REFUSED

APPLICATION NO:
O/2001/3246

LOCATION:
80 Evendons Lane, Wokingham.

APPLICANT:
Mr P Richardson C/O Day Tanner Partnership

PROPOSAL:
Outline application for the proposed erection o a new dwelling and garage.

EARLIEST DATE FOR DECISION: **24/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/03/2001

CASE OFFICER: **Martin Durkan**

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Richardson
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: O/2001/3246

Parish: **WOKINGHAM**

Location: **80, Evendons Lane, Wokingham.**

Proposal: **Outline application for the proposed erection of a new dwelling and garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development would result in the increased use of a sub-standard access, which would adversely affect road safety and the flow of traffic. As such, it would be contrary to Policy ST3 of the South East Area Local Plan and Policy WT7 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell
Development Control Manager
Date: 06/04/2001

Notice checked by: _____

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

WORK SHEET FOR : Martin Durkan

Application Number : O/2001/3246

Applicant : Mr P Richardson C/O Day Tanner Partnership.

Location : 80, Evendons Lane, , Wokingham.
Proposal : Outline application for the proposed erection of a new dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 22/02/01

Date Registered : 24/01/2001

Earliest Date for Decision : 24/02/2001

Latest Consultation Date/Site Notice Expiry Date : 24/02/2001

This application will have expired on: 21/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

1. ARBORICULTURALIST - NO OBJECTION IN PRINCIPLE. SHOULD BE 6M BETWEEN HOUSE AND EXISTING TREES.
2. ENVIRONMENTAL HEALTH - NO OBJECTIONS.
3. HIGHWAYS - OBJECT: UNSATISFACTORY ACCESS
4. WOKINGHAM TOWN COUNCIL - NO OBJECTION SUBJECT TO HIGHWAYS APPROVAL.
5. SEVEN NEIGHBOUR OBJECTIONS: OVERDEVELOPMENT, OUT OF SCALE AND CHARACTER WITH SURROUNDINGS, ROAD SAFETY, SIZE, HEIGHT, NOISE, TRAFFIC, LOSS OF LIGHT/PRIVACY

Planning Issues :

SITE DESIGNATION

IDENTIFIED SETTLEMENT (SEALP - STV1, WDLP - WOS2)

ISSUES

1. IMPACT ON THE CHARACTER AND AMENITY OF THE AREA.
2. IMPACT ON ADJOINING OCCUPIERS.
3. ACCESS

Application Number: 0/2001/3246

Appraisal:

80 Evendons Lane originally comprised a shop on a linear-shaped site, similar to the adjoining sites. The site was extended over the years to include land to the rear of its neighbours at nos.72 to 78 Evendons Lane and it subsequently became used as a paddock.

An application for the erection of three houses on the site was withdrawn in July 1997 following objections from Highways in respect of unsatisfactory visibility splays. Planning permission was granted in 1998 for one replacement dwelling on the site and this has now been built.

Planning permission was refused for a second dwelling on the site in February 1999 on the grounds that it would form a cramped development out of character with the area, that it would generate an unacceptable amount of noise and that it would result in increased use of a sub-standard access.

This application is for *outline* planning permission for a second dwelling on the site. The dwelling would have an identical footprint to the one that was refused. However, the site has now been extended further to include part of the rear garden of 70 Evendons Lane.

Approval has been sought for siting and access only at this stage. The garage that was approved under the 1998 approval (but has not yet been built) would be repositioned within the site. The proposed height of the new dwelling is not indicated in the application but given the previous history of the site it is assumed that it is intended to be two storeys.

The main issues to consider in the proposal are:

1. Impact on the character and amenity of the area

The footprint of the proposed dwelling (138 sq m) would be greater than that of the existing dwelling (116 sq m) and considerably greater than that of surrounding dwellings (typically 50 to 75 sq m), a number of which are bungalows. However, this is a backland site and the proposed dwelling would not form part of the street scene as such, even less so than the dwelling that has already been approved and built. The latter is directly visible from Evendons Road. However, the proposed dwelling, whilst still visible from Evendons Lane, would only be briefly glimpsed from a southerly approach, with a much narrower cone of vision across the rear gardens of nos.74 to 78 than that of the existing dwelling. The need for the proposed dwelling to reflect the scale and character of the surrounding dwellings is therefore not as critical as it might otherwise be.

In addition, this site is larger (about 200 sq m) than that involved in the previous application for a second dwelling on the site, which was refused. This allows for a more satisfactory relationship between the footprint of the building and the site, as

well as increasing the scope for adequate amenity space and soft landscaping to be provided.

The proposed dwelling would be visible through the gaps in the houses in Manor Road to the south of the site. These two-storey houses are linked by pairs of single-storey garages, which gives an impression in the street scene of semi-detached dwellings. The proposed dwelling would be visible through the gap at first floor level above the pair of single-storey garages linking nos.37 and 39 Manor Road. This would to some extent detract from the impression of spaciousness afforded by the gap between the dwellings and it would dilute their semi-detached appearance. However, the existing house at 80 Evendons Lane can already be seen through the gap between the houses at 33 and 35 Manor Road and other dwellings can be seen through the gap between the houses at nos.41 and 43 Manor Road. It is therefore considered that the impression of openness provided by the gaps between these dwellings has already been lost to some extent and that this would therefore not be a sustainable ground of objection to the current proposal.

