APPLICATION NO:
F/2002/5934

LOCATION:
54 Watmore Lane, Winnersh Wokingham.

APPLICANT:
Molefield Properties C/O W M Graham Associates

PROPOSAL:
Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Elaine Vashi**

DS 1051

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2002/5934 EV

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/5934

Parish: **WINNERSH**

Location: **54, Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of a replacement dwelling with garage. Demolition of existing 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
7. The ground and 1st floor bathroom windows in the south side elevation and the 1st floor bathroom window in the rear (west) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass and be permanently so retained thereafter.

Condition
8. 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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
10. No development shall take place until there has been submitted to and approved in writing 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; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. 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 landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. 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, in accordance with a scheme to be

submitted to and approved in writing by the Local Planning Authority. 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.

Condition
13. No development shall take place until a detailed survey of the existing building by a trained and licensed bat worker has been submitted to and approved in writing by the Local Planning Authority.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Reason
6. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

Reason
13. To safeguard any bats on the site.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

Notice checked by: _____

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

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 10 June, 2002
My ref. BC/DC/2002/5934

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr I Rivers
c/o W M Graham Associates
1 Rectory Road
Wokingham
RG40 1DJ

Dear Sirs

PLANNING PERMISSION 2002/5934
SITE: 54 WATMORE LANE, WINNERSH

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 2002/5934 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

ELAINE VASHI
Planning Officer

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 30 September, 2002
My ref: EV/F/2002/5934
Your ref:

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

Mr W M Graham
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Dear Mr Graham

RE: PROPOSED REPLACEMENT DWELLING AT 54, WATMORE LANE, WINNERSH F/2002/5934

I refer to your letter of 17th June 2002 regarding the submission of details to comply with conditions attached to the above mentioned consent, and apologise for the inordinate delay in replying.

Condition 02
This condition requires samples of materials to be submitted. I can confirm that the following materials are considered to be acceptable:

- Brick- Buckland Red Multi TM No.0489902
- Tile- Huguenot- Fenal Phalempin NG- Weathered
- Stone (cills and lintols) Masoncrete Portland

Condition 06
This condition requires details of accommodation of operatives, on site. The details shown on plan dwg no. 2373 04 B are considered acceptable to the highway officer.

Condition 09
Requires details of the slab levels to be submitted. The details of this shown on Plan no. 2373-01A 7 04B are considered appropriate to discharge this condition.

Condition 10 and 12
This condition dealt with the landscaping of the site and tree protection as detailed on plan dwg. no.2373/SK100, 2373-04B and the landscape specification. Unfortunately this condition can not yet be discharged as the officer is still awaiting comments from the Landscape Officer.

Condition 13
This condition requires the submission of a bat survey relating to the property that has been demolished. The Council's ecologist is satisfied with the report submitted, therefore the condition can be discharged.

I hope this information is satisfactory to you. Should you wish to discuss this matter further please do not hesitate to contact Elaine Vashi on the above number.

Yours sincerely

EMY CIRCUIT
Senior Planning Officer

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 30 September, 2002
My ref: EV/F/2002/5934
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
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Mr W M Graham
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

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WOKINGHAM UNITARY
Aiming for Excellence

Yours sincerely

EMY CIRCUIT
Senior Planning Officer

CONDITIONS DISCHARGE

17 JUN 2002

18/6/02

57627

W.M. GRAHAM ASSOCIATES — **CHARTERED ARCHITECTS**

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

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2373/wmg/cm

17 June 2002

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

For the attention of Mrs E Vashi

PLANS TO MEET CONDITIONS

5934

Dear Mrs Vashi

54 WATMORE LANE WINNERSH
Ref: F/2002/5934

With reference to the above and the conditions we are pleased note the following: -

No 02 - Materials to be: -

a) Brick Buckland Red Multi TM No. 0489902
b) Tile Huguenot – Fenal Phalempin NG – Weathered
c) Stone (Cills and Lintols) Masoncrete Portland

No. 06 - Site accommodation – as noted on drawings 2373 – 04B

No 09 - Slab levels – as noted on Dwgs. Nos. 2373 – 01A 7 04B

No. 10 – Landscaping - as noted on Dwg No. 2373/SK100 and landscape specification

No. 12 – Tree protection – as noted on Dwg. No. 2373 – 04B and landscape specification.

