APPLICATION NO:
F/2000/0807

LOCATION:
Land Adjoining The Garden House Orchard Road, Hurst Reading.

APPLICANT:
Millgate Homes Ltd C/O The AED Practice Limited

PROPOSAL:
Proposed erection of one detached dwelling with double garage

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes Ltd
C/O The AED Practice Limited
2 The Courtyard
Denmark Street
Wokingham
Berks
RG40 2AZ

Application Number: F/2000/0807

Parish: **HURST**

Location: **Land Adjoining The Garden House, Orchard Road, Hurst, Reading.**

Proposal: **Proposed erection of one detached dwelling with double garage**

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. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH/933/06 Rev C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the east elevation.

Condition
5. 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
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
7. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
8. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Condition
9. This permission relates to the application as amended by and shall be carried out in accordance with amended plans MH933/06/Rev C, MH933/02/Rev A, MH933/03/Rev A and MH933/001/Rev A submitted to the Local Planning Authority on 08/05/00 showing revised siting.

Condition
10. Prior to the commencement of development the post and rail fence shall be erected in accordance with the details set out in the letter from the applicant dated 27th June 2000 (Ref GM/SC/77).

Condition
11. Prior to the commencement of development the protection of the trees on the site shall be undertaken in accordance with the details set out in the letter from the applicant dated 22nd June 2000 (Ref GM/SC/71).

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of rural amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of visual amenity.

Reason
9. For the avoidance of doubt.

Reason
10. In the interests of visual amenity.

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

John Mitchell
Development Control Manager
Date: 20/07/2000

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

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.gov.uk
Date. 6 September, 2000
My ref. SL/F/2000/0807
Your ref. MH933

Mr D.Hampshire
AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berkshire
RG40 2AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hampshire

LAND ADJACENT TO THE GARDEN HOUSE, ORCHARD ROAD, HUSRT
PLANNING PERMISSION REF:F/200/0807

I refer to your letter and plans dated 8 August 2000 submitted in respect of the above.

I can confirm that the details of the proposed materials and boundary treatments are considered to be acceptable and meet with the requirements of condition nos.3 and 8 of planning permission ref:F/2000/0807. Therefore these conditions can now be discharged.

Yours sincerely

S LEWIS
Senior Planning Officer

AED

PLANNING SERVICES	HPT 32791
PO.	TLS
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APP	
CS	
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	FILE

Reply reqd.

MH933

8.8.00

Mr Simon Lewis
Environmental Services
Planning Department
Wokingham District Council
Shute End
Wokingham Berkshire RG40 1WR

Dear Mr Lewis

Land adjacent The Garden House, Orchard Road, Hurst.
Application ref: F/2000/0807

Thank you for your Notification of Approval of Permission dated 20.7.00 for the above application, and your assistance throughout.

Reference Condition 3, enclosed is a detailed external material specification. Please let me know if this enables you to discharge the condition or whether you require physical samples of any of the materials.

Reference Condition 8, enclosed is an annotated site plan indicating boundary treatments. Please confirm your agreement.

Yours sincerely

Derek Hampshire

cc Millgate Homes

Architecture · Educational Design · Interiors · Project Management · Surveying

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Egham Surrey TW20 9HE

EXTERNAL MATERIAL SPECIFICATION

DATE: 28/07/00
REV.

PLOT: 1	**SITE:** Garden House, Hurst, Berks..
PROJECT NO: 104	**HOUSE TYPE:**
Brickwork	Chesham Reclaims
Brick Panels	N/A
Soldier Course	Freshfield Lane Selected Darks
Dentil Course & Soffit to	Freshfield Lane Selected Darks
Main Gable Detail	
Quoins	Freshfield Lane Selected Darks
Plinths	Freshfield Lane Selected Darks
Bricks below DPC	Freshfield Lane Selected Darks
Mortar and Pointing	Natural with Raised and Double Struck Joints
Rendering	N/A
Tudor Timbers	N/A
Roof Tiles	Eternit Century Machine Made Clays with Matching
	Valley Tiles. Bonnet Hips in Eternit Smooth Reds
Feature Tiles and Ridges	Feature Tiles in Eternit Smooth red Hexagon, Eternit
	Smooth Red Club Crested Ridge & Fleur-De-Lys Finial
Tile Hanging	Eternit Aylesham Mix Hand Made Clays
Fascias and Soffits	White Painted
Chimney Pots	Redbank Moulded Taper 500 High
Dormer Cheeks & Roofs	Eternit Century Machine Made Clay
	Gable Front to Main Front Dormer as Tile Hanging
Rainwater Goods	Black UPVC Deep Flow Gutters & Downpipes

PLOT:	SITE:
PROJECT NO:	HOUSE TYPE:
Porch Roof and Columns	As Main Roof for Tile Finish, Stained Timber Posts &
	Arches
Windows Externally	White Painted Balanced Casement Timber Windows,
	With Leaded Square Lights
Window Cills	Standard 140mm
	Timber Cheeks to Openings around Tile Hanging
Front Door and Frame	tba
External Doors (Others)	Dynasty 2XG2P Softwood, White Painted, Double
	Glazed Top Panels
Casement/Patio Doors	Pair of Dynasty 20 Softwood Rebated Doors, Double
	Glazed, White Painted
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Paving Slabs 600x600
Forecourt Finish	Cotswold Graded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	N/A
Roadway Edging	N/A
Crossover Finish	Granite Setts
Garage Brickwork	English Heritage Two Bay Garage & Outshot/Aisle, or
	Similar Approved
Garage Roof	As Above
Garage Door/Frame and Size	As Above
Garage Window	As Above
Misc.	Proprietary Conservatory On Brick Plinth in Hardwood
	Bay Roofs as Main Roof Tiles
	Portland Stone Gable Vent and Stone Feature Over
	Window Head to Main Gable

File F/2000/0807

MILLGATE
• HOMES •

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES
36087
CD
03 NOV 2000
COPIES TO:

Mrs C Dodsworth
Building Control Liaison Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/13
1st November 2000

Dear Mrs Dodsworth,

RE: LAND ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST

Further to your letter dated 30th October 2000, we can confirm that a revised planning application to clear minor amendments was submitted on 30th October 2000.

We are however commencing construction work on 30th October 2000, based on planning approval 2000/0807 with planning conditions discharged.

Please do not hesitate to contact me, should you have any queries in respect to this.

Yours sincerely

GREG MEIER ~~Dip.Arch.RIBA~~
Chief Architect

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- 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury
Home 1998 - 1999

Best Small Builder
1996

Millgate Development Ltd. Registered in England No. 2229073

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

36030

COPIES TO:

ACK:

FILE:

Basia Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:GM/SC/14
1st November 2000

Dear Ms Polnik,

RE: PLANNING PERMISSION 2000/0807 - GARDEN HOUSE, HURST

Further to your letter dated 27th October 2000, in response to our submission for Building Regulations approved at the above site.

We confirm that all necessary planning conditions relating to the planning approval, were discharged in letters from Simon Lewis dated 6th September 2000.

We are therefore not aware of any other conditions relevant to the permission, and we are about to commence work on site.

Finally you should now be in receipt of our application for minor amendments dated 30th October 2000, and your prompt approval would be greatly appreciated.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999

Best Luxury Home 1998 - 1999

House Beautiful Family Home of the Year 1997

Best Luxury Home 1998 - 1999

Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/0807
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) 977 8909
DX: 33506 – Wokingham

Evans & Jones Housing
6 St Georges Terrace
St James Square
Cheltenham
Glos. GL5 3PR

Dear Sirs

PLANNING PERMISSION 2000/0807
SITE: GARDEN HOUSE, ORCHARD ROAD, HURST, READING RG10 0SD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0807 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

BASIA POLNIK
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 30 October, 2000

My ref. CD/FP2000/1174(0807)

Millgate Developments
C/o Adam Davies, Evans & Jones Housing
6 St George Terrace
St James Square
CHELTENHAM
Gloucestershire
GL5 3PR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sirs,

LAND SDJOINING THE GARDEN HOUSE, ORCHARD ROAD,HURST
NEW DWELLING WITH DETACHED GARAGE

Thank you for your Building Regulations Application Number FP2000/1174 received on 29 September with further plans on 26 October.

Basia Polnik, the Planning Officer, gave someone from Millgate Homes a new planning application for the proposal on Friday. A new planning application is required as there are several changes from the approved planning drawings with application F/2000/0807. There is a larger front dormer and repositioning of the conservatory together with other changes.

Please submit the new application to this office by 20 November. I will point out, however, that we cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact Basia Polnik on 0118 974 6450 or myself on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0807 SC
BUILDING CONTROL NUMBER.	AP 2000/1174 Andy
~~APPLICANT~~/AGENT	Adam Davies
ADDRESS OF SITE	Land adj The Garden House Orchard Rd. HURST.
DESCRIPTION OF PROPOSED WORK	new 5 bed house. with detached garage.

DRAWING NUMBERS — Millgate Homes — AED Practice Ltd. also MH933/06 Rev C

	BC	DC
BLOCK PLAN	C5104/03	✓ small plan
ELEVATIONS	104/ARCH 07B 104/ARCH 08B	MH933/02 Rev A MH 933/03 Rev A
FLOOR PLANS	104/ARCH 03B 104/ARCH 04B	MH 933/01 Rev A M
garage	–	MH933/04.

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Basia	BC - query slightly repositioned house + garage - larger front dormer + first floor window - extra ground floor windows - repositioned conservatory + change in roof etc.	
DATE		

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	30/10/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6454

Date: 10/7/2000

My ref: F/2000/0807

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 A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Dear Councillor

Application Number: F/2000/0807
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.
Proposed erection of one detached dwelling with double 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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20.7.2000

Yours faithfully

John Mitchell p

Head of Planning and Transportation

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/0807**
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.
Proposed erection of one detached dwelling with double garage

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A Drake Date: 12.7.00

Councillor A Drake

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

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 23/06/00

Location: Land adjoining the Garden House, Hurst

Proposal: Erection of one detached dwelling with double garage

Application Number: F/2000/0807

Further to my comments of the 23rd June I have discussed my concerns with Greg Meier of Millgate Homes. The attached letter states how the site will be developed to ensure that the trees are not damaged. I am satisfied that providing these precautions are taken the proposals are acceptable in relation to trees and I therefore have no objection to planning permission being granted.

Neil Etherington
Senior Arboriculturist

30978

MILLGATE
HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

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23 JUN 2000	
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Neil Etherington
Trees and Landscape Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:GM/SC/71
22nd June 2000

Answered by phone
23.6.00
Proposals acceptable.
NE 23.6.00

Dear Mr Etherington,

RE: GARDEN HOUSE, HURST - PLANNING REFERENCE NO: F/2000/0807

Further to our telephone conversation yesterday, we would like to address your concerns to the proposed access way for construction traffic at the above site.

The temporary access point to the North side of the site that was originally shown on the site plan, received a large amount of local objection, and therefore had to be removed.

The access point via the existing property, (Garden House) would not be suitable on Highways ground, and in addition it is likely this will be sold prior to the commencement of building works.

It therefore leaves us with the proposed access shown on the current plans, and we would therefore propose to carry out the following measures so as to enable safe protection of the existing trees.

1) To provide temporary steel plates around roots of the existing trees in the vicinity of the access road, which will spread the load of construction machinery, and avoid the compression of their root structure.
2) To provide temporary scaffold tree protection erected around the entrance to the site and around the trees closes to the access road.
3) To agree a suitable amount of crown lifting of the existing trees prior to site commencement, so as to enable construction vehicles from damaging lower branches of existing trees.
4) Storage of topsoil will be located within the rear garden of the proposed plot, however we do not expect a great amount. A small machine can pass down the left side of the two houses fairly easily.
5) The proposed foundations and base of the proposed garage will be constructed first, enabling the storage of building materials in this locality, and completion of the garage structure, shall be done on completion of the new house. This assures that build materials will be away from existing tree canopies at all times.

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WHAT HOUSE? AWARD WINNER
Best Luxury House 1998
WHAT HOUSE? AWARD WINNER
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Attached is a marked up plan, confirming the above. We hope that this is to your satisfaction, and that you can report your approval to Simon Lewis at your earliest convenience so that we are able to obtain a favourable decision promptly.

Should you have any queries, then please do not hesitate to contact me.

Yours sincerely

G. Meier

GREG MEIER Dip.Arch.RIBA
Chief Architect

cc: Simon Lewis @ Wokingham District Council Planning Department
Paul Beaney

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Simon Lewis
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:GM/SC/77
27th June 2000

Dear Mr Lewis,

RE: GARDEN HOUSE, HURST - PLANNING REF NO F/2000/0807

Please find attached an extract from the site layout, marked out to show the location of the proposed 1500 high post and rail fence, between the existing "Garden House" and our proposed dwelling.

We hope that this is now acceptable and a favourable decision can be made at your earliest convenience.

Yours sincerely

G.Meier

GREG MEIER Dip.Arch.RIBA
Chief Architect

cc: David Wrigley

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28 JUN 2000	
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Millgate Developments Ltd. Registered in England No. 2229073

Received by Wokingham District Council

Application No: F/2000/0807

Proposal:
Proposed erection of one detached dwelling with double garage

Location:
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 12th June 2000

Location: Land Adjoining The Garden House, Orchard Road, Hurst.

Proposal: Proposed erection of one detached dwelling with double garage.

Application Number: F/2000/0807

In response to your consultation dated 10th May 2000 for the above application, the landscape comment is as follows:

The revised plans for this application are acceptable. The trees are well annotated and protection noted. The realignment of the vehicle entry and the diversion of the driveway around one tree is acceptable in association with the notation on the drawing MH933/06 Rec.C for the method of construction of the drive.

Patricia Green

Patricia Green
Landscape Consultant

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 20/06/00

Location: Land adjoining the Garden House, Hurst.

Proposal: Erection of one detached dwelling with double garage

Application Number: F/2000/0807

In response to your consultation for the above application, the arboricultural comments are as follows:

In principal the proposals are acceptable in relation to trees, however, I have reservations over whether they can be implemented without causing damage.

The Lime tree, T31, is an important tree. The protected fences are shown as being erected 6m from this tree, which is acceptable, and in accordance with British Standard 5837:1991 'Trees in relation to construction'. The construction of the driveway if implemented as stated is also acceptable in relation to the tree and appropriate for the normal use it will be subjected to. However, it will not be possible to protect the tree as shown if this access is to be used for construction traffic. Also using this access in this way will result in considerable pressure for the space in front of the dwelling to be used for storage of materials etc. which will be in conflict with the tree protection proposals.

The original proposals to create a temporary access for construction purposes at the rear of the site overcomes my concerns and would allow for the driveway to be constructed as part of the final landscaping of the site. There would be no need to access this part of the site during most of the development process, which would help ensure that the trees are not damaged.

T27, a Weeping Willow has very sparse foliage and this may be symptomatic of health problems. A detailed inspection should be carried out to determine its suitability for long tem retention. The remaining trees should be able to be retained without conflict.

Neil Etherington
Senior Arboriculturist

Recd 1.30pm 5-5-00

AED

MH933

5.5.00

PLANNING SERVICES	HPT 29075
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08 MAY 2000	
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0807

REVISED PLAN

Mr Simon Lewis
Environmental Services
Planning Department
Wokingham District Council
Shute End
Wokingham Berkshire RG40 1WR

Dear Mr Lewis

Land adjacent The Garden House, Orchard Road, Hurst.
Proposed erection of one detached dwelling with double garage
Application ref: F/2000/0807

Enclosed are six sets of modified drawings, as listed below, for the above application. The modifications are:-

1. Minor elevational treatment changes and consequent minor changes to floor plans. These are enhancements to the visual appearance of the house and do not affect the content, massing, floor area, or location of the proposed house.
2. Realignment of the vehicular entrance in response to Highways concerns. We have moved the gates back 5 metres from the road edge, and to accommodate this and still retain the existing trees, we have moved the entrance drive a little nearer to Orchard Road. This also improves the sight lines. As Orchard Chase is a cul-de-sac with quite a sharp bend and serving only 7 houses, traffic speeds will be low. Also, traffic into and out of the proposed plot will only be heading from or to Orchard Road. We wish to retain as much as possible of the tree and shrub screening along the Orchard Chase boundary so we have taken a balanced view on sight lines versus retaining existing landscape, which I trust the Council will support.
3. We understand there have been some concerns from nearby residents over the notes on our site plans indicating a temporary construction access location. We have discussed this with the applicant, Millgate Homes, who have confirmed that there is no need for such a temporary access; construction will be accessed through the permanent drive position. The notes have been removed.