2. Impact on adjoining occupiers

- *Impact on existing dwelling on the site (to the west):*

This dwelling has windows in the east elevation that would directly face the flank wall of the new dwelling about 9.8 metres away. There are two windows at ground floor level and three at first floor level. However, only one of these would appear to be a habitable room. This is a first floor window, which appears to be a secondary bedroom window, the main bedroom window facing south towards the rear of the site. Given that this is a secondary, rather than a main window, the distance from the proposed dwelling is acceptable in terms of the outlook of the occupiers of the existing dwelling. Any habitable room windows proposed for the west-facing flank wall of the new building can be fitted with fixed, obscure glazing to safeguard the privacy of both dwellings. It is therefore considered that the amenity of the occupiers of the existing dwelling would not be adversely affected by the proposed new dwelling, in terms of loss of daylight, privacy or outlook.

- *Impact on the adjacent dwelling at 64 Evendons Lane(to the east):*

This is a single-storey bungalow with two windows that would directly face the proposed dwelling about 14.2 metres away. There would be a 2 metre high close-boarded fence in between. It is not considered that there would be any significant loss of light or outlook for the occupiers of the bungalow. However, there could be some loss of privacy as a result of overlooking from any first floor windows in the east elevation of the proposed house. Measures to prevent this occurring can be considered when details of the design of the house are provided at the approval of reserved matters stage.

- *Impact on the rear of the houses in Evendons Lane (to the north):*

The proposed house would directly face the rear of nos.72 and 74 Evendons Lane, both of which are single-storey bungalows. It would be about 29 metres away from the rear habitable room windows of no.72 and about 43 metres away from the rear habitable room windows of no.74. Any first floor windows in the front of the proposed house would be at least 10 metres away from the rear garden of no.72 (although the previously refused scheme on which this outline application is based

showed no windows directly opposite this garden) and about 14 metres away from the rear garden of no.74. No other windows or rear garden in Evendons Lane would be directly overlooked from the proposed house. It is therefore considered that there would be no significant loss of privacy, outlook or daylight for the occupiers of the houses in Evendons Lane resulting from the proposal.

- *Impact on the rear of the houses in Manor Road (to the south):*

The public footpath that runs along the rear of the site has a 2 metre high close-boarded fence along both sides and also a considerable amount of vegetation. The rear of the houses in Manor Road are therefore screened from the site at ground floor level.

The distance between the first floor windows at the rear of the houses in Manor Road and the rear of the proposed house would be about 20 metres. This is considered sufficient to safeguard mutual privacy. There would be no loss of daylight for the occupiers of the houses in Manor Road. There would be some impact on outlook from the rear of these properties to the extent that the houses currently face open land. However, it is not considered that there would be any significant loss of amenity to the occupiers that would justify refusal of planning permission on these grounds.

3. Access

The highway authority has objected to the application on the grounds of the increased use of an unsatisfactory access. (It also objected to the previously refused application for a second dwelling on the site for the same reason.)

There is a restricted sight line to the east for vehicles emerging from the access. The submitted drawing refers to the front boundary wall of no.78 Evendons Lane as 'land purchased from neighbour by client'. However, the land referred to is not included in the red line application site boundary.

Although planning permission has already been granted for one dwelling on the site, there is concern that a second dwelling would increase the number of vehicles using the access and that this would adversely affect road safety.

The recommendation is therefore that planning permission should be refused because of the unsatisfactory means of access.

Recommendation: ~~Approval...~~ **Refusal...** ✓

Application Number: 0/2001/3246

Reason for Refusal

No	Non Std Reason for Refusal
1	*The proposed development would result in the increased use of a sub-standard access, which would adversely affect road safety and the flow of traffic. As such, it would be contrary to Policy ST3 of the South East Area Local Plan and Policy WT7of the Wokingham District Local Plan Deposit Draft (as amended).*

RECOMMENDATION AND REASONS AGREED.....

(Development Control Manager)

Date:.....

RECORD OF SITE VISIT

SITE ADDRESS: 80 Evendons Lane Wokingham.

APPLICATION NUMBER: O/2001/3246

OFFICER: Martin Durkan

DATE OF SITE VISIT: 22/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL - MIX OF TWO-STOREY AND SINGLE-STOREY DWELLINGS, PUBLIC FOOTPATH TO REAR OF SITE.

3. DESCRIPTION OF SITE/BUILDING

EXISTING TWO-STOREY HOUSE TO REAR OF SITE. ACCESS ROAD FROM EVENDONS LANE. LAND TO EAST OF SITE IS OVERGROWN AND DISUSED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

ELABORATED IN REPORT.