No. 13. – Bat survey – enclosed two copies of report prepared by P Cox.

Applicationo	Name & Address
F/2002/5934	A Picton Clark 1 Alderney Gardens WINNERSH RG41 5RH
Application Approved	Letters sent 19.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/5934

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

Location : 54, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

Site Notice Displayed ? : YES [✓] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 15/04/2002. 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 :

HIGHWAYS: recommend conditions, C049 (R049), C122 (R122), C137 (INS: DWELLING), R137 ; C129 (R129)
BIODIVERSITY: bat survey required.
OBS LETTERS: 1 rec.
LANDSCAPE: See file for comments.
E.A: no objection.

Planning Issues :

IMPACT UPON NEIGHB. DWELLING.
" " ST-SCENE.

Application no. F/2002/5934

Appraisal:

The application being considered proposes the demolition of the existing detached bungalow at no.54 Watmore Lane and its replacement with a detached 2 storey chalet style dwelling. The proposed dwelling would have 4 bedrooms and an integral double garage with a footprint of approximately 170m2. The dwelling would have a hipped roof design with a ridge height of approximately 7.6m.

Impact upon neighbouring dwellings

No.52 Watmore Lane
This is a detached bungalow located to the north of the application site. There is one window in the side elevation closest to the application site. This window is at present obscured considerably by the planting along part of the site boundary. The integral garage of the proposed dwelling, which is single storey, would be located next to no.52, and has one window shown in this elevation, providing light to the utility room at the rear of the garage. At approximately 4.4m to the ridge, the roof of the garage would be hipped away from no.52. Given this it is considered that the amenity of the occupiers of this dwelling would not be adversely affected by the proposed new dwelling in terms of loss of daylight, privacy or outlook.

No.56 Watmore Lane
This is two storey dwelling, which appears chalet style at the front, but is full two storeys at the rear. This dwelling is set approximately 1m from the boundary of the application site. The proposed dwelling will be set off the boundary approximately 2m at the widest point and approx. 0.5m at the narrowest point (due to the shape of the site). The new dwelling would not project any further to the rear than the rear elevation of no.56. No.56 has one side window at ground floor level and two small windows at first floor level. The side elevation adjacent to no.56 proposes 2 windows at first floor level, one bathroom and one secondary bedroom window, and two windows at ground floor level, one bathroom window and one secondary ground floor window. It is considered that given the addition a storey compared with the existing dwelling there will be some loss of light to the side windows of no.56, however as these are not primary windows it is not considered that this impact will be adverse. It is therefore considered that the proposed dwelling would not result in a significant loss of daylight, privacy or outlook to the residents of no.56.

No.1 Alderney Gardens
This is a two storey detached dwelling located to the rear of the application site. The rear garden of the application site abuts the side boundary of this dwelling and the proposed dwelling would be sited approximately 21.5 from its rear elevation. The proposed dwelling would have 4 windows at first floor level in its rear elevation. Three of these would serve bedrooms and one would serves an ensuite bathroom. No.1 Alderney Gardens has three dormer windows in its rear elevation at first floor level. As the dwelling is located at right angles to the proposed dwelling there would be no direct overlooking between the rear windows. Some overlooking onto the rear garden of no.1 Alderney Gardens, however given the distance between the two dwellings and the landscape screening along the rear boundary of the application site it is considered that this would be restricted. It is therefore, considered that the proposed dwelling would not have an adverse impact upon no.1 Alderney Gardens in terms of loss of daylight, privacy or outlook.