If you need any further information or clarification please let me know. Can you advise me whether the application can be dealt with under delegated powers or whether it will be put to Committee.

Yours sincerely

Derek Hampshire

encs
MH933:01A Proposed Ground and first floor plans
MH933:02A Proposed North and South Elevations
MH933:03A Proposed East and West Elevations
MH933:06C Proposed site plan

cc Millgate Homes

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@acdpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Egham Surrey TW20 9HE

Date: 10 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0807

Location: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal: Proposed erection of one detached dwelling with double garage

Applicant: Millgate Homes Ltd C/O The AED Practice Limited.

Case Officer: Simon Lewis

The new plans show the following: Changes to elevations and realignment of vehicular entrance. Drawing nos MH933/01 Rev A, MH933/02 Rev A, MH933/06 Rev C.

Comments are required by 24/05/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

(RING ONE)

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

App No. F/2000/0807 (Planaps) / (Ludhouse) Date Rec. 8 May 2000

Location: Land Adjacent to The Garden House, Orchard Rd, Thurst Parish Thurst.

Applicant: Millgate Homes

Description of attached plans Changes to elevations and realignment of vehicular entrance

Drawing No's: MH933/01 Rev A; MH933/02 → Rev A; MH933/06 Rev C.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: As previous.

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

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

NEIGHBOURS: Those who have objected

Date for Responses ☐

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER [signature]

Consultations Sent by Admin. on 10.05.PS

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 14 March 2000

Application Number: F/2000/0807

Proposal: Proposed erection of one detached dwelling with double garage

Site Address:
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Applicant:
Millgate Homes Ltd C/O The AED Practice Limited.

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

✓ below as applicable;

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

COMMENT

REQUEST ADDITIONAL / REVISED DRAWING TO SHOW VISIBILITY SPLAYS FROM A 2m SET BACK AT THE ACCESS IN ACCORDANCE WITH DETR "COMPANION GUIDE TO DB32".

GATES AT THE ACCESS SHALL BE SET BACK A MINIMUM DISTANCE OF 5m FROM THE HIGHWAY BOUNDARY. THE GATES SHALL OPEN AWAY FROM THE PUBLIC HIGHWAY.

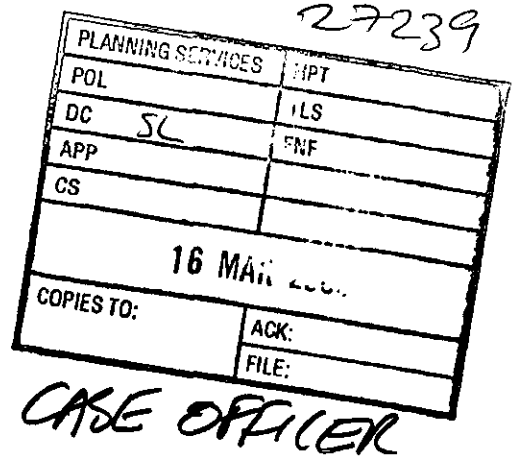
Signed: N.S. Trotter **Print name:** N TROTTER

27-3-00

AED

MH933/01

27239



13 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Reply req.

Dear Sir, Madam,

Planning Application:-
New Dwelling - Land Adjacent to Garden House, Hurst.
Amendment to site boundary.

Please find attached Drawing No:-MH933/06 Rev B (6 copies), noting an amended boundary. The area of land to the bottom of the garden of the existing house between the Beech hedge and the Laurel hedge is now to be included for the existing house and excluded from the new house plot. As this is now the current site plan could the planning department replace the original drawing amended drawing with the attached as part of the documentation for the planning application dated 1st March 1999.

Yours faithfully

Katherine Phillips

cc: Mr David Wrigley - Millgate Homes Ltd
enc: Drawing no MH933/06 Rev B

Architecture · Educational Design · Interiors · Project Management · Surveying

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Surrey TW20 9HE

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0807

Applicant : Millgate Homes Ltd C/O The AED Practice Limited.

Location : Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal : Proposed erection of one detached dwelling with double garage

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 3/4/2000

Date Registered : 02/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses : Highways Authority - no objection. Subject to con.

Senior Arboriculturist - " -

Thurst P.C - object - overdevelopment

Planning Issues :

Application Number: F/2000/0807

Appraisal :

Planning permission is sought for the erection of a detached 5 bed dwelling with and double garage. The site is formed by part of the existing garden of The Garden House and lies within the identified settlement.

The main considerations are the impact upon the neighbouring properties and the impact upon the appearance of the streetscene. The nearest property and therefore the most likely to be effected is the Garden House. The proposed dwelling would be sited in a similar position but set away from the boundary to this property and for these reasons there would be no impact in terms of over dominance or overshadowing. In addition there would be only one first floor window on the east side elevation which would serve a bathroom and would therefore be obscure glazed. There would be no overlooking to the neighbour.

Concerns have been raised regarding the size of the proposed dwelling. Although it would be a large size it would be in keeping with those in Orchard Chase. It would be set back some 36metres from the edge of the road and well screened by several substantial trees lying to the front of the site. These trees would be retained and the Council's Senior Arboriculturist considers the proposal is acceptable subject to condition. There would be no harm to the appearance of the streetscene.

Concerns were also expressed about the temporary construction access to the rear of the site. This is no longer part of the proposal.

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

Application Number F/2000/0807
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC23	SR06	Garaging / Parking / turning '
3.	SC30	SR06	Drg No. MH/933/06 Rev C'
4.	SC06	SR10	'East' elevation
5.	SC52	SR09	
6.	SC05	SR11	
7	SC17	SR10	
8.	SC50	SR09	
9.	SC04	SR04	Amended plans ' MH933/06/Rev C'
			'MH933/02/Rev A' + MH933/03 Rev A'
			MH933/01 Rev A

10. Prior to the commencement of development the post and rail fence shall be erected in accordance with the details set out in the letter from the applicant dated 27 June 2000 (ref: GM/SC/77). Reason SR09

11. Prior to the commencement of development the protection of the trees on the site shall be undertaken in accordance with the details set out in the letter from the applicant dated 22 June 2000 (ref: GM/SC/71).

Reason SR18.

12. Reason

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining The Garden House Orchard Road Hurst Reading.

APPLICATION NUMBER: F/2000/0807

OFFICER: Simon Lewis

DATE OF SITE VISIT: 3/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Rural - Built up edge of village settlement.

3. DESCRIPTION OF SITE/BUILDING Garden House Large relatively old building.

4. RELATIONSHIP TO ADJOINING PROPERTIES New building close to Garden House - no impact - Listed Building set well away.

5. SITE CONSTRAINTS

TREES majority to be retained.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT conifers - post-rail.

OTHERS

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

18 April, 2000

PLANNING SERVICES | RPT 28530
POL | T S
DC | L F
APP |
CS |
COPIES TO: | ACK:
FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Simon Lewis

Dear Mr. Lewis,

Application F/2000/0807

I refer to the above-mentioned Application by Millgate Homes Ltd. for the proposed erection of one detached dwelling with double garage on Land adjoining The Garden House, Orchard Road, Hurst.

My Council object to the proposal on the grounds that the proposal involves overdevelopment of the site, i.e., the proposed house is too big for the site.

Yours sincerely,

Clerk

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 21/06/00

Location: The House In the Trees, Maiden Erlegh Drive, Earley

Proposal: Demolition of existing dwelling and erection of 8 flats with associated parking.

Application Number: F/2000/0451

In response to your consultation for the above application, the arboricultural comments are as follows:

The proposed footpath will result in the loss of 1 yew tree, which is included in Tree preservation Order no. 534/1990. Whilst this is regrettable I do not consider this tree to be of such value as to warrant refusing permission for the footpath.

To avoid damaging the roots of trees being retained it will be necessary to construct the footpath without carrying excavations or using machinery. Minor levelling of the ground may be acceptable. The applicant should submit a method statement of how the footpath will be constructed. This should be done before the application is determined to ensure that the solution is acceptable both in relation to trees and highway requirements.

The applicant still needs to submit the details requested in my previous comments. Again this should be done before the application is determined.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 20/06/00

Location: Land adjoining the Garden House, Hurst.

Proposal: Erection of one detached dwelling with double garage

Application Number: F/2000/0807

In response to your consultation for the above application, the arboricultural comments are as follows:

In principal the proposals are acceptable in relation to trees, however, I have reservations over whether they can be implemented without causing damage.

The Lime tree, T31, is an important tree. The protected fences are shown as being erected 6m from this tree, which is acceptable, and in accordance with British Standard 5837:1991 'Trees in relation to construction'. The construction of the driveway if implemented as stated is also acceptable in relation to the tree and appropriate for the normal use it will be subjected to. However, it will not be possible to protect the tree as shown if this access is to be used for construction traffic. Also using this access in this way will result in considerable pressure for the space in front of the dwelling to be used for storage of materials etc. which will be in conflict with the tree protection proposals.

The original proposals to create a temporary access for construction purposes at the rear of the site overcomes my concerns and would allow for the driveway to be constructed as part of the final landscaping of the site. There would be no need to access this part of the site during most of the development process, which would help ensure that the trees are not damaged.

T27, a Weeping Willow has very sparse foliage and this may be symptomatic of health problems. A detailed inspection should be carried out to determine its suitability for long tem retention. The remaining trees should be able to be retained without conflict.

Neil Etherington
Senior Arboriculturist

Date: 10 May 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0807

Location: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal: Proposed erection of one detached dwelling with double garage

Applicant: Millgate Homes Ltd C/O The AED Practice Limited.

Case Officer: Simon Lewis

The new plans show the following: Changes to elevations and realignment of vehicular entrance. Drawing nos MH933/01 Rev A, MH933/02 Rev A, MH933/06 Rev C.

Comments are required by 24/05/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

NO OBJECTION SUBJECT TO:—

(1) Sc 23 INSERT GARAGE/PARKING/TURNING

(2) Sc 30 DRAWING Nº MH 933/06 REV C.

TR 17/5/00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

20th May, 2000

PLANNING SERVICES DT 29668
POL
DC SCL
APP
CS
22 MAY 2000
COPIES TO:
ACK:
FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. F/2000/0807

I refer to the above-mentioned Application by Millgate Homes Ltd., in respect of land adjoining The Garden House, Orchard road, Hurst; proposed erection of one detached dwelling with double garage (Revised Plans).

The revised plans do not alter the Council's objection to this proposal that it represents overdevelopment of the site.

The removal of the construction access is to be welcomed without changing the Council's basic objection.

Yours sincerely,

Clerk

POL	
DC	
APP	
CS ABS	SL
24 MAY 2000	
COPIES TO:	ACK:
	FILE:

[redacted]

FAO Simon Lewis

22-5-00

Dear Sirs,

Re: Planning Application No. F/2000/0807
Proposed house in garden of Garden House,
Orchard Road, Hunstanton.

I am writing in connection with the amended plans relating to the above proposed house. I note from these plans that the proposed temporary site access has been done away with, but I have enclosed a copy of a letter we received direct from Millgate Homes telling us that it was never their intention to have a temporary access on the 90° bend of Orchard Chase and they cannot understand how we thought this. As the original plans quite clearly stated this, then it is a worrying thought that Millgate Homes seem to be unaware of the details of their plans!

Whilst the amendments deal with our concerns over site traffic on the 90° bend, it still leaves us unease over a further driveway, & accompanying cars, onto Orchard Chase. The architects letter to you dated 5/5/00 claims that because of the bend, traffic speeds 'will be slow'. He obviously hasn't spent any time in Orchard Chase, otherwise he would know that traffic speeds are not slow coming into the Chase, especially by non-residents. Again, the entrance between the twin brick walls is too narrow for 2 cars, and problems may occur with cars going too fast & the additional hazard of a new driveway near to the entrance. Could we propose the builders erect some sort of convex mirror so that drivers both coming out of Orchard Chase & out of the proposed new property, can see each other

before impact?

Finally, we are concerned about the amount of likely damage to the surface of Orchard Chase road. Millgate Homes, in their letter to us, say they will reinstate any damage caused, but can we have confirmation that this will be proper reinstatement & not just a "patch-up" job? Also, we would like clarification over the boundaries. What is to happen to the boundaries abutting Orchard Chase, & will we be liable for any reinstatement in the future?

Yours faithfully,

VS Daden.

For MR RA & MRS VS DADEN.

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Mr RA & Mrs VJ Daden
Holly House
Orchard Chase
Hurst
Reading
Berkshire
RG10 OSW

Ref:NSJ/SC/174
28th April 2000

Dear Mr & Mrs Daden,

PROPOSED NEW HOUSE ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST (REF: 2000/0807)

In response to your recent letter to the planning office relating to our planning application. I would like to clarify a number of points which I hope will go someway to alleviating your concerns, and those of your fellow residents.

1) The original development of Orchard Chase was carried out partly on land that belonged to the Garden House and the previous owner retained a right of access over Orchard Chase with the specific intention to seek permission for a further building plot in due course. Although this right of access extends the full length of the road abutting the Garden House plot we felt it would be best to take an entrance at the earliest point, to minimise disruption to the remainder of the estate.

2) We have no intention whatsoever of opening up a permanent or temporary access on the north west corner of the site adjoining the Laurel hedge and we cannot understand how the residents have gained this impression.

3) Once permission is granted the first thing we will do will be to construct the new entrance in order that all construction vehicles can park within the site so as not to obstruct Orchard Chase itself.

4) We appreciate that we will have to reinstate any damage caused to Orchard Chase during construction and the owner of the new house will be required to contribute his fair share towards future maintenance.

5) Contrary to indications in some of the letters, it has never been our intention to use a joint access with the Garden House. This would not be practical owing to the presence of the pond and would not be favoured by the Highway officer.

Best Family Home 1994 - 1996 - 1997 - 1998
Best Luxury Home 1998
House Beautiful magazine Family Home of the Year 1997
WHAT HOUSE? AWARD WINNER Best Luxury House 1998
WHAT HOUSE? AWARD WINNER Best Small Builder 1996

I would also like to reassure you that we do intend to construct a house of the very highest quality in keeping with this beautiful plot and the attractive surroundings. In case you are not aware of our company we have won a large number of industry awards in recent years for the quality of our workmanship, including Best Luxury Home in the Evening Standard New Homes Awards in both 1998 and 1999. If you would like details of our recent developments please feel free to telephone this office.

Yours sincerely

N S JACKSON
Land & Planning Director

cc: Simon Lewis - Wokingham District Council, Planning Department
Councillor Mrs Annette Drake

* See Landscape & Trees for this plan!

Date: 10 May 2000

11 MAY 2000

To: Environmental Design

We have received Revised Plans for the following planning application:

Application Number: F/2000/0807

Location: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal: Proposed erection of one detached dwelling with double garage

Applicant: Millgate Homes Ltd C/O The AED Practice Limited.

Case Officer: Simon Lewis

The new plans show the following: Changes to elevations and realignment of vehicular entrance. Drawing nos MH933/01 Rev A, MH933/02 Rev A, MH933/06 Rev C.

Comments are required by 24/05/2000. Harold Sanders. 22-05-00.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

1. I QUESTION "THE ENHANCEMENTS" TO THE VISUAL APPEARANCE OF THE HOUSE" NOTED IN THEIR LETTER. THE LARGER DORMERS TO UPPER STAIR AREA, ~~BED~~ AND BED 5, NOW REDUCED, AND INCREASE IN WINDOW TO BED 3 + ENTRANCE PORCH CANOPY, + FRENCH DOORS TO DRAWING ROOM ARE NOT NOT HELPING TO REDUCE THE MASS OF BUILDING.

2. A LANDSCAPE SCHEME IS ESSENTIAL FOR THIS ~~SCHEME~~ SUBMISSION AND I WOULD STILL NEED TO BE CONVINCED THAT THIS LARGE STRUCTURE CAN BE BUILT WITHOUT DAMAGE TO THE TWO TREES T31 T29. AND MAYBE T29.

