, sheltered easily accessible cycle storage facility for each flat. Investigations should also be undertaken to see if the site can be connected up with the cycle lane on the proposed Station Link Road, please refer to Tony Street and Patrick Lingwood on this issue.

These comments are made pursuant to Objectives 1, 2, 5, 8 and 9 of the Wokingham Local Transport Plan, WCS4 of the Cycling Strategy for Wokingham and Local Plan Policies WT3: Modal Split, WT11: Public Transport Provision and Improvement

Stephen Kempka
Senior Transport Planner
Ext. 6488

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 05 March 2002 06 MAR 2002

Application Number: F/2002/5915

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling..

Site Address:
58, Reading Road, , Wokingham.

Applicant:
Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

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

NO 58 READING ROAD WAS BUILT IN THE EARLY TO MID 20th CENTURY (1930's) AS INFILL TO NOS 52 and 54, GENERALLY TWO STORIED WITH CONCRETE GARDENS TO THE REAR. TO THE NORTH WEST OF NO 58 IS ST PAULS CHURCH AND GRAVEYARD. THIS IS A TYPICAL SUBURBAN FRONTAGE TO THE STREET.

THE SCALE AND MASS OF THE PROPOSED BUILDING PLUS PARKING AREA TO THE FRONT, NECESSARY TO SUPPORT THE DEVELOPMENT IS IN COMPLETE CONTRAST TO THE PRESENT CHARACTER OF THE AREA.

THE REAR GARDENS ESTABLISH AN OPEN ASPECT TO THE CHURCH AND GRAVEYARD AND I CONSIDER DENSITY OF DEVELOPMENT AND ITS VISUAL IMPACT TO BE UNACCEPTABLE IN THIS VISUALLY SENSITIVE LOCATION AND WHICH WOULD HAVE A DETRIMENTAL IMPACT ON THE SETTING OF THE GRADE II* CHURCH.

Harold Sanders
20.03.02

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Emy Circuit
Development Control

Your Ref: F/2002/5915

From: John Mullaney
Environmental Health

My Ref: 426

Date: 20/02/02

PROPOSED Demolition of existing dwelling and erection of 10 flats

58 Reading Road, Wokingham

These proposals have been evaluated and I have the following comments:

The site is located close to the Reading Road and a railway line, this is a busy road and railway line and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this, a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location, the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic and railway noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise and railway noise and vibration adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

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

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Emy Circuit
From: Tim Green
Sent: 18 March 2002 10:20
To: Emy Circuit
Subject: RE: 58 Reading Road, Wokingham F/2002/5915

Hi Emy

Yes, you are right. In reality the developer almost certainly won't be able to provide the POS in "useable" parcels that are acceptable to Leisure Services. Therefore the option of off site contributions would be preferable.

Thanks

Tim

-----Original Message-----
From: Emy Circuit
Sent: Friday, March 15, 2002 4:31 PM
To: Tim Green
Subject: 58 Reading Road, Wokingham F/2002/5915

Tim,

Thanks for your comments on this one. Presumably any on site provision should be publicly accessible, in which case it would be difficult to accommodated on site and a contribution would be preferable?

Emy

Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

To: Emy Circuit **From:** Tim Green

Cc: Iain Root

Re: **F/2002/5915** **Date:** 14/3/02

58 Reading Road,

Wokingham

Emy

Please find below comments for planning application F/2002/5915 as requested in your memo dated 5th March.

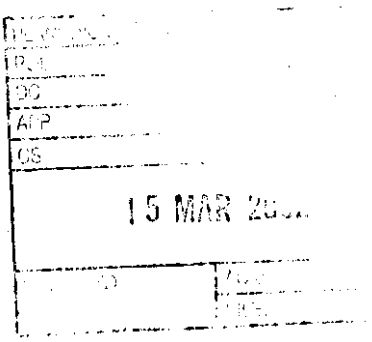
For a development of this size Leisure Services would be looking for an amount of on site open space provision. The standards adopted by the District Council would require an area of 0.1161ha. The plans provided do not indicate if any open space or play provision is to be provided on site.

If this requirement cannot be physically or appropriately accommodated on site, the local plan policy does allow for the balance of open space required to be sought through financial contributions towards the future provision of new, or the enhancement of existing, off-site facilities.

In this instance we would be prepared to accept an off site contribution of £3,000. This would be used towards improvements at Sol Joel play area, Holt Lane, Wokingham.