Impact upon the street scene

The site is located within the built up settlement boundary of Winnersh, along Watmore Lane, where there is a mixture of housing types. The site sits between a detached two storey dwelling at no.56 and a detached bungalow at no.52. The proposed dwelling which would be set back from the main road by approximately 8.5m, would be consistent with the existing building line and would be the same height as the property to the south, no.56. Although the development would represent an increase in built form by the addition of a storey, given its siting the nature of the surrounding development it is not considered that it will appear obtrusive or incongruous in the street scene.

Application Number F/2002/5934
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	
2	C012	R012	
3	C049	R049	
4.	C122	R122	
5.	C137	R137	INS: 'DWELLING'
6.	C129	R129.	& 1ST
7	C045	R045	INS. 'ground floor bathroom window in the south side elevation & the ~~bathroom~~ window in the ~~rear~~ 1st fl. bathroom window in the rear (west) elevation .....'
8	C070	R070	
9.	C100	R100	
10	C150	R150	
11	C151	R151	
12	C153	R153	
13			No development shall take place until ~~there has been submitted~~ a detailed survey of the existing building by a trained & licensed bat worker has been submitted to & approved in writing by the LPA.
		REASON	To safeguard any bats on the site.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D.G. Watson
(Development Control Manager)

Date: 15/11/02

RECORD OF SITE VISIT

SITE ADDRESS: 54 Watmore Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5934

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 20/3/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow w. flat roof rear extension, detached gar. to boundary with no. 52
low shrubs along part of bound. w. no. 52, tall hr trees along remainder
many outbuildings in rear garden.
private fair size rear garden w. 1.8m fence along rear boundary + planting
house to rear well obscured.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m close b fence along bound w. no. 56.
no. 56 : 2st. detached dwelling - 4 rear 1st fl. windows, wind & patio doors along rear gr. fl. & 3 side windows & small @ 1st fl.
no. 52 : detached bung. 1 side window (loo?) already overshadowed by existing hr trees in no. 54 anyway.