3. A MORE MODEST HOUSE, ACCESSED IN A LESS SENSITIVE LOCATION MAY BE THE PREFERRED OPTION.

Recd 1.30pm 5-5-00

[redacted]

MH933

5.5.00

Mr Simon Lewis
Environmental Services
Planning Department
Wokingham District Council
Shute End
Wokingham Berkshire RG40 1WR

PLANNING SERVICES	HPT 29075
POL	TLS
DC	ENF
APP	
CS	
08 MAY 2000	
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	FILE:

0807

REVISED PLAN

Dear Mr Lewis

Land adjacent The Garden House, Orchard Road, Hurst.
Proposed erection of one detached dwelling with double garage
Application ref: F/2000/0807

Enclosed are six sets of modified drawings, as listed below, for the above application. The modifications are:-

1. Minor elevational treatment changes and consequent minor changes to floor plans. These are enhancements to the visual appearance of the house and do not affect the content, massing, floor area, or location of the proposed house.
2. Realignment of the vehicular entrance in response to Highways concerns. We have moved the gates back 5 metres from the road edge, and to accommodate this and still retain the existing trees, we have moved the entrance drive a little nearer to Orchard Road. This also improves the sight lines. As Orchard Chase is a cul-de-sac with quite a sharp bend and serving only 7 houses, traffic speeds will be low. Also, traffic into and out of the proposed plot will only be heading from or to Orchard Road. We wish to retain as much as possible of the tree and shrub screening along the Orchard Chase boundary so we have taken a balanced view on sight lines versus retaining existing landscape, which I trust the Council will support.
3. We understand there have been some concerns from nearby residents over the notes on our site plans indicating a temporary construction access location. We have discussed this with the applicant, Millgate Homes, who have confirmed that there is no need for such a temporary access; construction will be accessed through the permanent drive position. The notes have been removed.

If you need any further information or clarification please let me know. Can you advise me whether the application can be dealt with under delegated powers or whether it will be put to Committee.

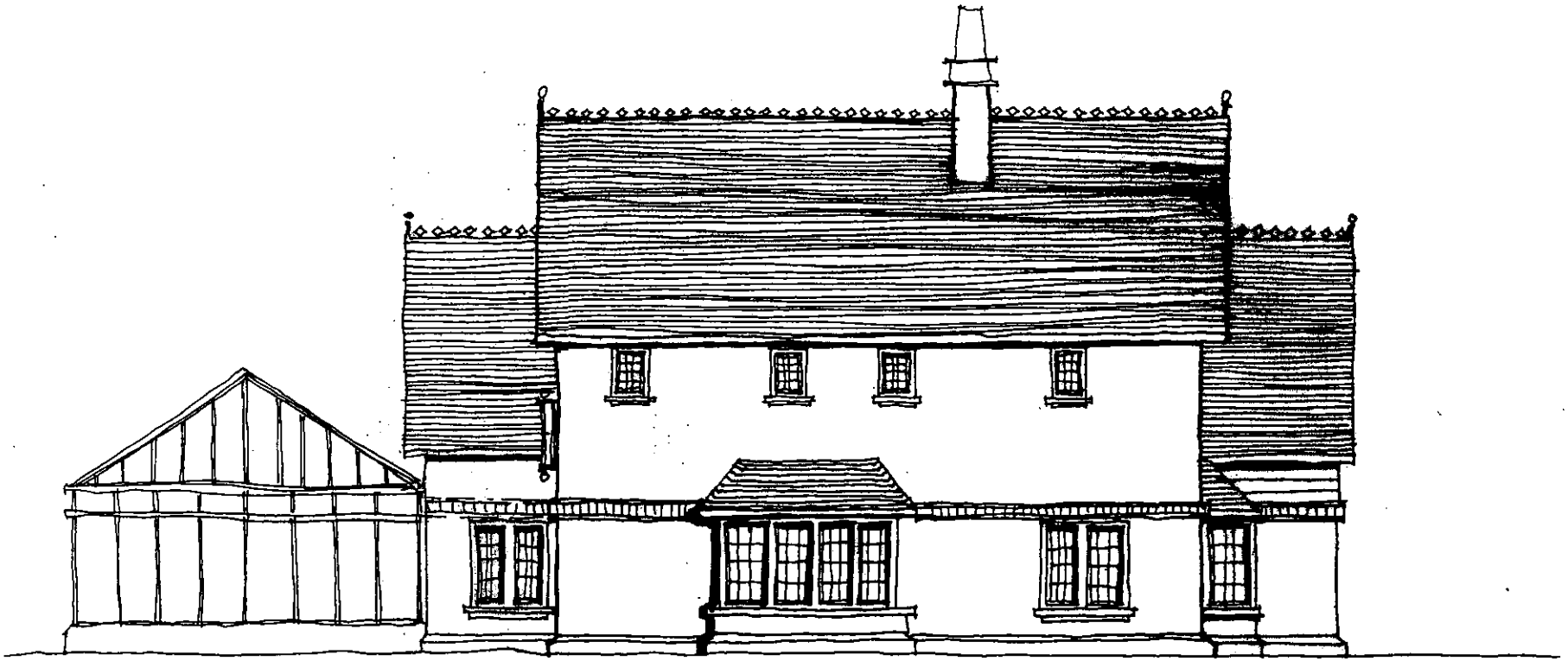
Yours sincerely

Derek Hampshire

encs
MH933:01A Proposed Ground and first floor plans
MH933:02A Proposed North and South Elevations
MH933:03A Proposed East and West Elevations
MH933:06C Proposed site plan

cc Millgate Homes

Architecture · Residential Design · Interiors · Project Management · Surveying
The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA
Registered Number 3738957 Registered Office 73a High Street Egham Surrey TW20 9HE