Tim

emailed me on site 15/3



Emy Circuit
From: Andy Glencross
Sent: 08 March 2002 14:59
To: Emy Circuit
Subject: Planning Application F/2002/5915 58 Reading Rd Wokingham

Hi Emy

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Ihave not visited the site.

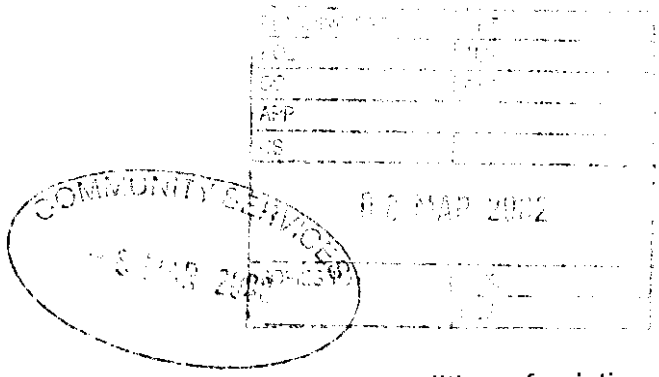
Cheers

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

F

Housing
FAO Sarah Hollamby

TO
~~**From:**~~ Emy Circuit



Date: 05 March 2002

Application Number: F/2002/5915

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling..

Site Address:
58, Reading Road, , Wokingham.

Applicant:
Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

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

As the site is below the threshold for an affordable housing contribution, I have no comments.

Date: 11 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5915

Location: 58, Reading Road, Wokingham.

Proposal: Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Emy Circuit

The new plans show the following: Applicant's statement of support in respect of proposal.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2002/5915 (Planaps) / (Ludhouse) Date Rec. 28 Feb 02

Location: 58 Reading Road

Parish Wokingham

Applicant: Luff Homes Ltd.

Description of attached plans Applicants statement of support in respect of proposal

Drawing No's: /

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: policy

		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: neighbours as per original consultation

Date for Responses info only.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EKO

Consultations Sent by Admin. on 11.03.RS.

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

5915

STATEMENT OF SUPPORT IN RESPECT OF PROPOSED REDEVELOPMENT AT 58 READING ROAD, WOKINGHAM

INTRODUCTION

1. Planning permission is sought for the demolition of a large detached house fronting Reading Road, adjacent to St Paul's churchyard, and the redevelopment of the site to provide 10x2 bedroom flats with attendant parking.

2. The following paragraphs set out a reasoned justification for the development, bearing in mind relevant National and Local planning policies and the individual site circumstances. In doing this we have had regard to the emerging advice set out in the DTLR document 'Planning- Delivering a Fundamental Change', and hope that this statement enables more rapid consideration of the application.

PLANNING POLICY ADVICE

3. PPG3 strongly promotes the effective use of urban land, and looks to Planning Authorities and the development industry to 'avoid the profligate use of land'. Other key principles guide the consolidation of new development into existing urban areas. The specific issue of density is addressed, and higher density housing of between 30 and 50dph is set as the model for new development in accessible locations, with greater intensity of development in places such as town centres where there is good public transport accessibility.

4. This advice has impacted heavily on the local Development Plan framework in Wokingham. The Local Plan Inspector has made a significant number of recommendations for change in the light of this national advice, and placed a strong reliance on a good supply of new housing coming forward through redevelopment of low density housing areas and other previously developed land. If properly designed, this can deliver much needed smaller units in accessible, well serviced locations without adverse environmental impact.

5. The extant Local Plan is in the process of review and replacement, with new policies coming forward to reflect the national policy framework. At this juncture, if there is any apparent conflict between 'historic' local policies and the advice in PPG3 then the latter should take precedence.

6. The site lies within the identified settlement as indicated on both the approved South East Area Local Plan and the Wokingham District Local Plan Deposit Draft (1999). It is therefore an appropriate location for new residential development in principle.

7. Development is also in accordance with the advice set out in PPG3, in that:

    - the site is located with excellent access to public transport links and to a wide range of education, leisure, retail and community facilities;

    - the site falls within the category of brownfield land, and has been previously developed for residential use.

8. PPG3 requires Local Planning Authorities to avoid the inefficient use of land, and sets out a specific approach to deliver this policy objective.

   - *"Local Planning Authorities should therefore:*
   - *Avoid development which makes inefficient use of land (those of less than 30 dwellings per hectare net);*
   - *Encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and*
   - *Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors".*

     ▪ *Para 58 PPG3*

9. While it is clearly necessary to have regard to local character and individual site merits, in view of the accessible location and previous use, it is also reasonable in terms of this advice to consider whether a significantly higher density could make more effective use of this land, without harm to other interests.