5. SITE CONSTRAINTS

TREES

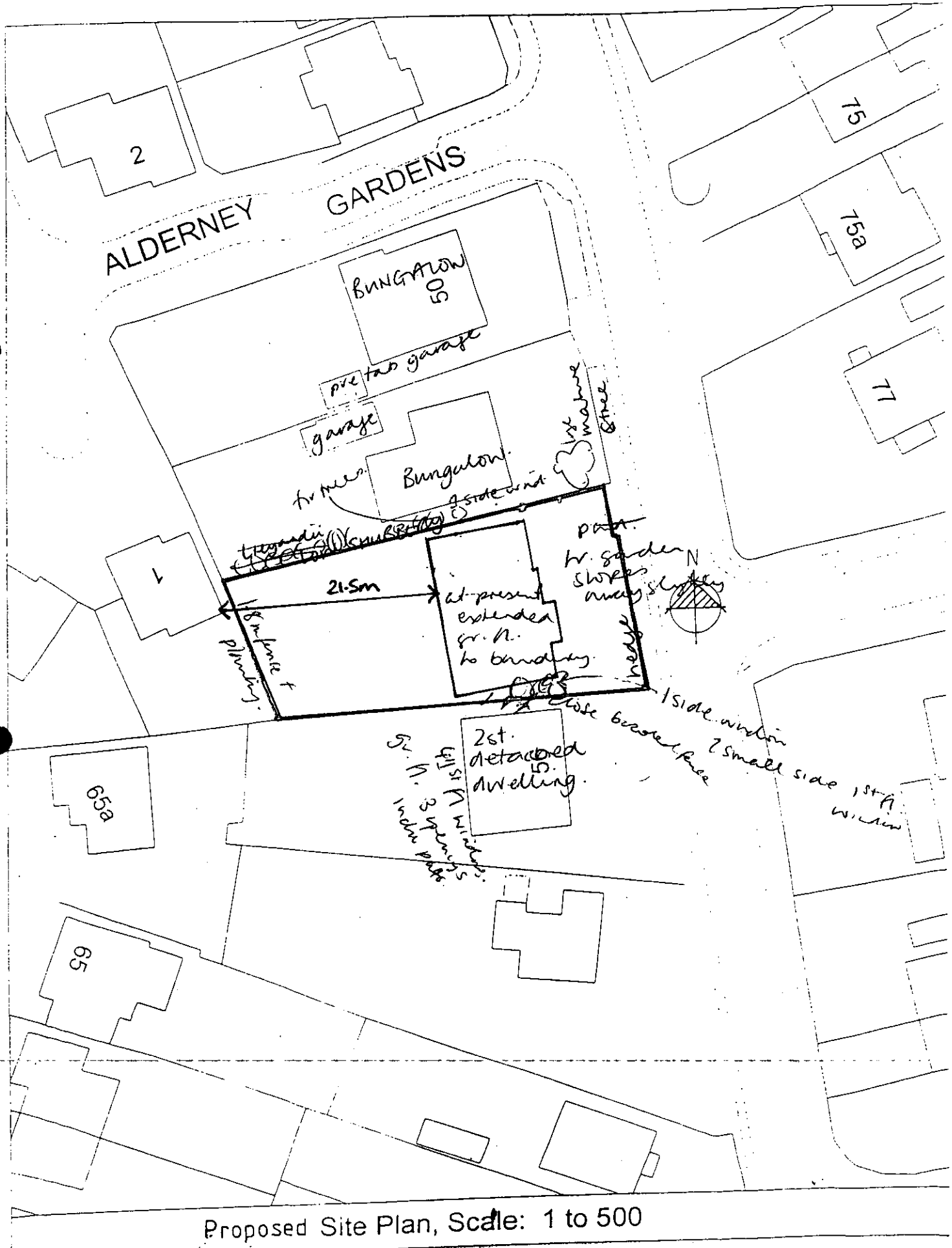
ACCESS/PARKING

LEVELS

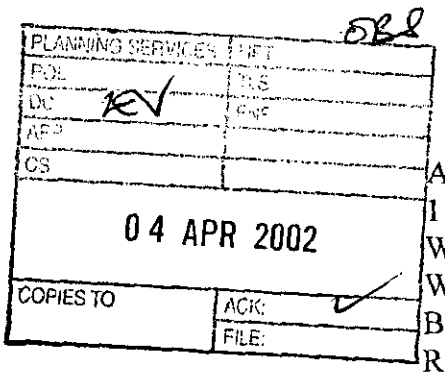
BOUNDARY TREATMENT

OTHERS

18.FEB.2002* 5934



Proposed Site Plan, Scale: 1 to 500



A. Picton Clark
1 Alderney Gardens
Winnersh
Wokingham
Berkshire
RG41 5RH

Tel: 0118 989 2416
Mobile:07778 732012

The Chief Planning Officer
Wokingham Unitary
Environmental Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

For the attention of Elaine Vashi - Development Control Officer

21st March 2002

Dear Sir/Madam

Re Application Number F/2002/5934 - 54 Watmore Lane, Winnersh

Further to our telephone conversation regarding the above proposed development which will back onto my property, I have now had the opportunity to look at the plans and am rather concerned about the size of the proposed house. The main reasons for this are as follows:

1. The fact that the proposal is for two full stories, plus roof could make the property rather overbearing from my aspect. May I refer you to the Inspectors Report on the Appeal for new properties at No. 46 & 48 Watmore Lane and point out the current roof levels in Alderney Gardens. Such roof heights would be more appropriate to the proposed house and would also be more appropriate for Watmore Lane's leafy aspect.

2. I am also concerned about the number of proposed windows that will overlook my property, seven at least. It is the first floor windows that I am concerned about.

3. Whilst I do not object in principal to the development of a new house, providing I am given some assurance that some of the existing trees will remain at the end of the garden to help screen the new house, also to retain privacy between my property and the proposed house.

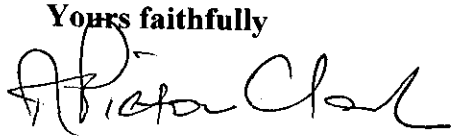
4. A number of residents in Alderney Gardens, myself included are concerned about any of the existing substantial Oak Trees being damaged or removed. We understand that there are TPOs on these trees and we would want to see these TPOs enforced..