5. SITE CONSTRAINTS

TREES T.P.O. ON OAK TREE AT R/O SITE

ACCESS/PARKING EXISTING ACCESS ROAD

LEVELS SITE CONTAINS SOIL MOUNDS

BOUNDARY TREATMENT TIMBER FENCING

OTHERS

Tel: (0118) 974 6446

Date:

My ref: O/2001/3246

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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: O/2001/3246
80, Evendons Lane, , Wokingham.
Outline application for the proposed erection of a new dwelling and garage.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **O/2001/3246**
80, Evendons Lane, , Wokingham.
Outline application for the proposed erection of a new dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: (0118) 974 6446

Date:

My ref: O/2001/3246

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: O/2001/3246
80, Evendons Lane, , Wokingham.
Outline application for the proposed erection of a new dwelling and garage.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **O/2001/3246**
80, Evendons Lane, , Wokingham.
Outline application for the proposed erection of a new dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: (0118) 974 6446

Date:

My ref: O/2001/3246

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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: O/2001/3246
80, Evendons Lane, , Wokingham.
Outline application for the proposed erection of a new dwelling and garage.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30 MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **O/2001/3246**
80, Evendons Lane, , Wokingham.
Outline application for the proposed erection of a new dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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

11-13 DUKES RIDE
CROWTHORNE
BERKS, RG45 6LZ
Telephone. 01344 777143
Fax: 01344 750971
e-mail Tony@daytanner.freeserve.co.uk

DAY TANNER PARTNERSHIP

Fax

To:	Wokingham District Council	**Attn:**	Martin Durkan
From:	Tony Day	**cc:**	
Fax No:	0118 974 6484	**Date:**	13 March 2001
Job Ref:	1106	**Pages:**	2 (including top sheet)
Re:	**80 EVENDONS LANE, WOKINGHAM**		

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Following our telephone conversation this morning please find attached location plan showing the above site.

Regards
A I Day

The contents of, and the information contained in, this message and any attachments are, or may be confidential and legally privileged, and are sent for the personal attention of the addressee(s). If you are not the intended addressee, any use, disclosure or copying of this document is unauthorised.


480800E
480600E
480400E
480200E

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 31 January 2001

Application Number: O/2001/3246

Proposal: Outline application for the proposed erection of a new dwelling and garage.

Parish: WOKINGHAM TOWN

Site Address:
80, Evendons Lane, , Wokingham.

Applicant:
Mr P Richardson C/O Day Tanner Partnership.

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).

Reason as per application no. 68915.

Signed: _____ **Print name:** Adam Goggins

6/3/01

Rec'd 2.00pm 2.3.01

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Martin Durkan

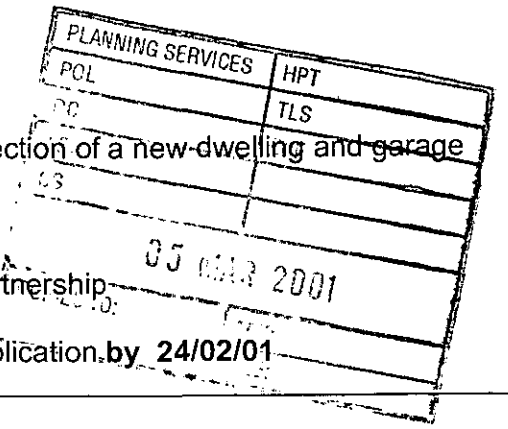
Application Number: O/2001/3246

Proposal: Outline application for the proposed erection of a new dwelling and garage

Site Address: 80 Evendons Lane, Wokingham

Applicant: Mr P Richardson C/O Day Tanner Partnership

Your observations are required in respect of this application **by 24/02/01**



No objection to outline application subject to highways approval

SIGNED: _____ **DATE:** 02/03/01

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES | TP1
POL | 11.3
DC
APP
CS
21 FEB 2001
COPIES TO: | ACK:
FILE

MEMORANDUM

From: Leanne Parlour
Environmental Health

My Ref: LMP/JS/20004586

To: Martin Durkan
Planning

Your Ref: 0/20001/3246

Date. February 19, 2001

PROPOSED: OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF A NEW DWELLING AND GARAGE

LOCATION: 80 EVENDONS LANE WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

Leanne Parlour
Technical Officer

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 20th February 2001

Location: 80 Evendons Lane, Wokingham

Proposal: Outline application for the proposed erection of a new dwelling and garage.

Application Number: O/2001/3246

In response to your consultation dated 31st January 2001 for the above application, the arboricultural comments are as follows:

I have no objection in principle to an additional dwelling being erected on this site. I would recommend that the size, design or siting of the dwelling is altered to improve the relationship with the trees adjacent to the boundary with properties in Evendons Lane. A gap of 6 metres to the centres of their stems should be sufficient to allow for their retention and future growth.