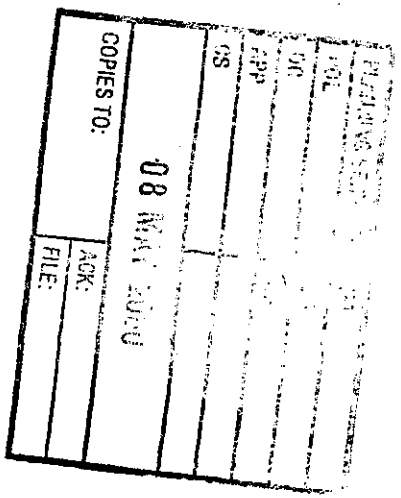


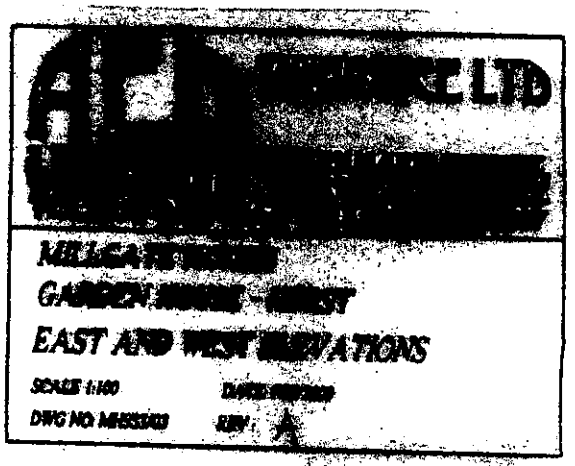
WEST ELEVATION

0807

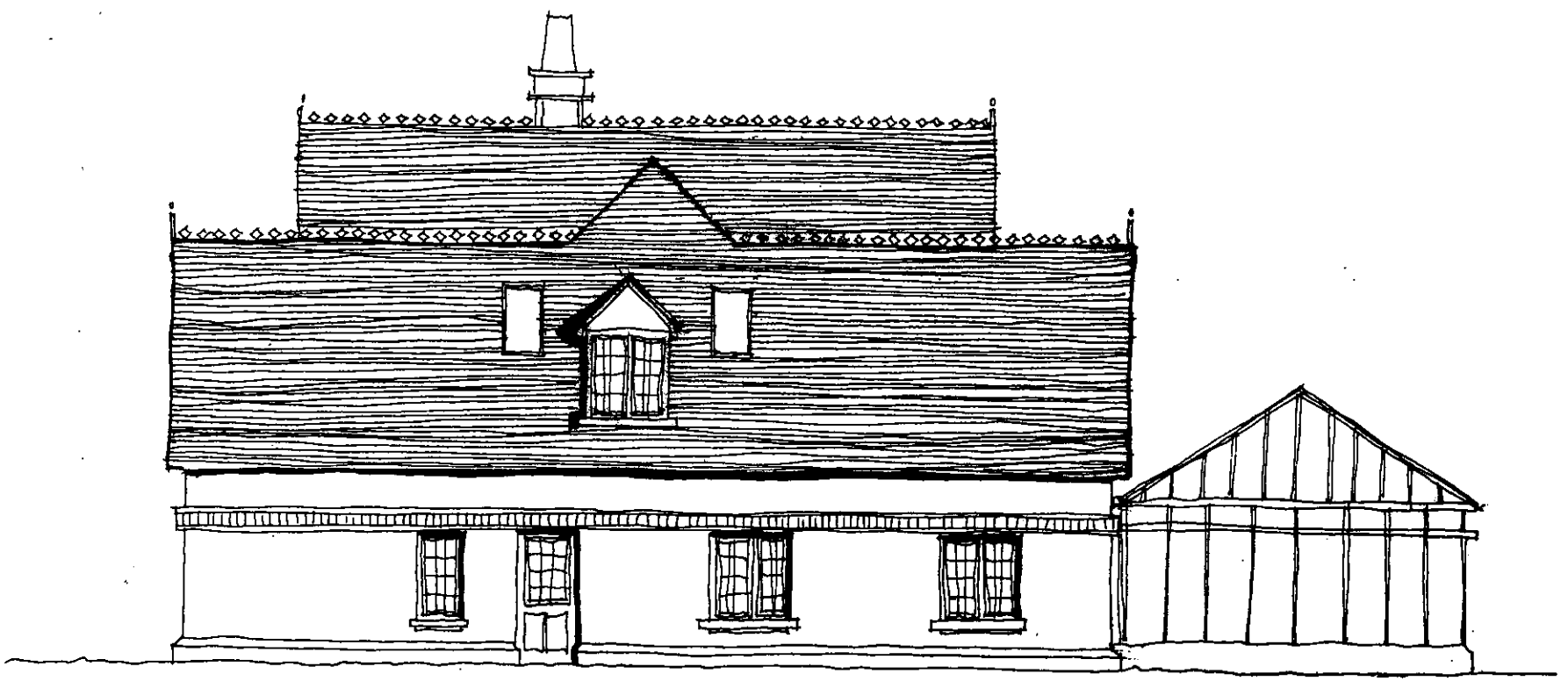
REVISED PLAN

REV A - 04/05/00 - MINOR AMENDMENTS TO ELEVATIONS

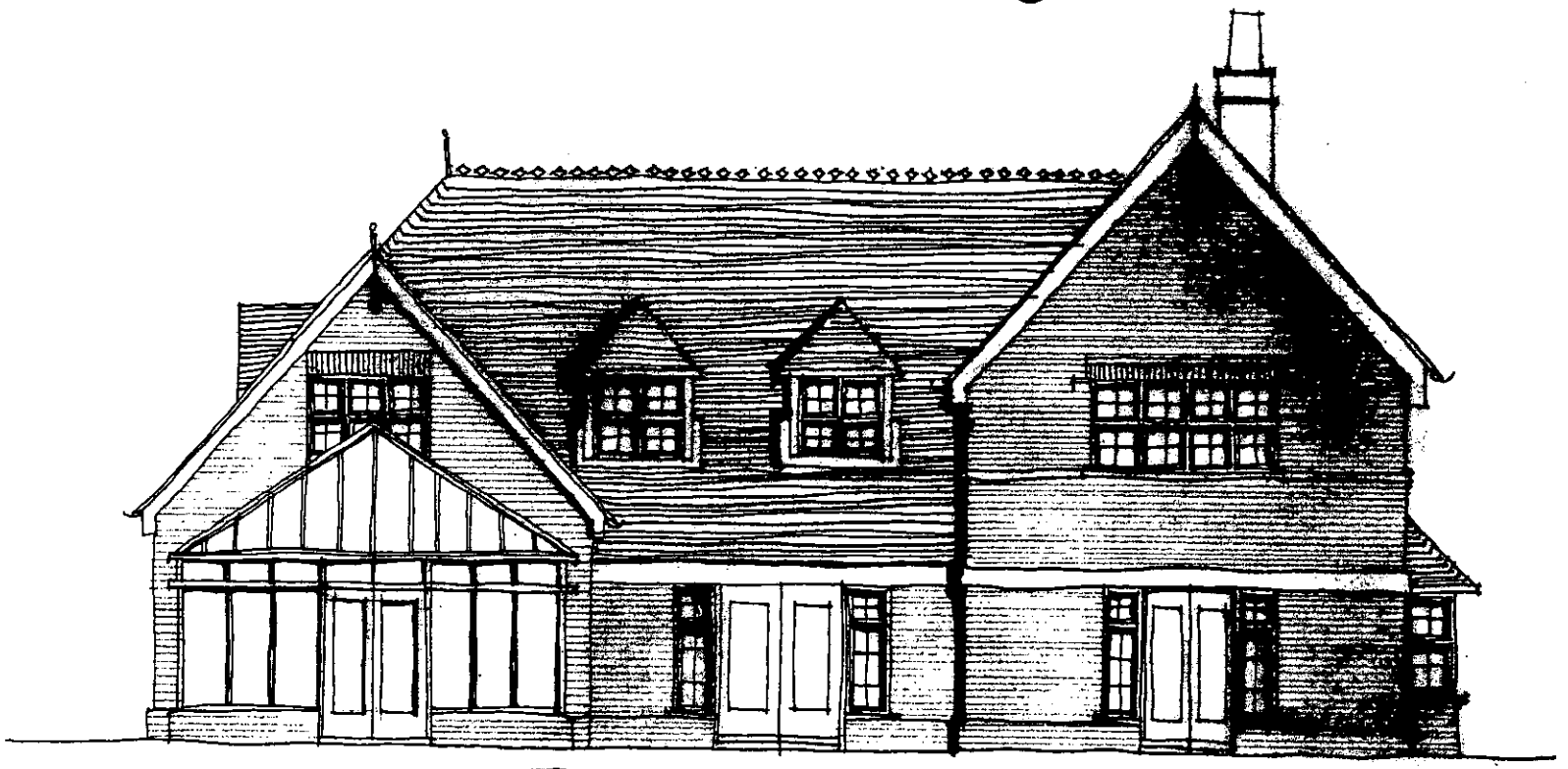




MATERIALS :-
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY

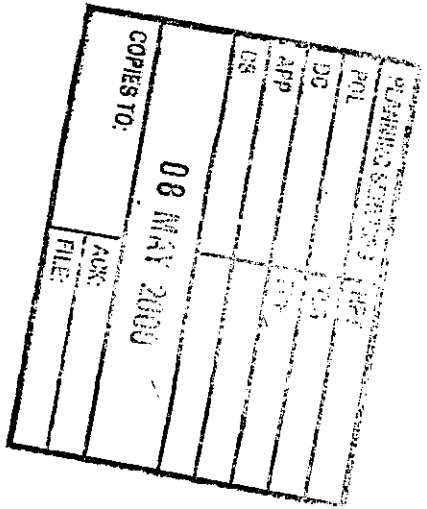


EAST ELEVATION



NORTH ELEVATION - GARDEN

REV A - 04/05/00 - MINOR AMENDMENTS
TO ELEVATIONS



0807

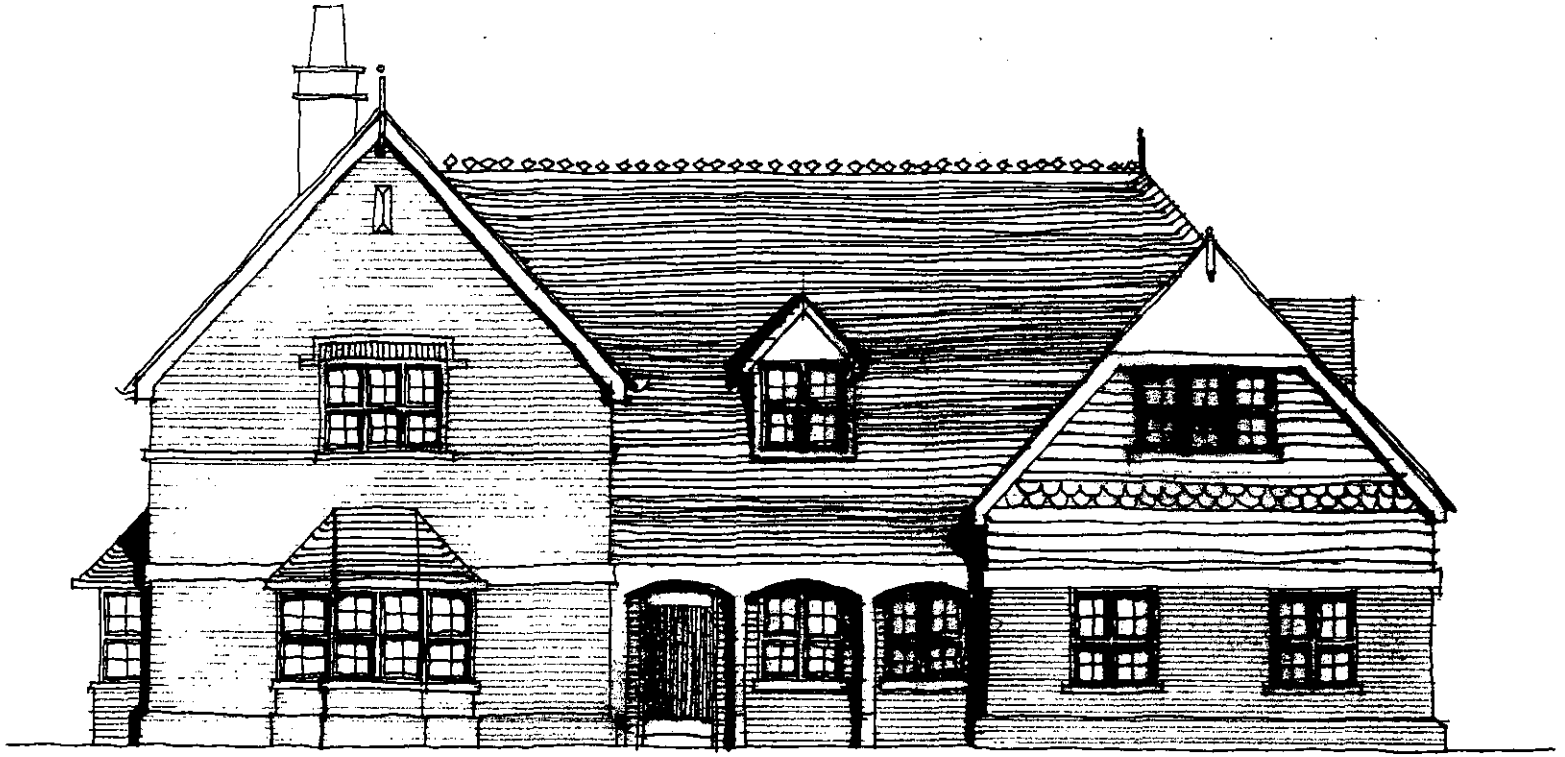
REVISED PLAN

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET,
WOKINGHAM, BERKS RG40 2AZ
TEL 0118 989 4564 FAX 0118 978 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
NORTH AND SOUTH ELEVATIONS

SCALE 1:100 DATE: FEB 2000
DWG NO: MH833/02 REV: A

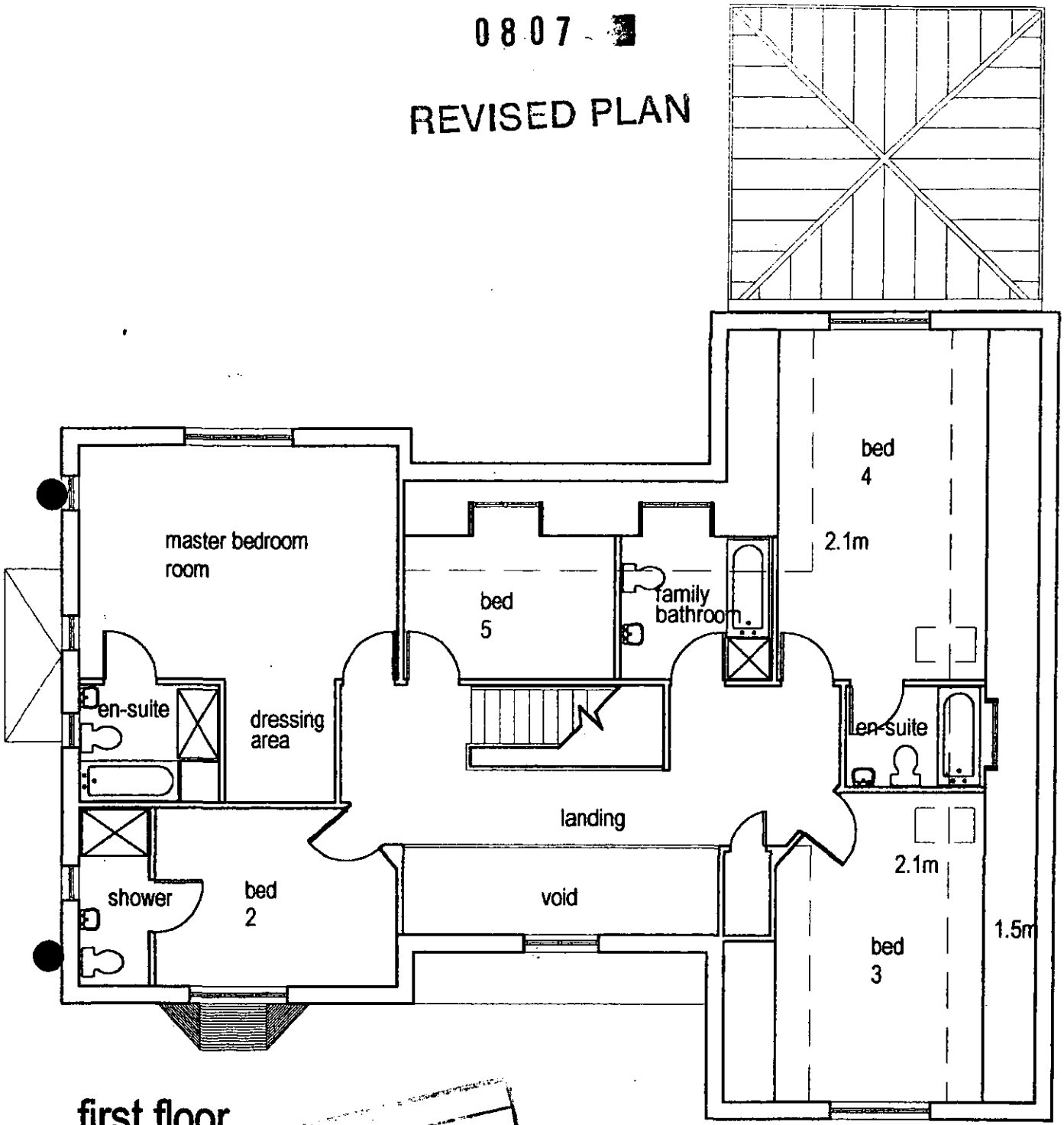
MATERIALS :-
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY



SOUTH ELEVATION - ENTRANCE

0807 -

REVISED PLAN



first floor

08 MAY 2000
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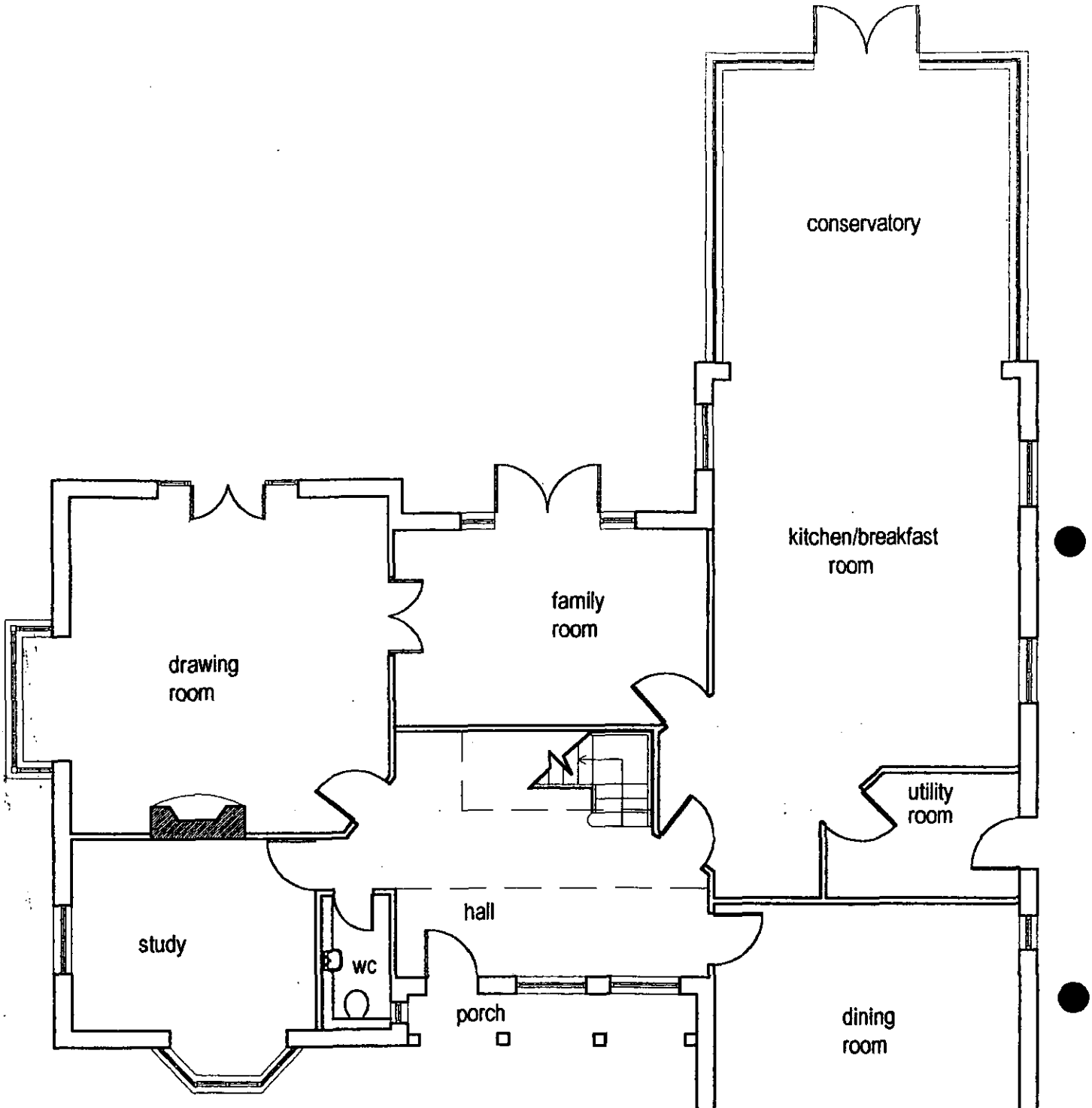
FILE:

REV A- 04.05.00 - AMENDMENTS TO DOOR AND WINDOW POSITIONS

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET,
WOKINGHAM, BERKS, RG40 2AZ
TEL: 0118 989 4564 FAX: 0118 976 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
GROUND AND FIRST FLOOR PLANS

SCALE 1:100 DATE FEB 2000
DWG NO. MH333/01 REV: A



ground floor

PLANNING SERVICES	HPT
POL	TLS
DC	EHF
APP	
CS	
04 MAY 2000	
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	FILE:

Apple Tree House
Orchard Chase
Hurst
Berkshire
RG10 OSW

Mr N S Jackson
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

2 May, 2000

Dear Mr Jackson

Re: Proposed Dwelling, Garden House, Orchard Road, Hurst
(Ref 2000/0807)

Further to your letter dated 28th April 200, it is curious that you are unaware that the plans you have submitted to Wokingham District Council clearly illustrate your intention to access the north west corner of the site.

Furthermore, it is your agents acting on your behalf for the sale of Garden House who have clearly stated to all who have enquired that it is your intention to use a joint access to the proposed dwelling with that of Garden House from Orchard Road and not Orchard Chase.

Clearly, such confused communication does little to reassure the relevant parties that your intentions are honourable.

Yours sincerely
Lanzet (UK) Ltd

L Zalcman

c.c.: Simon Lewis - Wokingham District Council Planning Department.
Councillor Mrs Annette Drake.
Other Residents of Orchard Chase.

With Compliments

SIMON LEWIS.

PLANNING SERVICES	HPT
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copy letter -

MILLGATE
• HOMES •

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

1998 Evening Standard

Best Family Home
1994 - 1996 - 1997 - 1998

House Beautiful magazine

Family Home of the Year 1997

WHAT HOUSE? AWARD WINNER

Best Small Builder
1996

Mr D & Mrs B Tindall
N°5 Orchard Chase
Hurst
Reading
Berkshire
RG10 0SW

Ref:NSJ/SC/174
28th April 2000

Dear Mr & Mrs Tindall,

PROPOSED NEW HOUSE ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST (REF: 2000/0807)

In response to your recent letter to the planning office relating to our planning application. I would like to clarify a number of points which I hope will go someway to alleviating your concerns, and those of your fellow residents.

1) The original development of Orchard Chase was carried out partly on land that belonged to the Garden House and the previous owner retained a right of access over Orchard Chase with the specific intention to seek permission for a further building plot in due course. Although this right of access extends the full length of the road abutting the Garden House plot we felt it would be best to take an entrance at the earliest point, to minimise disruption to the remainder of the estate.

2) We have no intention whatsoever of opening up a permanent or temporary access on the north west corner of the site adjoining the Laurel hedge and we cannot understand how the residents have gained this impression.

3) Once permission is granted the first thing we will do will be to construct the new entrance in order that all construction vehicles can park within the site so as not to obstruct Orchard Chase itself.

4) We appreciate that we will have to reinstate any damage caused to Orchard Chase during construction and the owner of the new house will be required to contribute his fair share towards future maintenance.

5) Contrary to indications in some of the letters, it has never been our intention to use a joint access with the Garden House. This would not be practical owing to the presence of the pond and would not be favoured by the Highway officer.

Cont.

I would also like to reassure you that we do intend to construct a house of the very highest quality in keeping with this beautiful plot and the attractive surroundings. In case you are not aware of our company we have won a large number of industry awards in recent years for the quality of our workmanship, including Best Luxury Home in the Evening Standard New Homes Awards in both 1998 and 1999. If you would like details of our recent developments please feel free to telephone this office.

Yours sincerely

N S JACKSON
Land & Planning Director

cc: Simon Lewis - Wokingham District Council, Planning Department
Councillor Mrs Annette Drake

Letters also sent to:

Mr & Mrs Duerden
Mr & Mrs Terry
Mr Zalcman
Mr & Mrs Daden
Mr & Mrs Brooke

Simon

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: Land adjoining The Garden House, Orchard Road, Hurst.

Proposal: Proposed erection of one detached dwelling with double garage.

Application Number: F/2000/0807

In response to your consultation dated 14th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

See part 1 for plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Simon Lewis

Date: 14 March 2000

Application Number: F/2000/0807

Proposal: Proposed erection of one detached dwelling with double garage.

Site Address:
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Applicant:
Millgate Homes Ltd C/O The AED Practice Limited.

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

THE SITE IS WELL SCREENED FROM THE WEST, NORTH AND SOUTH, WITH MATURE TREES AND ~~BOUND~~ AND ASSOCIATED VEGETATION.