5. There is general concern that the character of Watmore Lane and surrounding area is not spoilt by over development.

6. We would appreciate as many trees including Firs being retained as possible as they do help to shield Alderney Gardens from some of the noise from the Motorway

I regret the slight delay in forwarding these comments but that has been due to illness on my part. I trust that the Planning Officer and the Committee will take notice and try to obtain a compromise from the Developers.

Yours faithfully



A. Picton Clark

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Vashi DATE: 3rd April 2002

Location:	54 Watmore Lane, Winnersh, Wokingham
Proposal:	Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling
Application Number:	F/2002/5934

In response to your consultation dated 1st March 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of trees and shrubs which are not shown on the applicants drawing 2373-01 (Existing Site). Contrary to the applicants response to question 12 (Trees on Site) a number of these will require removal to accommodate the proposed new dwelling.

Before I can comment further the applicant should be require to produce for approval a detailed Tree Survey in accordance with the requirements of BS 5837 : 1991 - Trees in Relation to Construction.

This should accurately locate **all** vegetation within the site and clearly show the new dwelling in relation to these existing site features as well as indicating which are to retained or removed.

Once this has been submitted I shall wish to revisit the site and comment further.

ROBERT PETROW
Consultant Landscape Architect

54751

PLANNING SERVICES	HPT
POL	PLNS
DC EV	ENF
APP	
GS	
28 MAR 2002	
COPIES TO	ACR
	FILE

ENVIRONMENT AGENCY

Our Ref : SP/2002/005405-1/1
Your Ref : F/2002/5934

Date : 26 March 2002

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

Dear Sir/Madam

PROPOSAL: ERECTION OF A REPLACEMENT DWELLI NG WITH GARAGE - DEMOLITION OF EXISTING DWELLING
LOCATION: 54 WATMORE LANE, WINNERSH, WOKINGHAM

Thank you for your letter dated 1 March 2002, received on 6 March 2002. Please quote the following reference in any correspondence: SU77SE/4/43. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

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

Grid reference	Distance from site	Landfill name Details
SU789709	220m	Caravan Site Merryhill Green
SU787708	70m	Clarendon Close, Winnersh

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

Surface Water

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

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

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

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

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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

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

Wildlife Conservation

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

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree

surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

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

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454735
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: W M Graham Associates

Elaine Vashi

From: Andy Glencross
Sent: 08 March 2002 15:43
To: Elaine Vashi
Subject: Planning Application F/2002/5934 54 Watmore Lane Winnersh

Hi Elaine

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.**

I have not visited the site.

Cheers

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

FROM: Elaine Vashi

DATE: 01 March 2002 - 5 MAR 2002

Received

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5934

Proposal: Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling.

Site Address: 54, Watmore Lane, Winnersh, Wokingham.

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

Your observations are required in respect of this application **by 25/03/2002** .

No comments

SIGNED: _____ DATE: 20.03.02

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 01 March 2002

Application Number: F/2002/5934

Proposal: Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

Parish: WINNERSH PARISH

Site Address:
54, Watmore Lane, Winnersh, Wokingham.

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

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

✓ below as applicable;

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

C04A, R04A

C22, R22

C37 (INSERT: dwelling), R37.

C29, R29.

Signed: _____ **Print name:** Adam 4/3/02.

18 FEB 2002

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

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

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

Ref: 2373/wmg/cm

15 February 2002

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

Dear Sir

54 WATMORE LANE WINNERSH RG41 5JT

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

a) Planning application Part 1
b) Section 66 Certificate
c) Fee note for £190 (cheque enclosed)
d) OS extracts
e) Dwg. No. 2373 – 01 & 02