Neil Etherington
Senior Arboriculturist

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DMS	MD
16 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr John Mitchell
Development Control Manager
Environmental Services Dept;
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

39 Manor Road
Wokingham
Berks.
RG41 4AR

14th February 2001

Reference Planning Application 0/2001/3246

Dear Sir,

We strongly object to the above Planning Application for the following reasons:-

1. There is already one exceptionally large and dominating structure on the site and a similar second dwelling would result in a development completely out of scale with the surrounding area.

2. The exceptional height and size of the proposed dwelling and its proximity to our own property will block what little light we already have in a very small garden, and destroy what privacy we have left, which, together with a detrimental visual and noise impact will reduce the value of our own and surrounding properties.

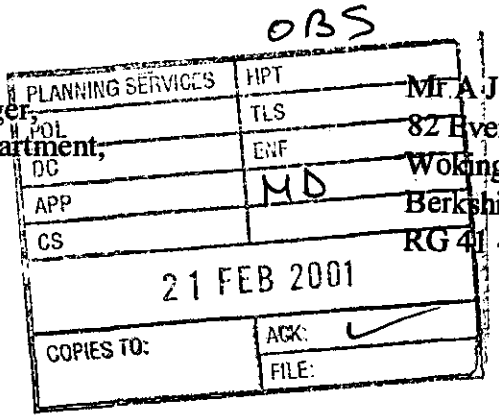
3. The increased use of a dangerous section of Evendons Lane, particularly when children are arriving at and leaving the nearby school, would adversely affect road safety.

Yours Sincerely

A F Toombs and G C Toombs

OBS

Mr. John Mitchell
Development Control Manager,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG 40 1WR



Mr. A J & Mrs. G E Beale,
82 Evendons Lane,
Wokingham,
Berkshire.
RG 41 4AG

16/02/01

Re Planning Application No. 0/2001/3246 - No. 80 Evendons Lane

Dear Mr Mitchell,

Please find below and attached our concerns and objections re the proposed development at No. 80 Evendons Lane. Our objections remain those that we put forward to the planning department in January 1999. As the situation regards the site remains identical, apart from the purchase of a small piece of garden formerly belonging to No 70 Evendons Lane, we enclose the pertinent extracts of the letter we wrote then. Please see attached.

We feel that as the drive to No. 80 runs the length of our garden we would **not** want to see an increase in vehicles using it. This would inevitably be the case if planning permission were to be granted for one extra development.

We would point out that your reasons for not granting planning permission in 1999 for the proposed erection of one dwelling and garage hold as true now as they did then as nothing **has** changed. Please see attached your reasons for refusing planning permission in 1999. We thoroughly concur with these reasons and they remain appropriate for this current application in our opinion.

Yours sincerely,

A J Beale G E Beale

We feel that the comments that we made in our letter of 13 July 1997 on **Traffic Movement Hazards**, when application was made for 3 dwellings on the site, still hold good for the erection of a further dwelling - making it a total of 2 on the site if permission were to be granted. This is a fact that your own planning department recognised as permission was only granted for one dwelling only. The road layout has not changed and the volume of traffic is only increasing.

Residents emerging from the proposed development will have to pull well forward into the lane to view approaching traffic. This traffic may be partially obscured by parked vehicles, even if they are not close to the access. There is also the slight curvature of the road to be taken into account whereby cars pulling out of the drive would not have a clear view of any approaching traffic. This was something that you did take into account when you responded to the previous application for 3 properties and only granted permission for one.We do not see that the situation has changed in any way.

Additionally once a vehicle has pulled out to pass a line of closely parked cars, which there often are on this stretch of Evendons Lane,there will be no 'refuge' to avoid vehicles coming in the opposite direction. These have priority in any case and are often reluctant to 'give way'.This situation occurs frequently now, especially at peak periods.

Inevitably there will be situations where one resident is trying to turn into the development while another is trying to emerge, resulting in considerable confusion and hazard for vehicles passing up and down the lane, the latter already having to negotiate the often considerable numbers of cars parked on the road.

These situations will be exacerbated by the continuing use of high speeds with which some vehicles insist on using when driving up and down the already busy lane.Added to this is the associated poor weather and restricted visibility in the Autumn and Winter months.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Philip Richardson
C/O The Day Tanner Partnership
11 - 13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Application No : 99/68915/F

Parish : WOKINGHAM PARISH

Proposal : PROPOSED ERECTION OF ONE DWELLING AND GARAGE

Location : 80 EVENDONS LANE, WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING 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.

REASONS(S) :

01

The proposed dwelling by reason of its location, would form a cramped development out of character with the area. As such, the proposal is considered contrary to Policy SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan.

02

The additional dwelling would generate an unacceptable amount of noise detrimental to the amenities of the surrounding properties. As such the proposal is considered contrary to Policy SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan.

03

The proposed development would result in the increased use of a sub-standard road junction/access which would adversely affect road safety and the flow of traffic. As such, the proposal is considered contrary to Policy WT7 of the Wokingham District Local Plan and Policy ST3 of the South East Area Local Plan.