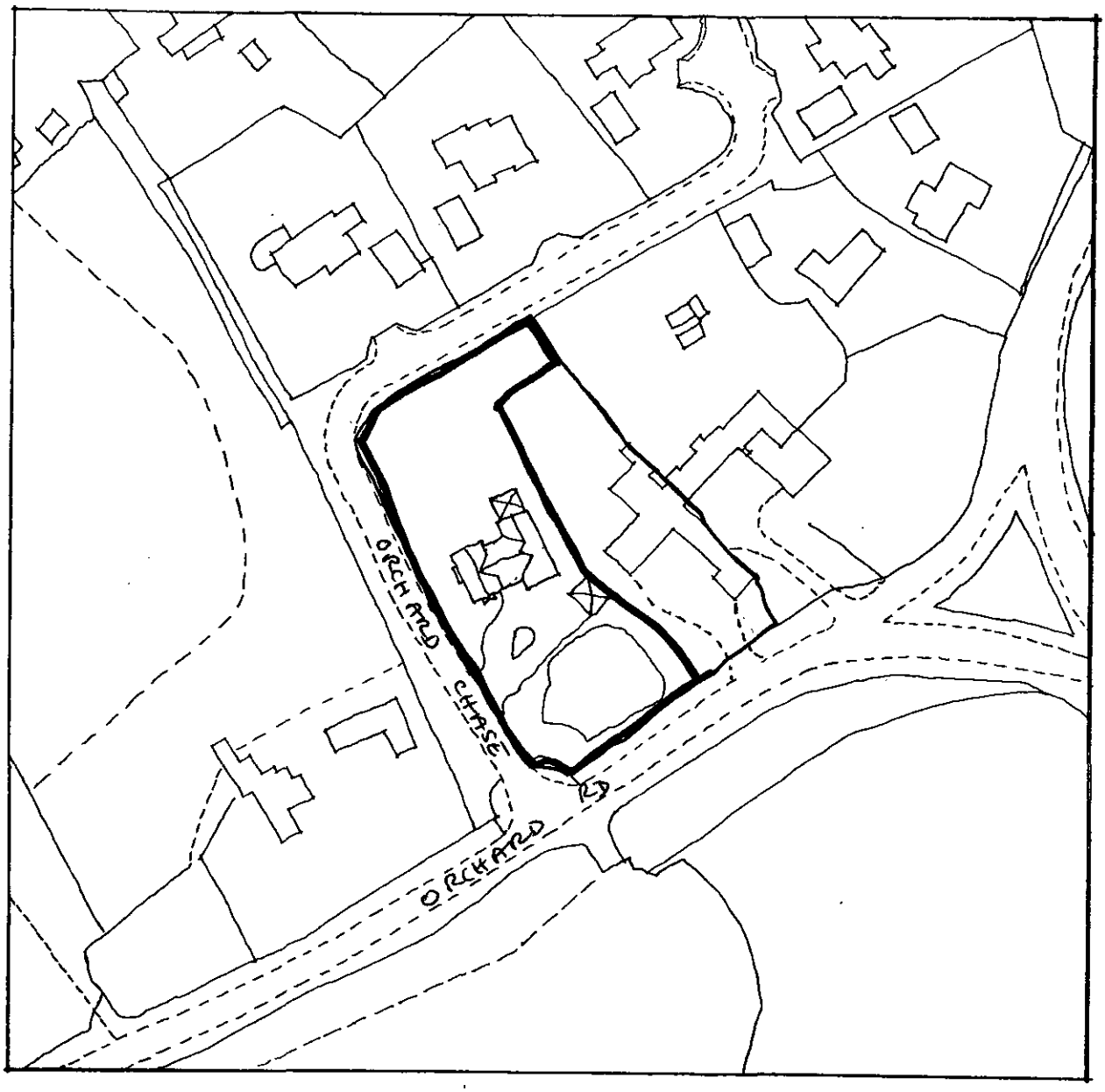
THE IMPORTANCE OF THE TREES, PARTICULARLY THE LIME AND WILLOW (T31 and T27) WILL BE ASSESSED BY THE TREE OFFICER. CONSTRUCTION TRAFFIC WILL REQUIRE TO BE CLARIFIED NOW AS IT IS NOT OBVIOUS HOW THE TREES CAN BE PROTECTED WITH PACING FENCES AND LEAVE AN ACCESS FOR READY-MIX LORRIES ETC.

THIS PROPERTY - (5 BED, 4 BATHROOM + CONSERVATORY) IS LARGE EVEN FOR ORCHARD CHASE STANDARDS

A SMALLER BUILDING MAY BE MORE READILY ABSORBED INTO THIS MATURE SETTING.

THE EAST ELEVATION, OVERLOOKING GARDEN HOUSE, MAY BE MORE ACCEPTABLE IF THE DORMER WAS REDUCED IN WIDTH (NOT SHOWN ON NORTH OR SOUTH ELEVATIONS) TO A SINGLE CASEMENT AND CENTRED ON THE RIDGE ABOVE PLUS ROOF-LIGHTS REMOVED TO WEST SIDE OF ROOFS, IF CONSIDERED ESSENTIAL TO THESE BEDROOMS. (3+4)

Harold Sanders. CONSERVATION + DESIGN. 30.03.00.



02.MAR2000 C807

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET,
WOKINGHAM, BERKS. RG40 2AZ
TEL: 0118 989 4564 FAX: 0118 978 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
SITE LOCATION PLAN

SCALE 1:1250 DATE: FEB 2000
DWG NO: MH933/05 REV:

1769a

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

0807

1.	APPLICANT'S NAME	MILLGATE HOMES LTD.
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE.
	POST CODE	RG42 5HZ PHONE 01344 489966
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE AED PRACTICE LIMITED.
	ADDRESS	2 THE COURTYARD, DENMARK STREET, WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 2AZ PHONE 0118 989 4564
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	LAND ADJACENT TO GARDEN HOUSE, HURST.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		A SINGLE DWELLING WITH DOUBLE GARAGE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.042 HECTARES
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	MH 933-01 - FLOOR PLANS 04 - GARAGE PLANS -02 - ELEVATIONS 05 - 1:1250 SITE LOCATION -03 - ELEVATIONS 06 - 1:200 SITE PLAN

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

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

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

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC / ALUMINIUM CONSERVATORY.

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

1.8m HIGH CLOSE BOARDED TIMBER FENCE WITH TRELLIS ABOVE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW DRAINAGE TO EXISTING DRAIN.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

NEW DRAINAGE TO EXISTING SEWER.

To existing system YES/NO

If no, please give details

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

EXISTING - VIA GARDEN HOUSE - HURST.
PROPOSED - ACCESS OFF ORCHARD CHASE RD

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

YES.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ 10 *	/ *	/ 0 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£190.

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

SIGNED [signature] THE AED PRACTICE ON BEHALF OF MILLGATE HOMES LTD DATE 1ST MARCH 2000.

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL		N/A		
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING? N/A

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — N/A

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? N/A

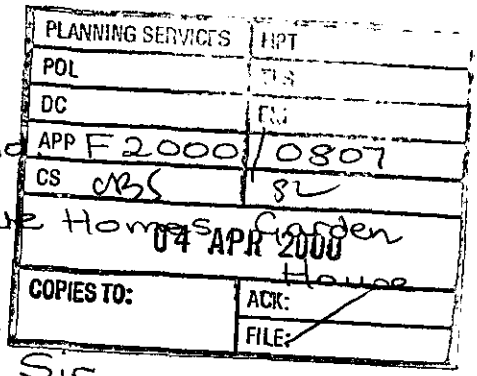
Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — N/A

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".

'Orchard End'
Orchard Chase
Hurst
Reading
RG10 0SW

2.4.00.



Re. no
Mulgate Homes Garden House

Dear Sir,

I was most upset to hear about the proposed new house and particularly about the access to it.

There have already been several accidents and near misses in Orchard Chase – both near the entrance and on the 'blind' corner. There are a large number of cars already using this private road — over twenty residents cars — plus all the usual visitors.

Access via Orchard Road would be less dangerous – and would also preserve the

beautiful mature beech hedge. I very much hope the council will oppose this application.

Yours sincerely,

Linda J. Duerden (Mrs).

DAVID TINDALE

Chief Planning Officer
Wokingham District Council
Shute End
Wokingham

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CS OBS	SC

07 APR 2000

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5, ORCHARD CHASE
HURST, RG10 0SW

05 APRIL 00

Dear Sir, Planning Application No. F2000/0807
Millgate Homes: Garden House, Orchard Rd.

Please be informed that I object to the application by Millgate to put a temporary access into Orchard Chase for the following reasons!-

1. Orchard Chase has not been adopted by your Authority, it is private property and as a Shakeholder I do not wish others to incur wear & tear at my expense.
2. Construction traffic manoeuvring in a small single carriage private road always represent a hazard to other road users but particularly to small children. There are 5 small children under 7 years of age living in Orchard Chase who ride their cycles and play where there will be construction traffic turning, should you allow the idea.
3. Construction traffic will inevitably be parked in Orchard Chase, obstructing vision and creating further hazard, if you permit this.
4. It will serve the greater good if Millgate move the access to Orchard Road.

Yours faithfully

D Tindale

Chief Planning Officer
Wokingham District
Shute Road,
Wokingham

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Brenda Tindall
5. Orchard Chase,
Hurst OSN RG10

5 april 00.

Dear Sir

Planning Application N° F2000/0804
Millgate Homes, Garden House, Orchard Rd.

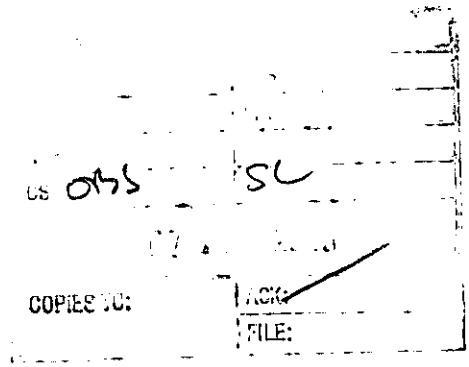
As a resident of Orchard Chase I object to the application by Millgate Homes to use Orchard Chase for permanent & temporary access to the building site in the grounds of Garden House for the following reasons.

1). Orchard Chase is a private road constructed to accomodate light traffic, it is maintained by the residents and heavy construction vehicles would damage the surface.

2) The entrance from Orchard Road into Orchard Chase is already a hazard and the proposal of another entrance so close to it is unwise. It increases the risk of an accident significantly, particularly when construction workers vehicles may be parked there.

3) The proposed temporary access to the site is situated on a blind bend in Orchard Chase and represents a major hazard to residents & the number of small children who frequently walk and cycle past this area, where construction vehicles would be manoeuvreing constantly

4). Millgates original proposal of using the existing access point in Orchard Road seems to me to be a far more suitable arrangement.



Holly House,
Orchard Chase
HURST,
Berks.
RG10 0SW.

5-4-00

Dear Sirs,

Re: Planning Application No. F/2000/0807
Proposed house in garden of Garden House,
Orchard Road, Hurst.

We wish to object to both the permanent access and temporary site access of the above proposed house. We are not happy for this new home to be built at all, as it will obscure our neighbours views and decrease, yet again, the amount of open space in the centre of Hurst. However, we consider the proposed accesses to be quite dangerous and unsuitable.

It is already difficult to see as you drive into Orchard Chase through the twin brick walls, which is only one car wide, and a permanent entrance just inside leading up to a new property will make this manoeuvre quite hazardous. The proposed temporary site access is on the most dangerous part of Orchard Chase, on a 90° bend. There have been some near misses in the past and site traffic, including heavy lorries, coming in & out would be ridiculous. This is without the fact that mature hedging would have to be removed, changing the landscape of our area completely.

Orchard Chase was originally intended for 4 houses only, and the road is only the quality of a domestic

driveway. There are now 7 houses with a large number of cars, and a further houses with its accompanying cars, would, we feel, pose too much for the road. Children and cyclists, as well as pedestrians & cars would have a further hazard to negotiate.

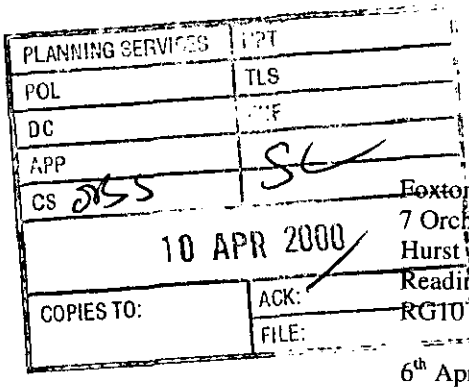
Since this new house is to be in the grounds of the Garden House, then it would seem sensible to have a shared driveway fronting onto Orchard Road. The adjoining properties of South Orchard & West Orchard share a drive direct onto Orchard Road, and this works well. A further drive fronting onto Orchard Road would create no additional problems, whereas a further entrance onto Orchard Chase would increase problems significantly.

Yours faithfully,

R.A Dadon

V.J Dadon.

MR R.A & MRS V.J DADON



Foxton
7 Orchard Chase
Hurst
Reading
RG10 0SW

6th April 2000

Dear Sir,

Re: Planning Application No. F/2000/0807 – Garden House, Hurst

We live in a nearby property and share a common access along Orchard Chase with the proposed property. Orchard Chase is a private unadopted road with ownership retained by the original developer, but whose maintenance and upkeep is the responsibility of the existing seven houses serviced by the road. Our particular concern relates to the proposal for a temporary site entrance on Orchard Chase for construction purposes. We believe this to be both unnecessary and unsatisfactory for several reasons:

1. The applicant purchased both Garden House and the adjoining land. The existing entrance to Garden House would give better access to the development site directly from the public highway without the need to create a new site entrance for construction purposes. This would minimise the danger and nuisance to nearby residents and obviate the concerns raised below.

2. The plan shows the driveway to the finished property gaining access via Orchard Chase. This entrance would be adequate for construction purposes, though less suitable than the solution outlined above, for the reasons set out below.

3. The proposed temporary site entrance would be exceedingly dangerous because it is located on a blind right-angled bend. There have been accidents on this corner in the past and the combination of construction traffic and mud on the road would increase the likelihood of further more serious collisions.

4. Several young children live in Orchard Chase and there would be an unacceptable risk to their safety as they traverse the road. There would be a particular danger when the children are cycling and construction traffic is reversing or manoeuvring.

5. Orchard Chase is a narrow private road. The proposed site entrance would lead to construction traffic and workers' vehicles parking on Orchard Chase and impeding access to the existing properties.

6. Orchard Chase is maintained to a high standard by the existing house owners. Use of a site entrance in Orchard Chase would inevitably result in damage to the roadway and verges for which the developer has no explicit liability.

We would be grateful if you could take into account these genuine concerns when considering the planning application so as to minimise the danger and nuisance during the construction period. We would be happy to receive any members of the planning committee who would like to view the site of the proposed development.

Yours faithfully,

J.C Terry

John & Helen Terry

"Orchard End"
Orchard Chase
Hurst
READING
Berkshire
RG10 0SW

2nd April 2000

PLANNING SERVICES	HPT
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04 APR 2000	
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Chief Planning Officer
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Re: Application Number: F2000/0807

Location: Millgate Homes, Garden House, Orchard Road, Hurst

The entrance to Orchard Chase is designed for single file traffic. Entry to and exit from Orchard Chase has become increasingly hazardous owing to the increased volume of traffic through Orchard Road, a road barely wide enough for two way traffic. The location and angle of the proposed access to the proposed new property significantly increases the potential hazard at the **junction of Orchard Chase with Orchard Road**.

The proposed **temporary access for construction purposes is on a blind corner**. This would create a major hazard to Orchard Chase residents and would cause unnecessary danger to the resident car users. Orchard Chase is also used extensively by resident children and cyclists.

The creation of the proposed temporary access would require the **destruction of a mature 15ft high Copper Beech hedge** which provides both privacy and an enjoyable environment for residents and wildlife. Millgate Homes has already felled a mature 20ft Acer prior to planning application.

Orchard Chase is a private road and unadopted road which has been constructed to the standard of a **domestic driveway**. It is not intended for use by heavy construction traffic, which will not only **damage the road itself but also the verges** which the residents of Orchard Chase have endeavoured to maintain in an orderly and pleasing state at their own expense and time. The parking of constructor's staff cars within Orchard Chase will further damage the verges of the road.

The **entrance to Orchard Chase** is a double-sided brick and flint construction that is designed for single file traffic. It is **not intended for use by heavy construction vehicles** and is likely to be severely damaged and to become unsightly, encouraging the unwanted interest of passing strangers. It has had to be repaired in the past when a constructor's lorry attempted to use the entrance to manoeuvre his vehicle.