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

Yours faithfully

W M Graham

Enc

18.FEB.2002* 5934

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MOLEFIELD PROPERTIES
	ADDRESS	C/O THE AGENT
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ Tel No. 9770 464
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	54 WATMORE LANE WINNERSH WOKINGHAM RG41 5JT
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	NOT APPLICABLE
5. Give brief details of the proposal	ABOUT THE APPLICATION	Demolition of existing & erection of a detached two storey four bedrm. dwelling with detached garage
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ☑ 1:100 Floor Plan ☑ 1:500 Block Plan ☑ Other ☐ 1:100 Elevations ☑
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ☐
	CONSTRUCTION OF NEW BUILDING ☑	DEMOLITION ☐
	OTHER	
9. What type of Planning application are you applying for ?	RESERVED MATTERS ☐	Go to Question 10.
	OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION ☑	Go to Question 11.
	TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
	MEANS OF ACCESS ☐	DESIGN ☐
		LANDSCAPING ☐

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

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

NONE AFFECTED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE SUBMITTED

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~~

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

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

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190

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

SIGNED W M GRAHAM ASSOCIATES ON BEHALF OF MOLEFIELD PROPERTIES DATE 14.02.2002

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. 18.FEB.2002* 5934

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . W M Graham Assoc.

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

Date . . . . . 14 February 2002 . . . . . .

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

"HAISBORO"

ADDRESS 54 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7870 60

BUILDER

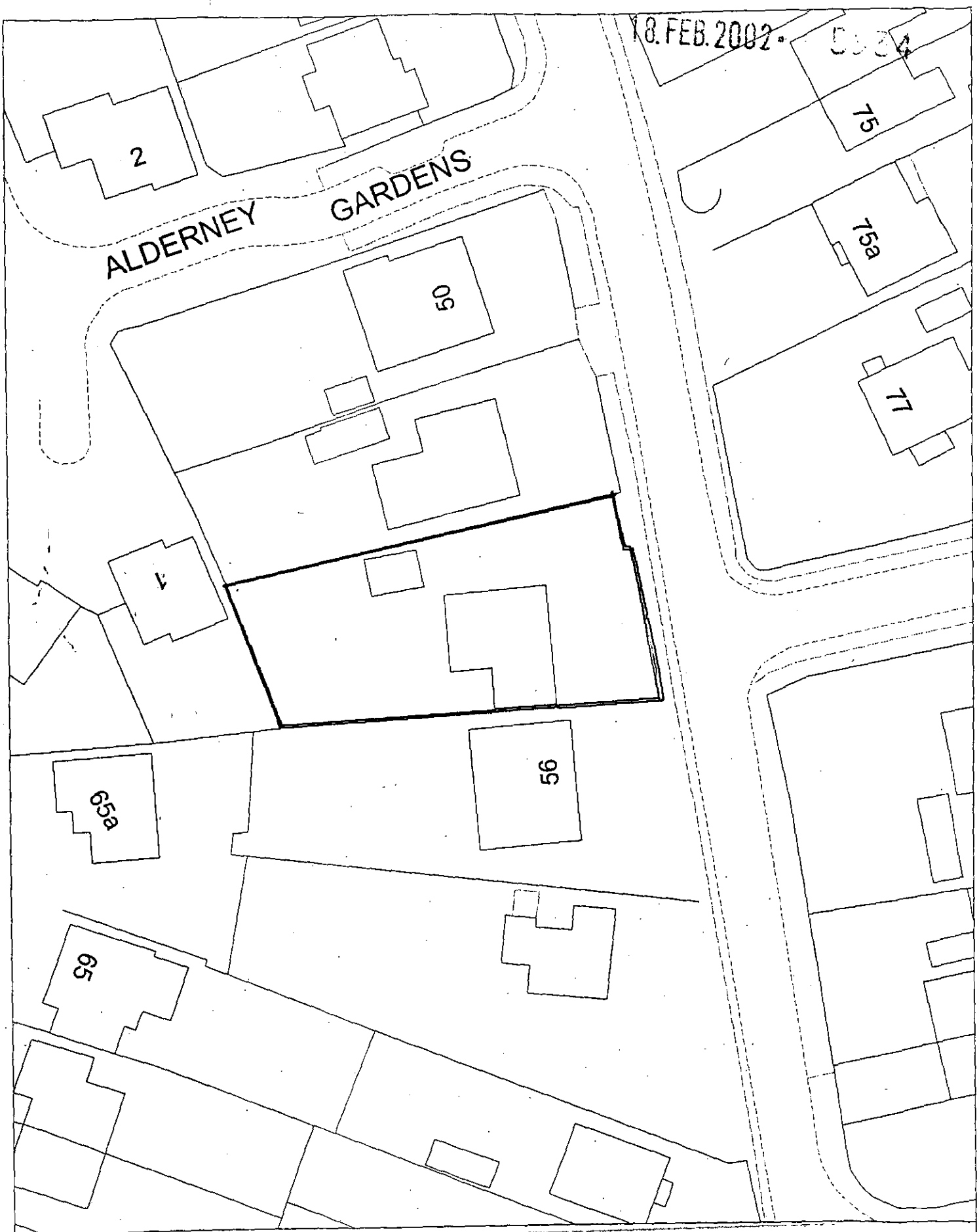
Plan No.	Applicant	Description of Development	Date of Decision	Decision
372/48	Messrs. H. Leach & Sons Ltd	Shelter for Tools etc	12.10.48	App. App
690/73	Mr F.R. Jacob	replacements larger kitchen bathroom & [illegible]	14.6.73	- C/A
1310/73	Mr F.R. Jacob	Outline. Dem. exist house, erect 2 houses & garages	30.8.73	N/A Refuse
~~36899~~	~~APPEAL GARTH CONSTR.~~	~~O/L RES. DEV. R/O~~	~~3.4.91~~	~~Ref~~
~~43354~~	~~"~~	~~"~~	~~25.10.94~~	~~C/A~~
~~97/66162/F~~	~~OXFORD HOUSE PROPERTIES~~	~~9 DWELLINGS R/O 46-54~~	~~24.3.98~~	~~Ref~~
98/68388/F	"	Change of Design to house on Plot 9	10.11.98	C/A
98/68718/F	"	Change of design of house type on P.6 now Alderney Gardens	18.1.99	C/A
F/2002/5934	Holefield Properties	Erect dwelling with garage		