Date 23 February 1999

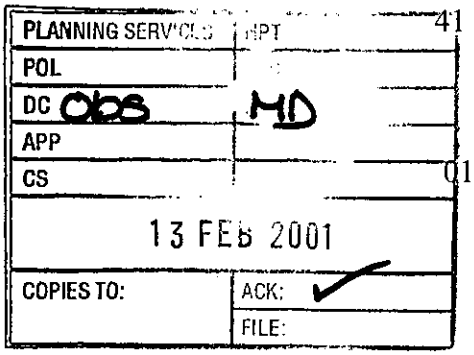
D.E. Plummer

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

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

41 Manor Road
Wokingham
Berkshire
RG41 4AR
0118 978 0212



Mr John Mitchell
Development Control Manager
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

10 February 2001

Dear Mr Mitchell

Re: Planning Application No: O/2001/3246

Further to your letter dated 31 January 2001 referencing the above planning application, I would like to formally register my objection to this proposal. I would like to highlight that my previous letter (dated 1 February 1999), against which a previous application was rejected, is still essentially valid as this planning proposal is essentially the same as the previous proposal. For the sake of completeness, I re-iterate and expand my objections based on the following criteria:

1. **Road Safety:** Evendons Lane residents have to park on the carriageway as many of the existing houses preclude off-street parking. One could argue that the current "single house" access presents no increased hazard to that of the original house. However, this application would essentially double the volume of traffic entering and leaving this access. Hence, there will be a substantially increased chance of accidents to:
   a) road users using Evendons Lane as a through route,
   b) to local residents living on Evendons Lane and the Manor Road development,
   c) to the current occupiers of the development and
   d) to any future occupiers of the proposed development.

   This application appears to include increased junction radii, which may possibly aid better visibility of traffic emerging from this development. In practice this is unlikely to alleviate this particular risk, as the practical constraints of off-street parking on Evendons Lane will necessitate parking close to or on the junction radii itself.

2. **Noise:** By the very nature of an additional dwelling and its vehicular access, an increase in noise is likely which would be detrimental to the existing surrounding properties.

3. **Change to overall environment:** The current separation of houses between Evendons Lane and Manor Road creates the impression of an open area that should be protected from development in keeping with the rural aspect of this part of Wokingham. The current development has already reduced this openness and this new application will

only further degrade the open character of the area. This development should be prevented in order to halt further loss of identity of the local environment. In addition, paragraph 13 of the application states that no trees will be felled as a result of this application, however, the existing two trees (one apple) are not shown on the supporting plan.

4. **Overloading of existing services:** The existing sewage and surface water system has suffered failure over the recent past. Increased loading (from one dwelling to two dwellings) will continue to further stress the existing infrastructure which will again be detrimental to the existing residents.

5. **Loss of privacy:** There will be a further loss of privacy for a number of existing residents whose homes and gardens back on to the development. Similarly, for the residents immediately adjacent to the access to the single house there will be increased disturbance due to the increased volume of traffic gaining access to the proposed additional dwelling.

In essence, one could argue that the replacement of the old house with the existing new one is justified and I assume that the original application was accepted on that basis. This revised application (as the previous one) clearly goes beyond that "new for old" replacement concept and should be rejected for the reasons stated above.

In conclusion, it would appear that this particular site continues to suffer from a distinct lack of planning - the first application being withdrawn after objections, the second being passed with the replacement dwelling completed but with no serious attempt to complete landscaping, a third application being rejected on the grounds of safety, noise and violating the character of the area. Now we are presented with a fourth, almost identical application, which I would expect to be rejected for essentially the same reasons.

I note that the garage for the existing house has been given permission to be moved from the original approved application in 1997. It would seem that this change might have been made as a precursor to assist this latest application, thus undermining the terms under which the second application was granted

I am confident that the planning process has the integrity to prevent any further changes to this site thereby expediting completion of the current dwellings landscaping and minimising the ongoing disruption to local residents.

I thank you in anticipation of your fullest consideration of all the objections raised against this application.

Yours sincerely

Brian Allan

LINDA & COLIN KING

PLANNING SERVICES	HPT 39835
POL	TLS
DC MD	ENF
APP	
CS	
13 FEB 2001	
COPIES TO:	ACK:
	FILE:

Chief Officer
Highways Dept
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

2001/3246

07 February 2001

Dear Sir

We enclose a copy of a letter, which is self-explanatory.

We trust you will note the objections relevant to Highways and pass your comments to the relevant planning officer.

Many thanks

Linda & Colin King

72 Evendons Lane
Wokingham
Berks RG41 4AG

Tel: 0118 9780369
Fax: 0118 9780369
e-mail C.V.K@btinternet.com

LINDA & COLIN KING

Mr J Mitchell
Development Control Manager
Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
Wokingham
BerksRG40 1WR

06 February 2001

Your Ref: Martin Durkan 0/2001/3246

Dear Sir

Planning Application No: 0/2001/3246

Our objections to the above application are as follows:

With the exception of a small additional area of land that formed a part of the rear garden of No: 70 Evendons Lane the application is identical to Application No: 99/68915/F submitted by the same applicant and refused planning permission by WDC on 23 February 1999.