Yours sincerely

Dr Michael F Duerden

PLANNING SERVICES | HPT
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CS 6115 | SC
31 MAR 2000
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Apple Tree House
Orchard Chase
Hurst
Berkshire
RG10 OSW

Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

30 March, 2000

Dear Sir

Re: Planning application No. F2000/0807,
Millgate Homes, Garden House, Orchard Road, Hurst

Orchard Road is a private road which was designed for the use of four households for which planning permission was originally granted. The specification and construction of the road was not intended to support the use of eight households which would be the case if such access was now allowed. There are already twenty one resident vehicles using this unadopted road which has been constructed to the standard of a domestic driveway.

The entrance to Orchard Chase is a double sided brick and flint construction which is designed for single file traffic. Entry to and exit from Orchard Chase is extremely hazardous. The location and angle of the proposed access to Orchard Chase significantly increases the potential hazard.

The proposed temporary access on a blind corner for construction purposes constitutes a major hazard to other residents. The road is used extensively by resident children and cyclists. Furthermore the creation of such access necessitates the destruction of a mature 15ft high Copper Beech hedge. Millgate Homes has already felled a mature 20ft Acer prior to planning application.

Millgate's stated intention on acquiring the site was to utilise the existing access from Orchard Road for shared use with Garden House. This would appear to be the most sensible solution.

Yours sincerely

L. Zalcman.

L Zalcman

PLANNING SERVICES	HPT
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24 MAR 2000	
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'Bramleys',
Orchard Chase,
Hurst, Berks.,
RG10 0SW.
23.3.2000

Simon Lewis,
Environmental Services Dept.,
Planning Services,
P.O. Box 157,
Shute End, Wokingham,
Berks., RG40 1WR.

REF:- APPLICATION N° F/2000/0807.

Dear Sir,

With reference to the above application we write in reply to your letter of 14th March. From the plan submitted we bring to your attention various issues relating to

1) 'Temporary access for construction purposes only' (sic) - this access for temp. construction purposes is placed at a most inconvenient site for in-coming/out-going vehicles etc. of residents and tradesmen/deliveries etc.

2) It is also located in a very dangerous area especially where children are concerned. This access (if it has to be located on Orchard Chase at all?) certainly requires sensible re-planning and if it has to be on Orchard Chase, however 'temporary', it should be sited much further down Orchard Chase.

3) Once the site is cleared where the proposed house

is to be constructed, construction/ building traffic should be able to use the entry on Orchard Road as there surely would then be adequate space inside the site for vehicles etc.

4) The ground surface of Orchard Chase is in very good condition unmarked to date. This is a real issue as far as the on-going quality of this surface is concerned and could be badly marked/damaged by vehicles using the 'temporary' access. Again, these vehicles should be contained within the building site and not on Orchard Chase. Any mess (inevitable) should be attended to on a daily basis relating to the construction traffic using this 'temporary access' on Orchard Chase. Also, the builder should be held responsible for any damage to the surface of Orchard Chase incurred during construction/final stages of this building programme. Orchard Chase is a well kept road and should not be allowed to be abused by construction/delivery vehicles.

5) There is grass & some land-scaping on either side of Orchard Chase which is looked after by a gardener who is paid for this work on a weekly basis. Again, the onus should be placed on the builder not to have parked vehicles on Orchard Chase however 'temporary' this access is.

6) The builders should be made aware of their responsibilities towards the residents of Orchard Chase and should be required, before consent is given, to make an undertaking to make good all damage etc. incurred during / after their proposed work.

Whilst we have no objection to the proposed erection of one detached dwelling with double garage on this land adjoining 'The Garden House' Orchard Road Hurst, we do feel very strongly about the issues in this letter. All building / construction can be an inconvenience and we feel the issues raised here should be considered to help minimise this inconvenience.

We hope the enclosed issues raised will be helpful when you consider this application. Thank you for your attention to this information in our letter and we look forward to hearing the outcome.

Yours sincerely,

Mr. & Mrs. D. K. Brooks.

Mr J Evans
Hurst
Berkshire

OBS SC
22 MAR 2000
COPIES TO: ACK: FILE:

17 March 2000

NO ADDRESS GIVEN.

Dear Sirs

Re planning application F/2000/0807; Garden House, Orchard Road, Hurst.

Following my visit to the planning department at Wokingham District Council to view the above planning application, I would like the following comments to be recorded.

It would appear from the plans that the developer intends to erect a fence which may obscure the view of the pond from one side.
Being a resident of Hurst I feel this would have an adverse effect on the appearance of Orchard Road. I would suggest that if the pond is to be fenced it should be done sympathetically so as not to spoil the visual benefit for Hurst residents. I suggest that either a very low fence or open rail type fence to the sides and front would allow its use by local wildlife to continue and its visual benefits would be retained for the enjoyment of the many walkers that use Orchard Road on a regular basis.

I would like to thank you for your consideration of the above comment.

Yours faithfully

Mr J Evans.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(#) PRE-APP ATTACHED (#)

Start date: 2-3-00	Map No. 43 Site 0:22
Officer: SL / Application No. F 2000 0807	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED ERECTION OF ONE DETACHED DWELLING WITH DOUBLE GARAGE

LAND ADJ

Location: THE GARDEN HOUSE, ORCHARD ROAD

Parish: HURST Ward: Hurst

14.3.2000

Applicant: MILLGATE HOMES LTD

Fee (3) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14:3:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

CPRE (Council for Preser. of Rural England)

OTHERS: Area of Traditional Local Character ✓

.....

.....

Pre-app attached.

NEIGHBOURS:

S/N+ Vine Cottage, Orchard Road, Hurst
The Cottage, Orchard Road, "
Garden House, Orchard Road, " ✓
West Orchard, Orchard Road, "
1 & 2, Orchard Chase "

MH933/01

AED

06 MAR 2000

02 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir, Madam,

Planning Application:-
New Dwelling - Land Adjacent to Garden House, Hurst.
Amendment to site boundary.

Please find attached Drawing No:-MH933/06 Rev A (6 copies), noting an amended boundary, as this is now the current site plan could the planning department replace the original drawing with the attached as part of the documentation for the planning application dated 1st March 1999.

Replaced ✓
clt

Yours faithfully

KAPhillips

Katherine Phillips

cc: Mr Graham Simpson - Millgate Homes Ltd
enc: Drawing no MH933/06 Rev A

02 MAR 2000 0807

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Surrey TW20 9HE

MH933/01

01 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir, Madam,

Planning Application:- New Dwelling - Land Adjacent to Garden House, Hurst

Please find attached the following documentation forming the planning application for the above property:-

6No Floor Plans
6No Elevations North and South
6No Elevations East and West
6No Double Garage Floor Plans and Elevations
6No Site Location Plans at 1:1250
6No Site Plans at 1:200
6No copies of the application form
1 certificate of ownership

Also find attached a cheque in respect of fees of £190.00.

Yours faithfully

02 MAR 2000 0807

Katherine Phillips

cc: Mr Graham Simpson - Millgate Homes Ltd

Architecture • Educational Design • Interiors • Project Management • Surveying

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Surrey TW20 9HE

THE GARDEN HOUSE

ADDRESS ORCHARD ROAD PARISH HURST

PLOT No. 1 Ex PART OF 'ORCHARDS' ORD. SHEET No. SU.7973 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00121	MR. W. NODRUM	O/APP. RES. DEV. AT REAR	8.2.74	N/A REA
00499	"	CONV. ORCHARD HOUSE TO 2 UNITS	18.4.74	N/A C/A
BR750	"	"	22.5.74	APP. N/A
13522	"	O/APP. HOUSE AT REAR	3.7.80	N/A RE
BR22046	"	1/2 OF GARAGE TO KITCHENETTE	9.2.84	APP N/A
26496	MR M. DALE 1 O/L	HOUSE & GARAGE AT REAR	29.10.86	C/A (L
27345	SCAMMELL PROPS. LTD. 1	DEF. HOUSE & GARAGE "	15.4.87	C/A (L
BRA 2965	"	"	3.6.87	APP
BRA. 3595	" 1	NC & UTILITY	14.9.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.MAR2000 C007

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

02.MAR...6* 0007

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

on (d) . . . . . .

(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).

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) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

(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).

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 . . . . . RAPHAELS (THE AGENT PRACTICE) . . .

On behalf of . MILLGATE . . . HOMES . . LTD . . . . . .

Date . . . 1ST . . MARCH . . 2000 . . . . . .

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

1769a

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

[illegible] 0007

1.	APPLICANT'S NAME	MILLGATE HOMES LTD.
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE.
	POST CODE	RG42 5HZ PHONE 01344 489966
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE AED PRACTICE LIMITED.
	ADDRESS	2 THE COURTYARD, DENMARK STREET, WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 2AZ PHONE 0118 989 4564
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	LAND ADJACENT TO GARDEN HOUSE, HURST.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		A SINGLE DWELLING WITH DOUBLE GARAGE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.042 HECTARES
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	MH 933-01 - FLOOR PLANS; -02 - ELEVATIONS; -03 - ELEVATIONS; 04 - GARAGE PLANS; 05 - 1:1250 SITE LOCATION; 06 - 1:200 SITE PLAN

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

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC / ALUMINIUM CONSERVATORY.

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

1.8m HIGH CLOSE BOARDED TIMBER FENCE WITH TRELLIS ABOVE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW DRAINAGE TO EXISTING DRAIN.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

NEW DRAINAGE TO EXISTING SEWER.

To existing system YES/NO

If no, please give details

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

EXISTING - VIA GARDEN HOUSE - HURST.
PROPOSED - ACCESS OFF ORCHARD CHASE RD.

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

YES.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	10 *	/ *	0 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£190.

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 THE MED PRACTICE ON BEHALF OF MILLGATE HOMES LTD DATE 1ST MARCH 2000.

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL		N/A		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING? N/A

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — N/A

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? N/A

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — N/A

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

22 MAR 2000 * 08307



NORTH ELEVATION - GARDEN

SUPERSEDED

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET,
WOKINGHAM, BERKS. RG40 2AZ
TEL: 0118 989 4564 FAX: 0118 978 1917

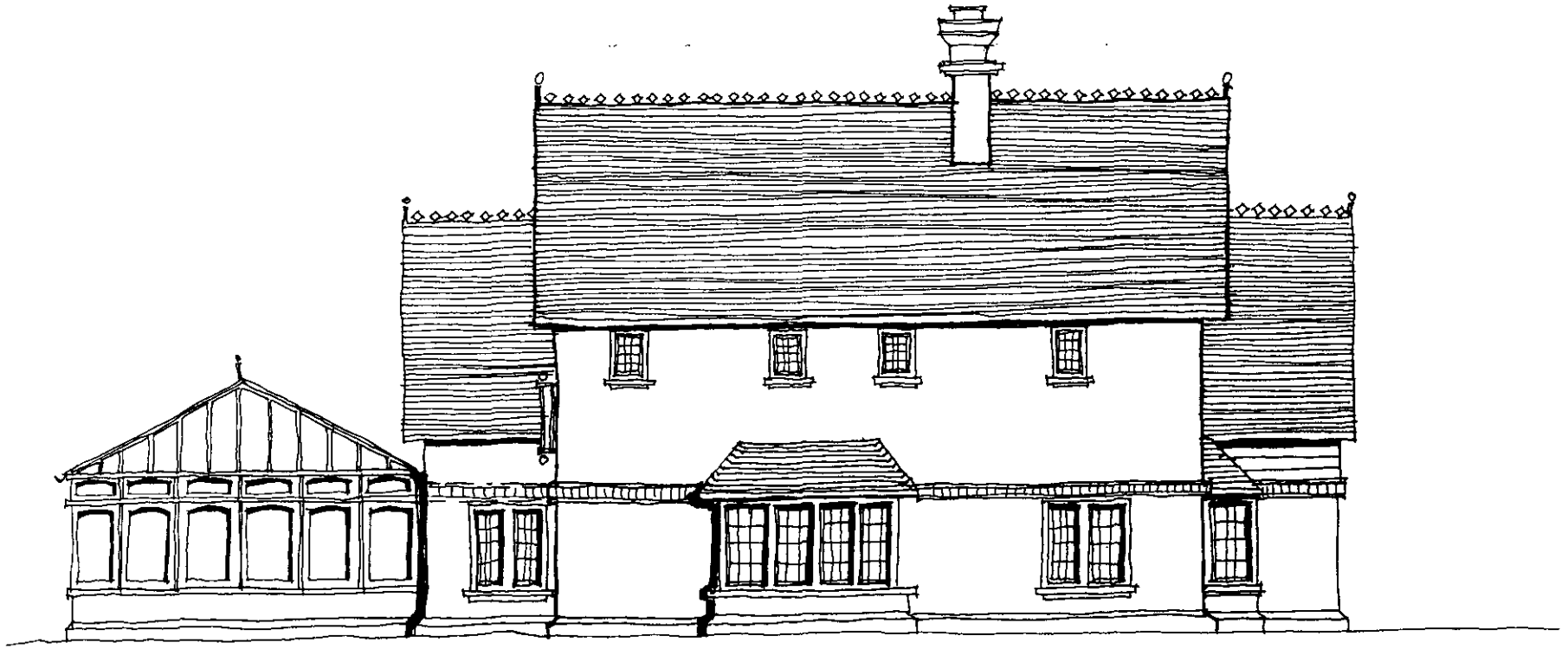
MILLGATE HOMES
GARDEN HOUSE - HURST
NORTH AND SOUTH ELEVATIONS

SCALE 1:100 *DATE: FEB 2000*
DWG NO. MH333/02 *REV:*

MATERIALS :-
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY



SOUTH ELEVATION - ENTRANCE



WEST ELEVATION

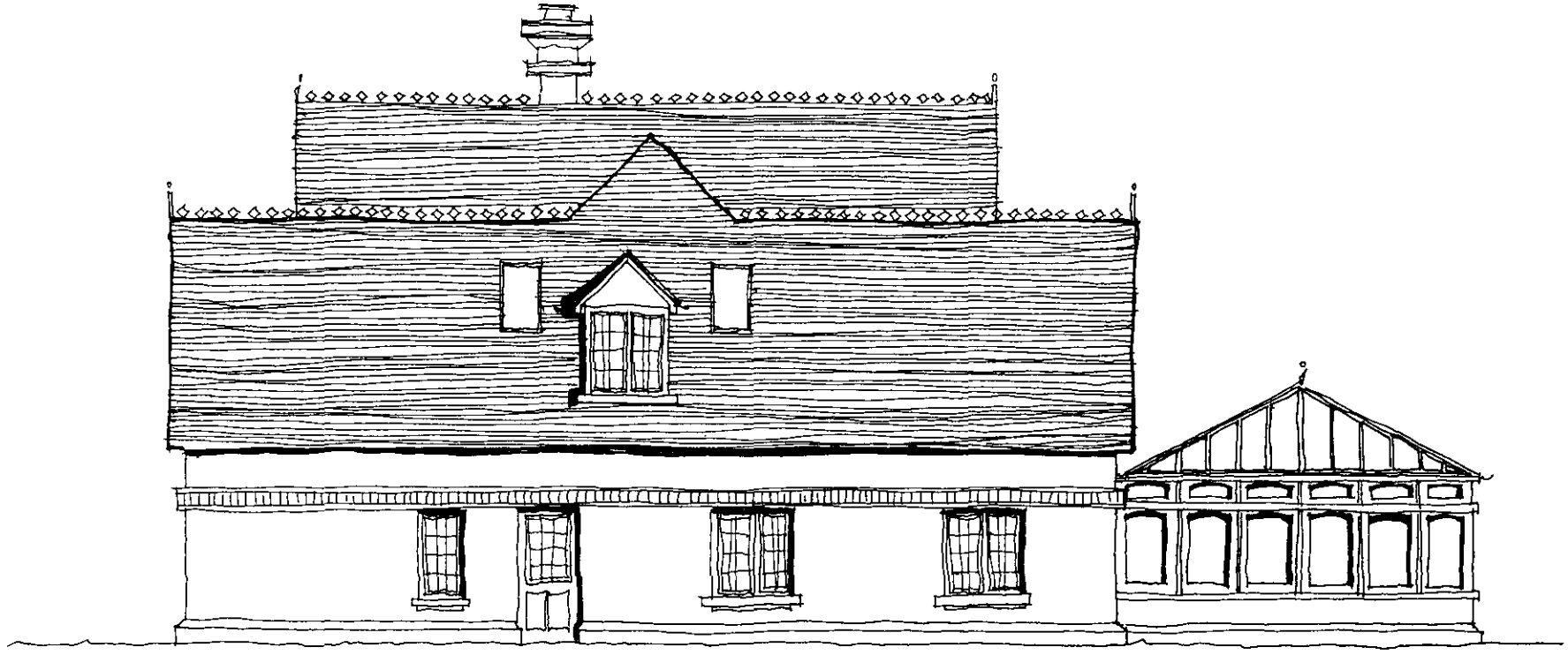
SUPERSEDED

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET,
WOKINGHAM, BERKS, RG40 2AZ
TEL: 0118 989 4564 FAX: 0118 978 1917