DATE OF COMPLETION

MINISTRY DECISION 36899 - APPEAL GRANTED - 12.9.91 97/66162 - APPEAL ALLOWED - 1-7-98

SPECIAL ORDERS

DRAINAGE



EXISTING Site Plan, Scale: 1 to 500 .

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 10 January 2002

N
W E
S

Received by Wokingham District Council

Application No: F/2002/5934

Proposal:
Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

Location:
54, Watmore Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5934 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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

01 March 2002

Application Number : F/2002/5934	Map No : 60
Case Officer : EV	Site Area : 0.07
Valid Date : 18/02/02	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed erection of a replacement dwelling with ~~detached~~ garage. Demolition of existing dwelling

Location : 54, Watmore Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

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

Fee Required: £95 Fee Received: £190 (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REAR ELEVATION TO SHOW ROOF OVER BED 3 PROTRUDING SECOND SIDE ELEVATION TO SHOW ROOF AT CITY/TY ROOM CORNER PROTRUDING .	query with 4/03 SN	
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

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓ - LANDFILL SITE 250m CONSULTATION - REPLACEMENT DWELLING ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

THAMES WATER ✓

DINTON PASTURES ✓ - BATS

NEIGHBOURS

5/10 + see map

+ addrsn within red line ✓

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - LANDFILL SITE 250m CONSULTATION ✓

Railtrack

Police Arch Officer

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

No pre-apps

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6451

Date: 01 March 2002

My ref: F/2002/5934

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2002/5934
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of a replacement dwelling with garage.
Demolition of existing dwelling

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5934**
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery

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

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

Tel: (0118) 974 6451

Date: 01 March 2002

My ref: F/2002/5934

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2002/5934
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Elaine Vashi** Application Number: **F/2002/5934**
54, Watmore Lane, Winnersh, Wokingham.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Turner

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

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

Tel: (0118) 974 6451

Date: 01 March 2002

My ref: F/2002/5934

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2002/5934
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5934**
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