The circumstances that gave rise to the reasons for rejection have not changed in two years except that reference has to now be made to policies in the Wokingham District Local Plan Deposit Draft as amended February 2000.

In addition the proposal to change the situation of the garage, to accommodate the proposed new dwelling, for which planning permission was granted in 1998, is an abuse of the system after such a short period of time.

The application drawing is annotated ' Replacement Dwelling' this is a misnomer as the original dwelling has already been replaced.

Policy WBE1 paras: b). f). g). h). refer.

72 Evendons Lane
Wokingham
Berks RG41 4AG

Tel: 0118 9780369
Fax: 0118 9780369
e-mail C.V.K@btinternet.com

Further considerations are as follows.

POLICY WH1: HOUSING DEVELOPMENT – UNIDENTIFIED SITES

Paras: a), c), d) apply due to the backfilling nature of the proposed development and the closeness of adjoining properties.

Para: g) of the above policy and policy WOS3 a) and d) apply because of:

i) the cumulative effect of any additional traffic on the Finchampstead Road which has seen many new developments in recent months, principally the old Football Club site.

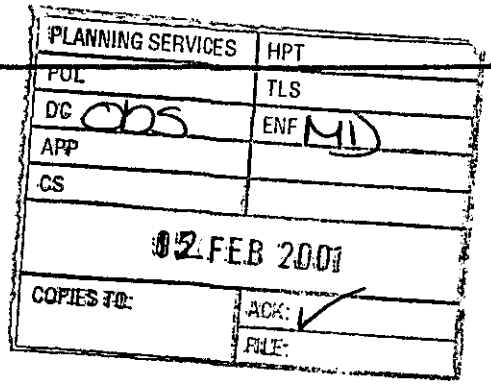
ii) the lack of garaging in Evendons Lane requires most residents to park their cars in the road. This will result in residents egressing from the proposed new development having to pull well forward into the lane to view approaching traffic. This traffic is highly likely (based upon experience) to be ,at least, partially obscured by parked vehicles even if they are not close to the exit. There is also a slight curvature of the road to be taken into account as it was done when an application for three properties on the site was made in

iii) 1997. Once again the situation has not changed. Also, once a vehicle has pulled out of the development entrance it has to pass a line of closely parked cars, usual for this stretch of the road, there is no refuge for cars coming in the opposite direction.. There is the case to be considered where a vehicle is trying to turn into the development but is blocked by one emerging. This will cause an obstruction on the road, which may not be seen until the last moment by cars approaching, usually at a relatively high speed. Any increase in the sight splays at the entrance will reduce the kerbside parking area of other residents. (Policy WBE1 para: g), refers.)

Yours sincerely

Linda &Colin King

LINDA & COLIN KING



Mr J Mitchell
Development Control Manager
Environmental Services Dept
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P.O.Box 157
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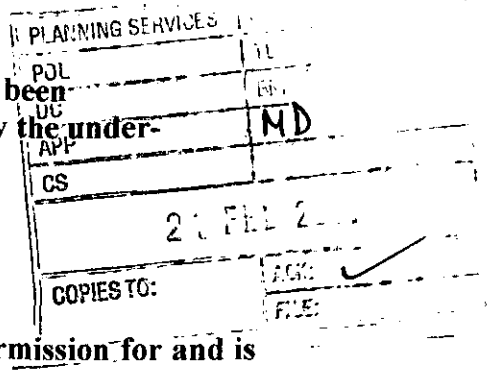
Yours sincerely

Linda &Colin King

OBS

Sonia Maysh
118 kiln RIDE
WOKINGHAM
Berkshire
17/02/2001



As a previous occupier of no 80 I think the council has already been unsympathetic to the surroundings with out compounding it by the under-mentioned

Objection to application 0/2001/3246 re. 80 Evendons Lane
I WISH TO PROTEST AGAINST :

A] The scale of the building that you have already granted permission for and is now erect on the site.
It is totally out of scale and keeping with surrounding buildings and dominates everything in the vicinity.
This is not a case of " not in my back yard" as you will see I raised no objections to this application as I thought one dwelling was reasonable, however I am amazed that you let such a large structure be built.

B] Any further development of the site including the erection of another dwelling and garage.
This is backland development and is definitely not "infill" by any definition.
This is exactly the kind of development that destroyed the character of Sandhurst.
This is over-development of the site and will have a damning impact on surrounding homes.
It is out of keeping with surrounding properties and intrusive.
I am amazed that you block planning on 25 acre sites such as "Greenacres" Nine Mile Ride and yet you encourage intrusive development of this kind.

C] enlarging the plot with a tiny piece of garden from the rear of 70 Evedons speaks for its self . It is in the rear i.e. back gardens of the other houses i.e. an inappropriate place for a house

Signed.....