10. The proposed density of 74 dph is appropriate in terms of this guidance, bearing in mind its highly accessible location, and the focus on small units. This is similar to many other locations around the town centre, where 2/3 storey flats have replaced large detached properties in larger plots1 (for example in Crescent Road and Rectory Road).

SITE CHARACTERISTICS AND DESIGN ETHOS

11 The application site forms one of a row of large detached properties close to the town centre. Several are no longer in residential use, and are occupied as relatively low-cost office accommodation. Redevelopment has not taken place pending a decision on whether the Authority is to proceed with the construction of a new road link between Reading Road and Station Road, and thus a degree of blight has operated.

12. The house currently on the site has no particular architectural merit. It benefits from its position next to the open space surrounding St Paul's Church, and a sunny rear aspect in the private garden space. The front of the site is however affected by noise and other disturbance from the heavily used Reading Road and its proximity to pubs and other attractors in the town centre.

13. These factors have been taken into account in the design of the new development.

    - The general appearance of a single building within an individual plot of similar size to its neighbours has been maintained. The form of the building proposed is two storey with an additional smaller floorspace in the roof.

    - The overall height and bulk of the roof is restrained by use of a central flat area. The site also features a significant fall in ground level from north to south. The position of the new building will enable advantage to be taken of this natural feature, avoiding adverse impact on the street scene.

    - Parking is kept to the north of the building, providing separation between the new living accommodation and the Reading Road.

- Rear amenity space remains uninterrupted by vehicles, with mature boundary planting maintained. There will be no loss of privacy or significant additional disturbance for those using the garden of the adjacent property. The garden is of a sufficient size to provide attractive private amenity and safe play space for future residents.

- The internal layout minimises any overlooking on the sensitive south-eastern boundary, but makes best use of attractive views to the south and west.

- Materials are proposed as traditional brick and tile, to reflect local character.

- A single vehicle access point is retained onto Reading Road, with adequate space for turning on site to meet safety criteria. Parking provision has been set low to reflect location and policy objectives. 10 communal spaces are provided.

- There is adequate space and a good environment for implementation of an attractive landscaping scheme.

RESERVE LINE OF STATION LINK ROAD

14. The protected line for the Link Road, as shown on the proposals map, does not affect the site layout proposed. It is understood that the Council is currently undertaking some work on the detailed design of the road, but that any changes are likely to reduce rather than increase landtake. We would be happy to discuss this in greater detail if appropriate once comments are available from the Highways consultee.

CONCLUSION

15. The development provides an attractive, useful and efficient reuse of previously developed land in a highly accessible location. No interests will be harmed by its implementation. Planning permission is therefore requested.

Emy Circuit
From: Andy Glencross
Sent: 08 March 2002 14:59
To: Emy Circuit
Subject: Planning Application F/2002/5915 58 Reading Rd Wokingham

Hi Emy

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Ihave not visited the site.

Cheers

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

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
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To: Emy.

Mr / ~~Mrs / Miss~~ Ken Beadnell

Of: Barkie Tel No: 9881611

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ ~~Please~~ Phone ☐ Will call again ☐ URGENT

Message: Re: 58 Reading Rd.

(5915). No archaeological interest. "They can do what they like".

Message taken by: Dan Time: 15.30

07/03/02

THE REPROGRAPHICS UNIT, Unit 13 Waller Drive, Hopwood Lane Ind. Est.
Pinchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Emy Circuit
From: Rachael Cameron
Sent: 06 March 2002 11:24
To: Emy Circuit
Subject: Application F/2002/5915

Importance: High

re 58 Reading Road.

The proposed station link road will go through 48 Reading road, and the plans for that have a new junction outside 58.
I have advised Tony Street and the highways team of the application for 58, and passed your plans onto Stephen Kempka, Roland, and Patrick
as normal.

Rachael Cameron, Transport Planning
Wokingham District Council
Tel: 0118 974 6472

Application Number : F/2002/5915	**Map No :** 75A
Case Officer : EAC	**Site Area :** 0·12
Valid Date : 2[illegible]02	**Received Date: 14/02/2002**

Level : D C Sub-Committee

Description : Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.

Location : 58, Reading Road, , Wokingham.

Parish : WK **Ward : EMM** 5·3·02 23.

Applicant : Luff Homes Ltd C/O Andrews Kalik Associates Ltd.