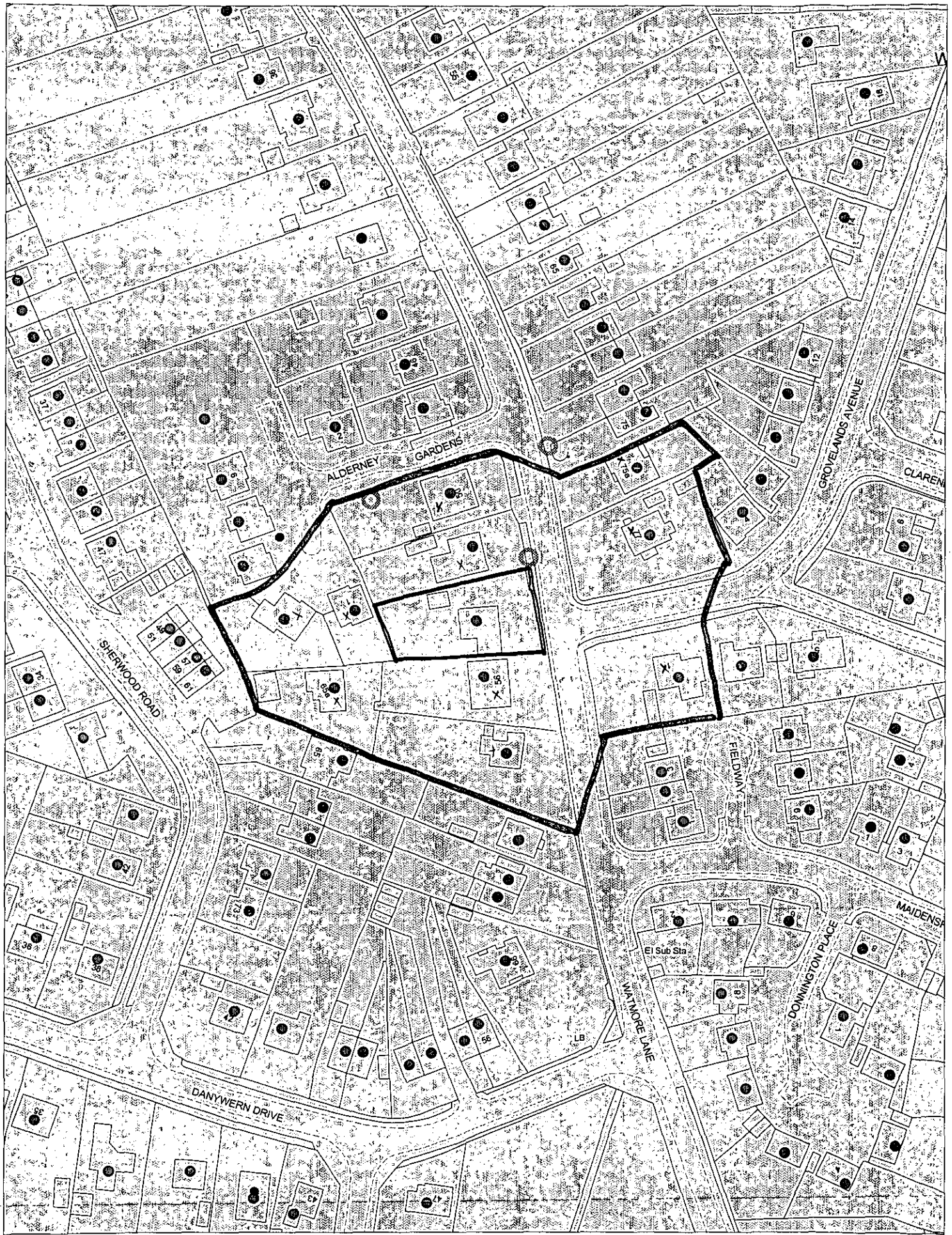
Councillor Bray
**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5934
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

18 FEB 2002 0934



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21 February 2002 Scale: 1 : 1250

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