OBS

Wade Montague
74evendons lane
Wokingham
Berks
19 feb 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	MD
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

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Signed.....

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	MD
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Sean Benson
64 Bain Avenue
Camberley
surrey

formerly of Evendons lane
17/02/2001

As a previous occupier of Evendons lane I think the council has already been unsympathetic to the surroundings with out compounding it by the under-mentioned

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Signed..... 18.02.2001



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

N
W E
S


EASTHEATH
480800E
480600E
480400E
480200E


EASTHEATH
480800E
480600E
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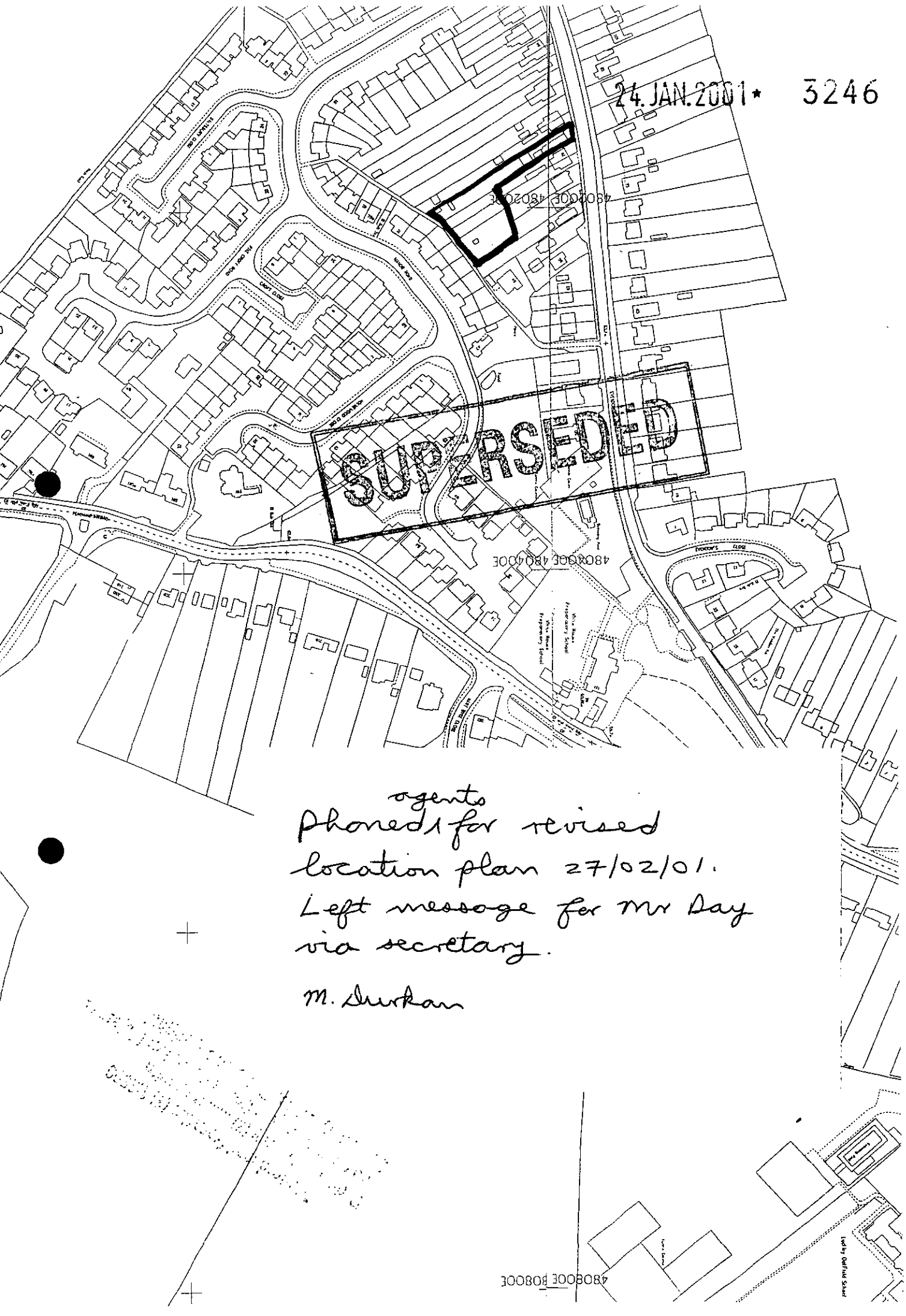
480200E

24.JAN.2001* 3246



agents
Phoned for revised
location plan 27/02/01.
Left message for Mr Day
via secretary.

M. Durkan

Received by Wokingham District Council

Application No: O/2001/3246

Proposal:
Outline application for the proposed erection of a new dwelling and garage.

Location:
80, Evendons Lane, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

31 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/3246
CASE OFFICER: Martin Durkan

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

MP

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0.|2001|3246 relates.