Fee Required: £1900 **Fee Received: £1900** (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			told agent
BLOCK PLANS	only 10 parking spaces shown	22/2	He thinks that is adequate
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Drawing 1639-07, Side Elevation on L side of elevation 2 bedroom windows are missing (= Bedroom 1, ground floor & first floor) + en suite windows above, on 2nd floor.	22/2	✓ 25/2
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No – Major development Affects setting of a LBuilding

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓ adj to LB

Landscape ✓

Trees ✓

Environmental Health ✓

Housing ✓

Leisure & Cultural Services ✓

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE) ✓ re adjacent Cemetery.

Education ✓

Social Services

Highways ✓

Drainage Section, Roger Johnson ✓ re Major Dev.

D. Partners / A Glencross ✓

Royal Berks Fire & Rescue ✓

Transportation ✓

+ demolition of dwelling.

NEIGHBOURS

.....

S/N + See map .....

+ pls include site inside red line

EXTERNAL CONSULTATIONS

Adjacent DPA : _____ _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer ✓

Thames Water ✓

HERITAGE BODIES

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

OTHERS

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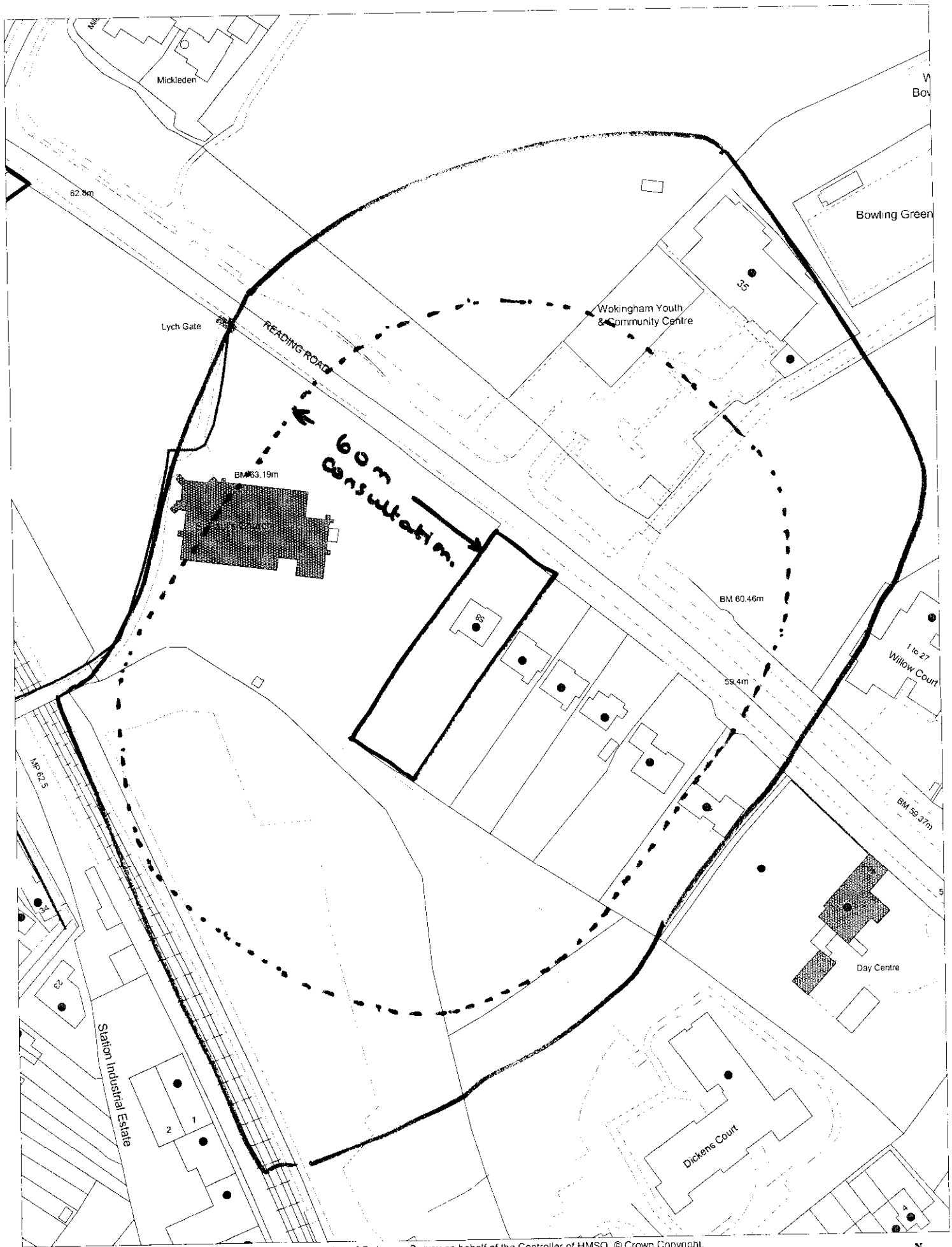
No pre-apps