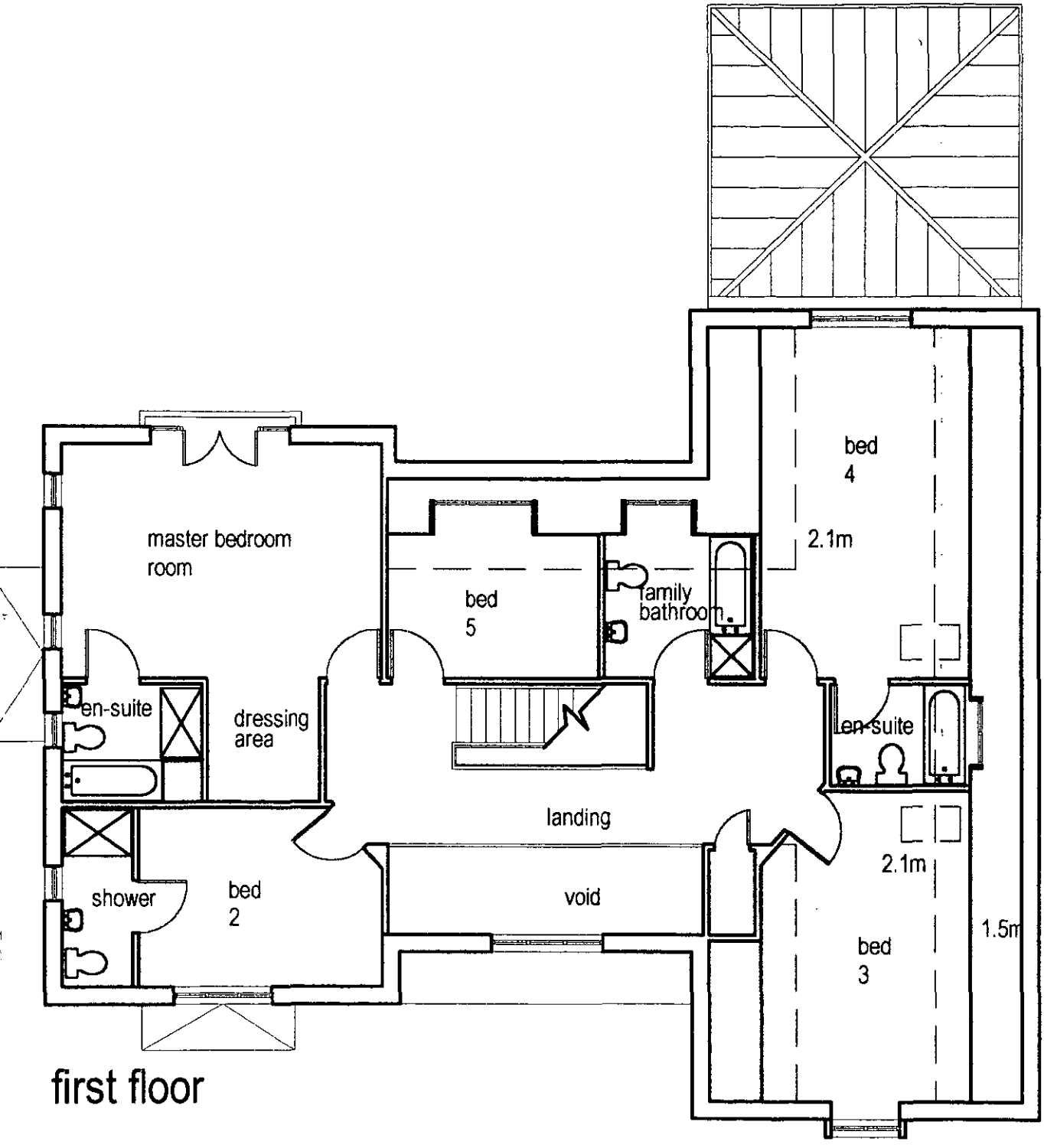
MILLGATE HOMES
GARDEN HOUSE - HURST
EAST AND WEST ELEVATIONS

SCALE 1:100 *DATE: FEB 2000*
DWG NO: MH933/03 *REV:*

MATERIALS :-
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY



EAST ELEVATION



first floor

02.MAR2000* 0807

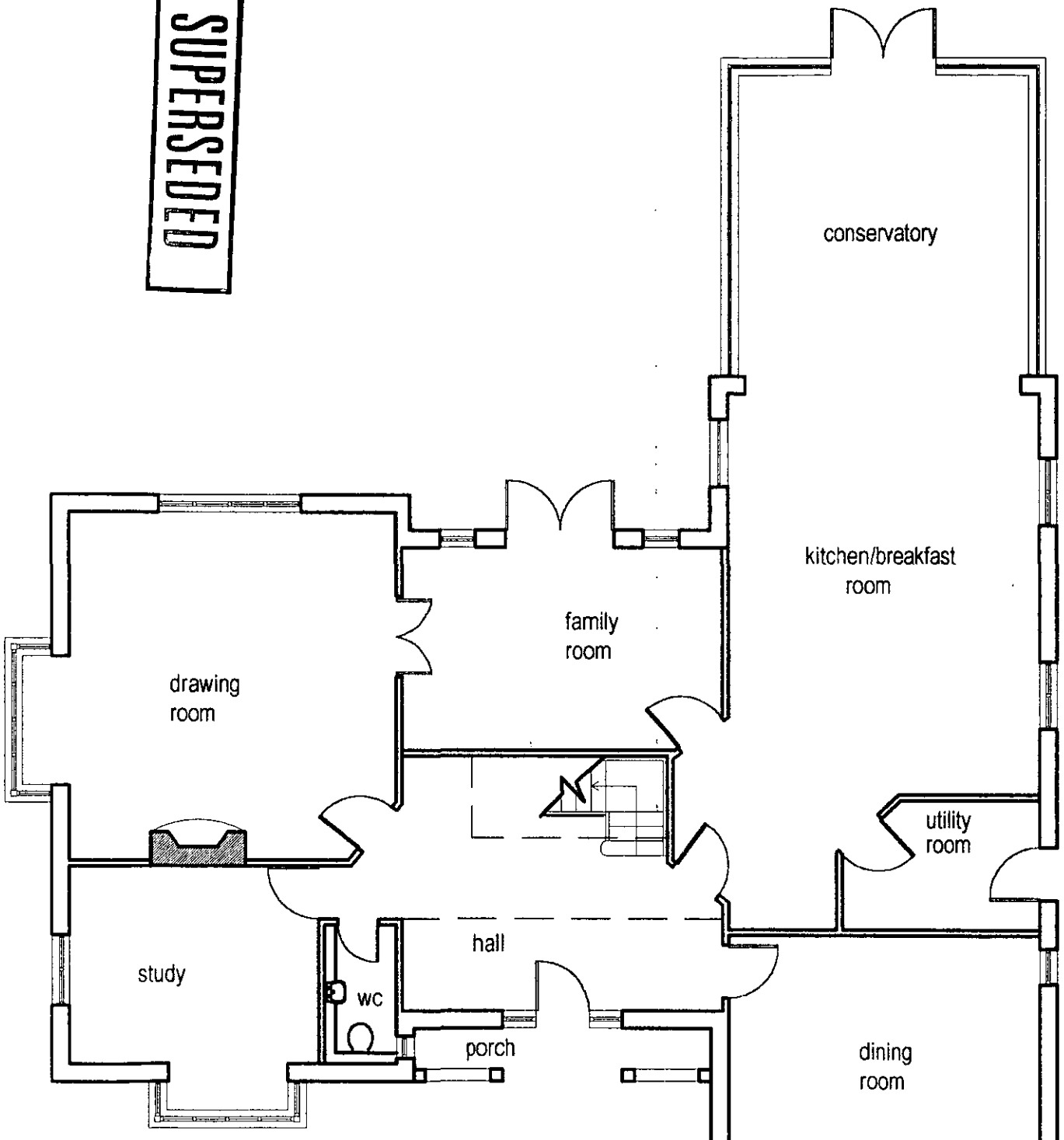
MATERIALS -
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET,
WOKINGHAM, BERKS, RG40 2AZ
TEL:0118 989 4044 FAX: 0118 978 1917

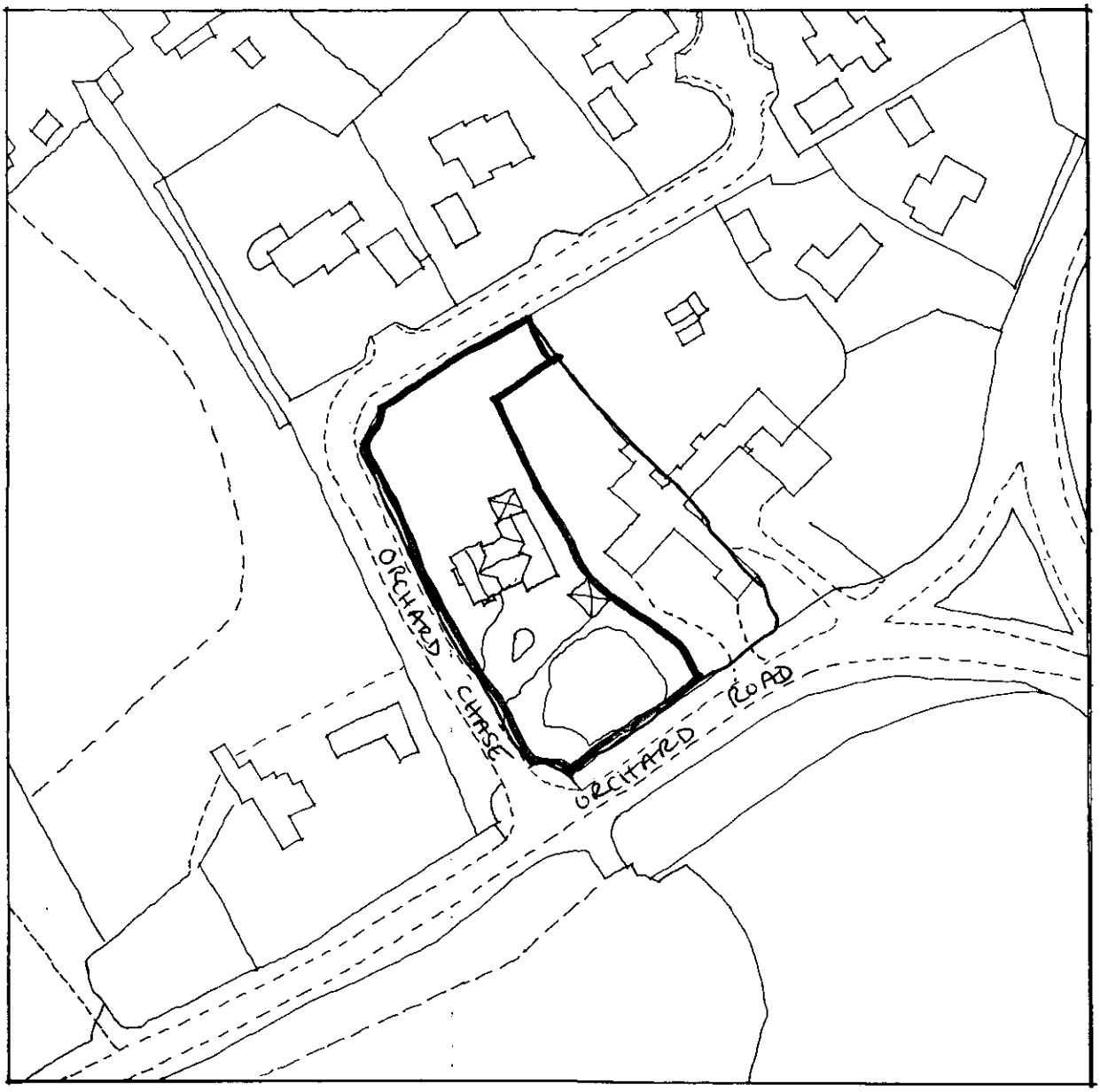
MILLGATE HOMES
GARDEN HOUSE - HURST
GROUND AND FIRST FLOOR PLANS

SCALE 1:100 DATE FEB 2000
DWG NO. MH830/01 REV:

SUPERSEDED



ground floor



APPROVED

02.MAR2000* C807

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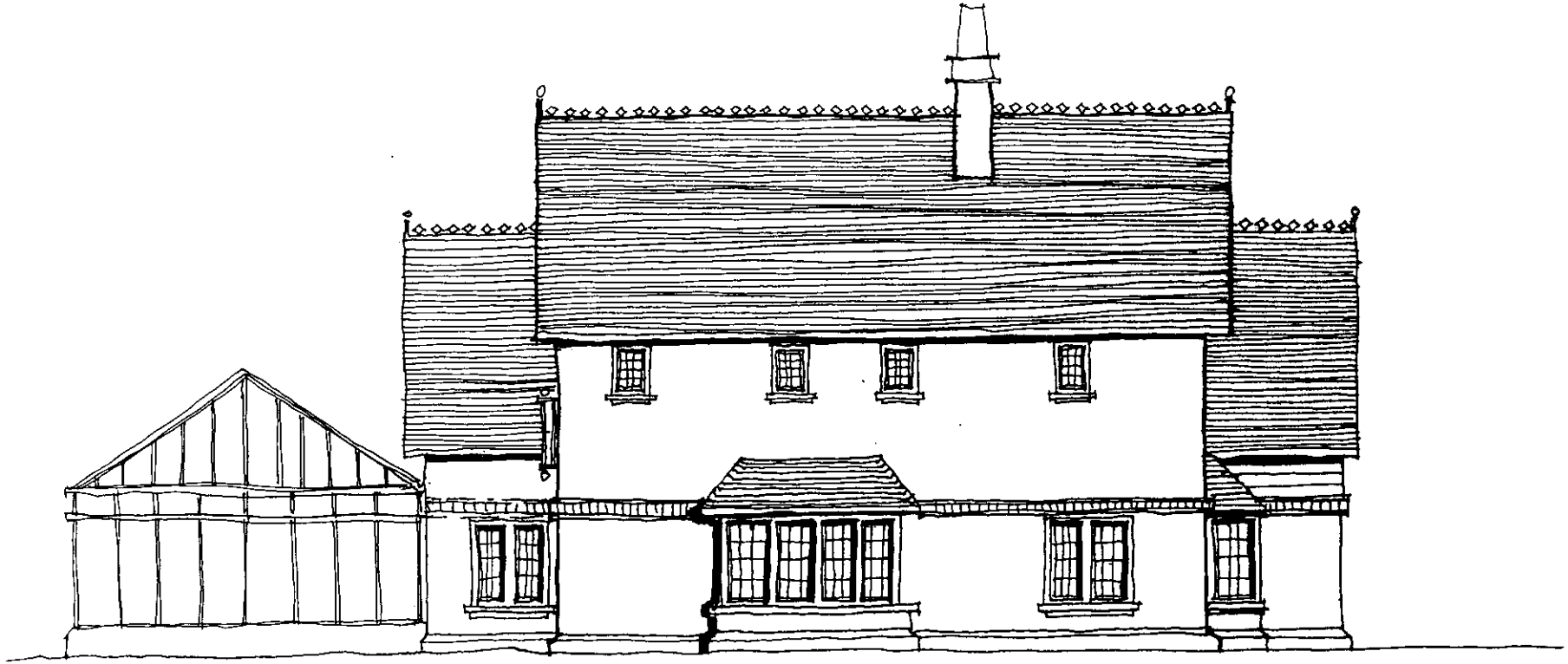
WOKINGHAM, BERKS. RG40 2AZ
TEL:0118 989 4564 FAX: 0118 978 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
SITE LOCATION PLAN