Address of site 80 EVENDONS LANE

WOKINGHAM RG41 4AG

Signed

Date 7.2.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 JAN 2001
Officer: MD	Application No. 0/2001/3246

Map No. 85 Site 018
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: OUTLINE APPLICATION FOR THE (D) A PROPOSED ERECTION OF A NEW DWELLING AND GARAGE

Location: 80 EVENDONS LANE

Parish: WOKINGHAM Ward: Evendons 31.01.01 D.

Applicant: MR P RICHARDSON

Fee Received 380-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.01.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
NO pre-apps.

NEIGHBOURS:

S/N +

M & L Clements 78 Evendons Lane ✓
Mr & Mrs A J Beale 82 Evendons Lane ✓
R & J White 76 Evendons Lane ✓
B Allan 41 Manor Road ✓
A Cassera & Petition 70 Evendons Lane
W Montague 74 Evendons Lane ✓
A & G Toombs 39 Manor Road ✓
Mrs Stevenson 33 Manor Road ✓
D Pritchard 68 Evendons Lane

as for previous application

+ 72 & 80 Evendons Lane and 31, 35, 37 Manor Road ✓

24.JAN.2001* 32[illegible]

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1106

22 January 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
SPP	
CS	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

Dear Sirs

ERECTION OF NEW DWELLING AND GARAGE 80 EVENDONS LANE, WOKINGHAM

Outline planning permission was refused in February 1999 (Ref. 99/68915/F) for the erection of a further dwelling on the above land. Since that time the owner has acquired further land to the rear of number 70 Evendons Lane. Furthermore, the introduction of new PPG3 in the middle of last year has given the site more credence as a plot for a further dwelling alongside the existing new house which was approved in 1998 as a replacement to the existing property.

Concerns were previously raised over traffic and sight line issues but there is a mandatory 30 mph speed restriction outside the site which, together with frequently parked vehicles on the street, give 85 percentiles of between 28.5 and 31 mph.

We enclose the following documents in order to submit the further outline planning application based on the larger site and the above information:

Six copies of our drawing number 1106/03E together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £380.00

Please do not hesitate to contact us if you require any further information. Otherwise, we look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

SECTION 66 CERTIFICATE

Application No.

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

24.JAN.2001* 3246

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) any part of the land to which the application relates.

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

Owners (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 issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

- 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) Insert description of steps taken

(b)

- Notice of the application as attached to this certificate, has been published in

the (c)

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

on (d)

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

OR

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a 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 L Clarke.

On behalf of **P RICHARDSON ESQ**

Date **22.01.01**

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

E

ADDRESS 80 EVENDONS LANE PARISH WOK [illegible]

PLOT No. 3072 — ~~[illegible]~~ ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01256	Mr M HARRISON SLADE	Change 1 room from domestic to office	5. 9. 74.	N/A Refuse
BR 8881	MR. R. BATTERSBY	SHOP TO RES., 3rd BEDROOM, RECOVERY BATHROOM	16.6.78	REL. APP. REL. W/A
08726	"	" "	6.7.78	N/A C/A
09599	"	GARAGE AS ABOVE (COND. 3)	14.12.78	N/A C/A
BR 11024	MR ALLENBY	GARAGE	22.5.79	APP N/A
13173	Mr. Gillett.	alteration & add.	5.6.80	N/A C/A
BR 13376 (sec. 66)	"	1st FL. EXT. & GR. FL. W.C.	1.5.80	APP. N/A
97/65816/O	WITHDRAWN 31/10/97			
97/66745/F	P Richardson	Demolish Dwelling & Outbldg & Erect new dwelling	31.3.98	C/A.
DN98/0136	"	Dem. 3 bed det. house		
FP98/7593	"	New 2st house + det. garage	22.05.98	C/A
99/68915/F	"	Erect 1 Dwelling & Garage	23.2.99	Ref.

SPECIAL ORDERS TPO 889/97

DRAINAGE

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

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

24.JAN.2001* 3246

1.		**APPLICANT'S NAME**	P RICHARDSON ESQ
		ADDRESS	80 EVENDONS LANE WOKINGHAM
		POSTCODE	**PHONE:**
2.	If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
		ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
		POSTCODE	RG45 6LZ **PHONE:** 01344 777143
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:**	80 EVENDONS LANE WOKINGHAM BERKSHIRE
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		ERECTION OF A NEW DWELLING AND GARAGE.
5.	Give the area in hectares or part of a hectare	**AREA OF SITE**	0.19
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**	1106/03E AND LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		**REDEVELOPMENT**	
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

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

OUTLINE PERMISSION	X	See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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	X		
EXTERNAL APPEARANCE		**DESIGN**	
MEANS OF ACCESS	X	**LANDSCAPING**	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? 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?	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 so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	T.B.A.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES If no, please give details	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	AS EXISTING	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES ON GROUND FLOOR	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.	£380.00	

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: L Clarke ON BEHALF OF: P RICHARDSON ESQ DATE: 22.01.01

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".


480800E
480800E
EASTHEATH
480600E
480600E
REFUSED
480400E
480400E
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