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Development Control Section, Environmental Services, Wokingham District Council.
18 February 2002

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2002/5915

Proposal:
Proposed erection of 10 flats with associated car parking. Demolition of existing dwelling.

Location:
58, Reading 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5915 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 March 2002

5915

25 FEB 2002 5915

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SS/1639

13th February 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam,

58 READING ROAD, WOKINGHAM

We are enclosing our application for the demolition of the existing house at the above site and the erection of a block of flats with associated car park. The following documents are enclosed:-

- Certificate A
- 6 copies of the completed application form
- 6 copies of the planning drawing nos. 1639/01 – 07 inclusive
- Cheque in the sum of £1,900.00 covering the application fee

If you need any further information from us, please telephone this office.

Yours sincerely,

S.Kalik

Encls

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

58 READING ROAD.

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
062/73		24.9.73	Outline appl. for alt. of 4 bedr. hse(det.) into 3 or poss. 2 self-contained flats.	18.10.73R			
02650			CONVERSION OF HOUSE TO 2 FLATS (Mrs. I. TOWNLEY)	17.4.75R			
			APPEAL GRANTED - 5.2.76				
	BR 4787		2/Storey Extension (Mrs I Townley)		25 5 76 App		
F/2002/5915			Huff Homes (Erect 10 flats with car parking - Demolish existing)				

25.FEB.2002 5:15

Tel. 0118 9746429 (Direct Line)

Date 22-02-02

Your ref.

My ref.

• Andrews Kalik Assoc Ltd
The Studio
101 London Rd
Reading
RG1 5BY

RECEIVED

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

NB only 10 parking spaces are shown
usually 2 spaces per unit are required or
1.75 per unit if all communal

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: on drawing 1639-07 ☑
Side elevation – 2 bedroom windows are missing (bedroom 1 on ground floor & first floor) + en-suite window above on 2nd floor

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

25.FEB.2002 BJ

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. **APPLICANT'S NAME** LUFF HOMES LTD

ADDRESS ASHRIDGE WOOD FARM
WOKINGHAM

POST CODE **PHONE** 01189781550

AGENT'S NAME ANDREWS KALIK ASSOCIATES LTD

2. **If the applicant has an agent, all correspondence will be sent to the agent**

ADDRESS THE STUDIO, 101 LONDON ROAD
READING

POST CODE RG1 5BY **PHONE** 01189669669

3. **On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.** **SITE LOCATION** READING ROAD, WOKINGHAM
SEE LOCATION PLAN 1639-01

4. **WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.** DEMOLITION OF EXISTING HOUSE AND ERECTION OF 10 NO FLATS WITH ASSOCIATE CARPARK

5. Give the area in hectares or part of a hectare **AREA OF SITE** 1340 m²

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** OWNER

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 1639-01, -02, -03, -04, -05, -06, -07

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**

CHANGE OF USE **REDEVELOPMENT**

Tick the boxes(x) **ERECTION OF NEW BUILDING** ✓ **ALTERATION or EXTENSION**

9. **WHAT TYPE OF APPLICATION IS THIS ? Tick one box only**

OUTLINE PERMISSION See question 10

FULL PERMISSION ✓

APPROVAL OF DETAILS/RESERVED MATTERS State relevant outline permission number Also complete Question 10

TEMPORARY PERMISSION State period required

RELAXATION OF CONDITIONS State relevant application number Conditions to be relaxed

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

SITING

EXTERNAL APPEARANCE **DESIGN**

MEANS OF ACCESS **LANDSCAPING**

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO L.A. APPROVAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

CLOSE BOARDED FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING ACCESS REUSED

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	1 / 7	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	10 /	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO — If YES, complete Part 2 of the form

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?

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1900

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF CLIFF HOMES LTD DATE 14/2/2002

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No. 23 FEB 2002* 5915

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) . . . . . .

. . . . . .

(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).

- 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 . . . . . .

On behalf of . . Leff Homes Ltd . . . . . .

Date . . 14.2.2002 . . . . . .

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