SCALE 1:1250 DATE: FEB 2000

DWG NO. MH933/05 REV

9.
10/10/00



WEST ELEVATION

REV A - 04/05/00 - MINOR AMENDMENTS TO ELEVATIONS

0807

REVISED PLAN

APPROVED

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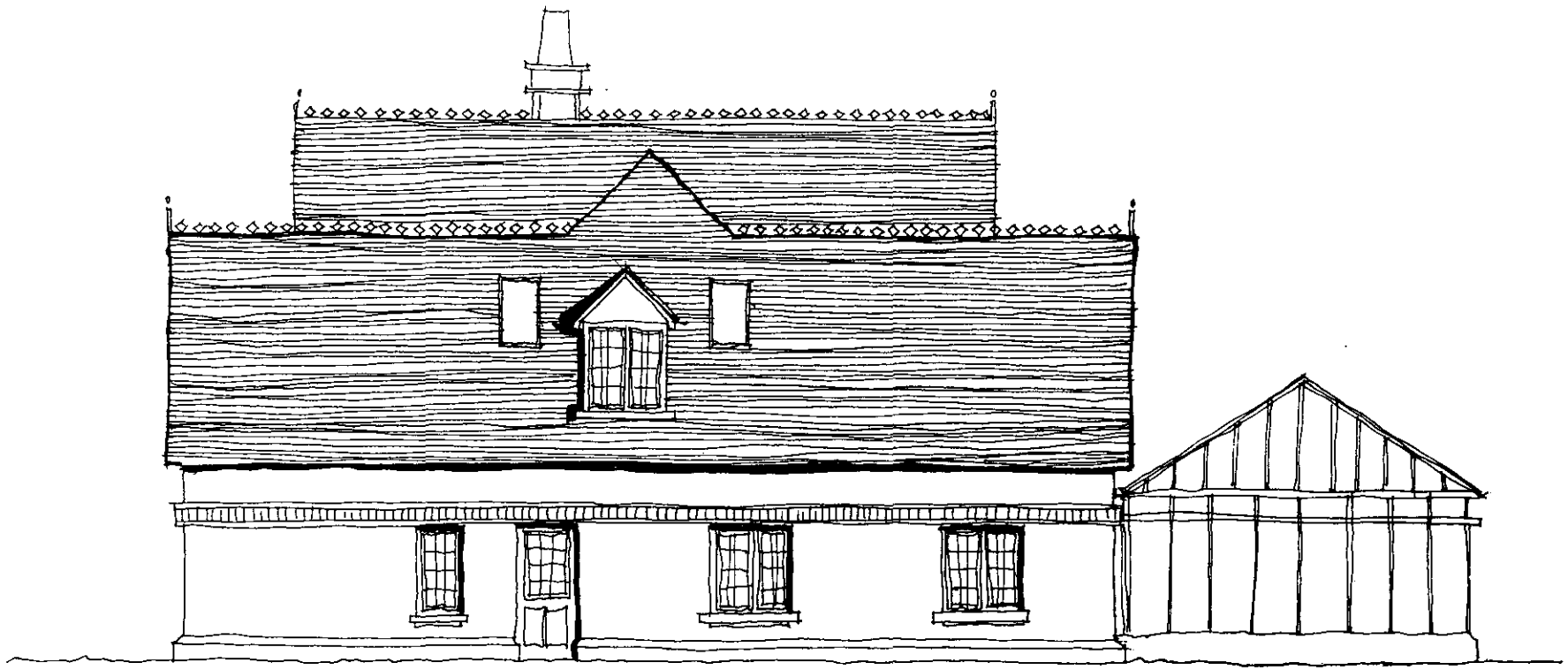
MILLGATE HOMES
GARDEN HOUSE - HURST
EAST AND WEST ELEVATIONS

SCALE 1:100 DATE: FEB 2000
DWG NO. MH933/03 REV: A

30/10/00

COPIES TO:
FILE:

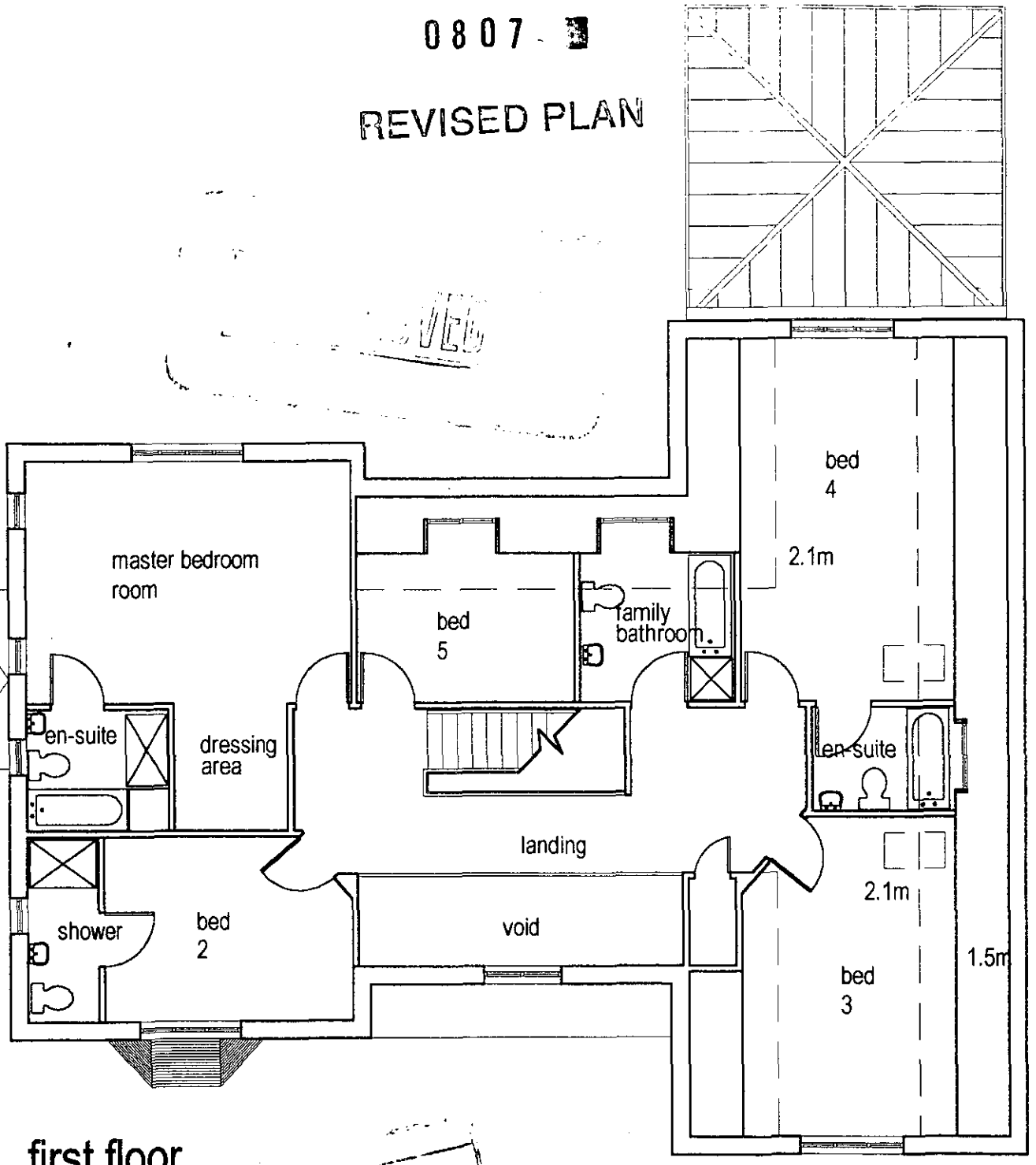
MATERIALS :-
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY



EAST ELEVATION

0807

REVISED PLAN



first floor

PCI
DC
PP
CS
08 MAY 2000
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REV A - 04.05.00 - AMENDMENTS TO DOOR AND WINDOW POSITIONS

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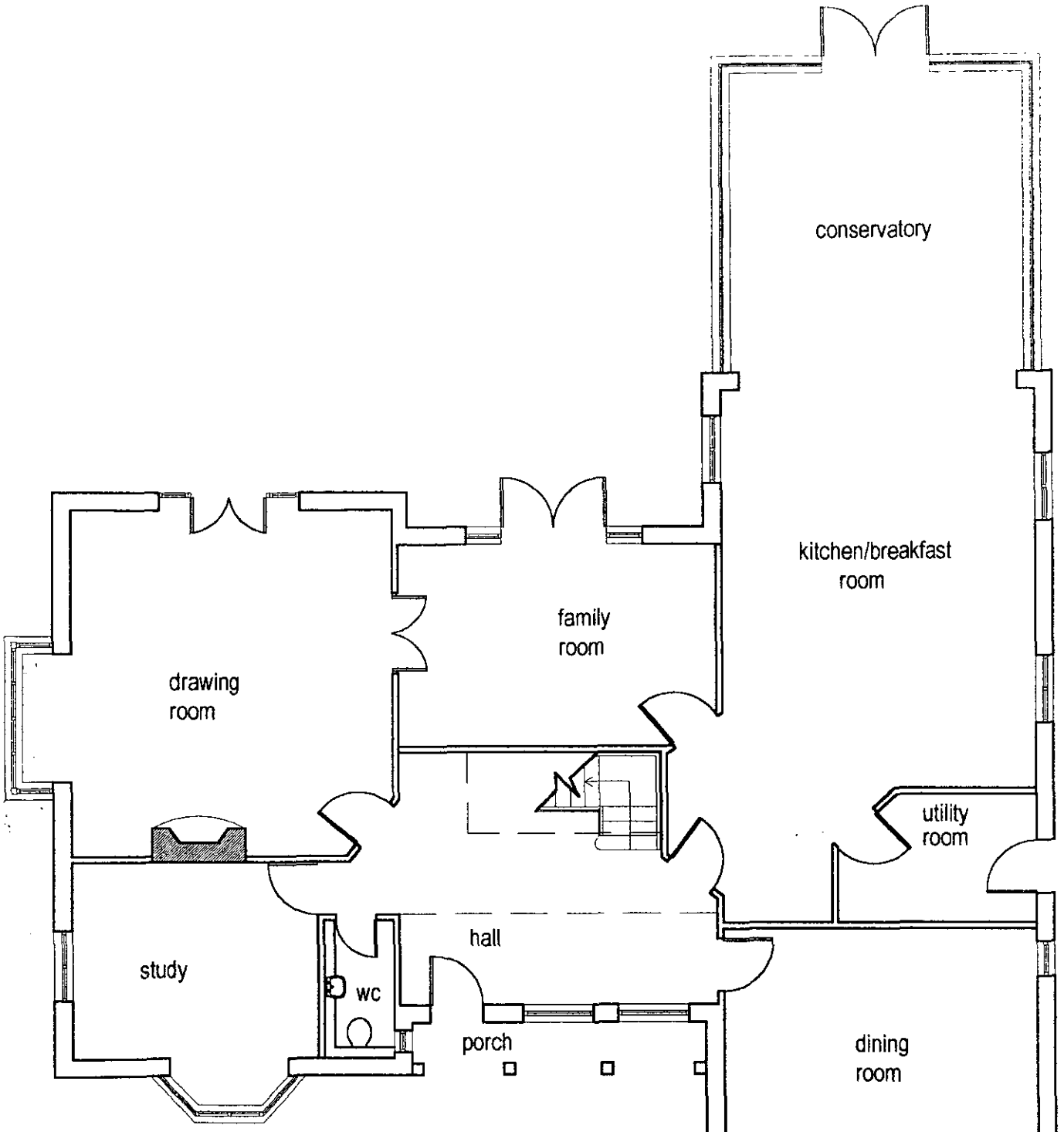
TEL: 0118 989 4564 FAX: 0118 976 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
GROUND AND FIRST FLOOR PLANS

SCALE 1:100 DATE: FEB 2000
DWG NO: MH533/01 REV: A

30/10/00.



ground floor



NORTH ELEVATION - GARDEN

REV A - 04/05/00 - MINOR AMENDMENTS
TO ELEVATIONS

0807

REVISED PLAN

APPROVED

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TEL:0118 989 4564 FAX: 0118 978 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
NORTH AND SOUTH ELEVATIONS

SCALE 1:100 DATE: FEB 2000
DWG NO: MH933/02 REV A

CD 30/10/00

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08 MAY 2000
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AFP
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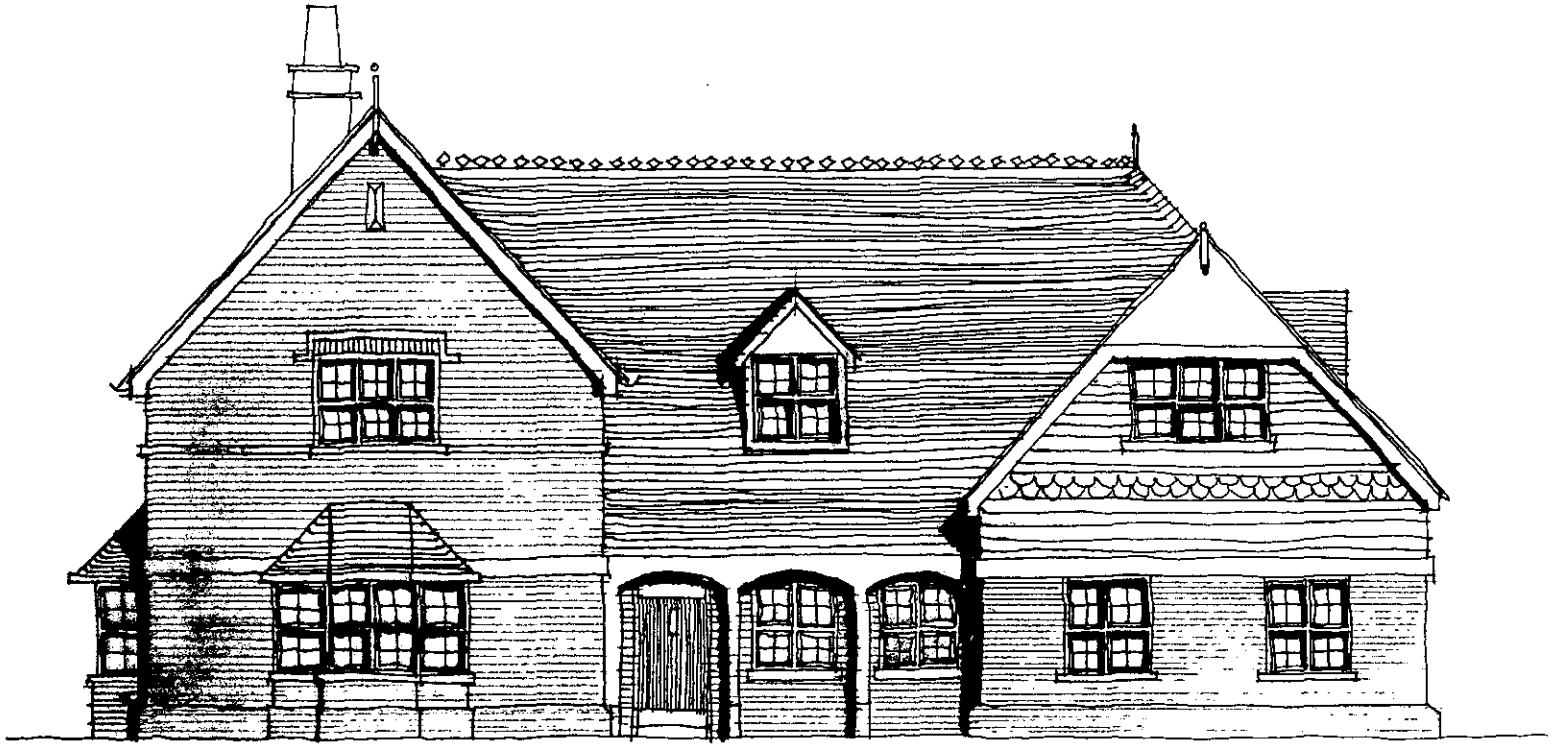
PCL
TLS

MATERIALS :-
PLAIN CLAY ROOF TILES & TILE HANGINGS
RED/BROWN MULTI-FACING BRICKS
TIMBER WINDOWS
WHITE UPVC/ALUMINIUM CONSERVATORY



SOUTH ELEVATION - ENTRANCE