APPLICATION NO:
C/2000/1103

LOCATION:
Land At Wilsford Close, Lower Earley Reading.

APPLICANT:
T A Fisher C/O Andrews Kalik Associates

PROPOSAL:
Details to comply with conditions 04, 09 & 12 of consent 99/70580/F for the approval of boundary treatment.

EARLIEST DATE FOR DECISION: **01/05/2000**

APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T A Fisher
C/O Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire
RG1 5BY

Application Number: C/2000/1103

Parish:	**SHINFIELD**
Location:	**Land at Wilsford Close, Lower Earley, Reading**
Proposal:	**Details to comply with conditions 04, 09 & 12 of consent 99/70580/F for the approval of boundary treatment**

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.

Informative
1. Approve:

(1) Details as shown on Plan No. 1312-30P received on 15th March 2000.

Informative
2. Condition No. 4 requires the ensuite bathroom windows in the side elevations of the proposed development to be obscure glazed.

Head of Planning and Transportation
Date: 02 May 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.

For Reference

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

T A Fisher and Sons Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application No : 99/70580/F

Parish : SHINFIELD PARISH

Proposal : PROPOSED AMENDMENT TO CONSENT 98/68593/F FOR VARIATION OF DWELLING ON PLOT 11 AND 12

Location : LAND OFF WILSFORD CLOSE, SHINFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

CONDITION(S) :

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

02
All new external work shall be carried out in materials as approved under condition No. 03 of consent No.98/68593/F.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings.

04
The bathroom and ensuite windows in the side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

05
The proposed slab levels of the proposed dwellings shall be as approved under condition No.06 of consent No. 98/68593/F.

06
No construction work of any sort shall take place between the hours of 1800 hours and 0700 hours Monday to Friday and 1330 hours to 0800 hours Saturdays and no work shall take place on Sundays or Bank Holidays.

07
The development shall be landscaped and planted in accordance with details as approved under condition 13 of consent No.98/68593/F.

08
All planting. seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next

09
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 and thereafter maintained as such.
10
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway (other than the flank walls and fences shown on the approved layout).
11
The area shown on the permitted drawings for vehicle parking and garaging 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.
12
Bin stores for plots 8-12 shall be provided within 25, of the highway in accordance with details to be first submitted to and approved by the Local Planning Authority.
13
All lorries visiting the site in connection of the development shall turn right only when exiting Ryhill Way onto Rushey Way and shall only enter Ryhill Way by turning left off Rushey Way. There shall be entry to the site for construction traffic from Shinfield Road.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure a satisfactory external appearance.
03
To safeguard the amenities of neighbouring residents and the locality.
04
To safeguard the amenities of neighbouring residents and the locality.
05
In the interests of visual amenity.
06
In the interests of residential amenity.
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In the interests of visual amenity.
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In the interests of visual amenity.
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In the interests of residential amenity.
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In the interests of visual amenity.
11
In the interests of highway safety and convenience.
12
In the interests of convenience.
13
In the interests of highway safety and convenience.

Development Control Manager

Date 22 November 1999

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 25 April 2000

Location:	Land at Wilsford Close, Lower Early, Reading
Proposal:	Details to comply with conditions 04, 09 & 12 of consent 99/70580/F for the approval of boundary treatment
Application Number:	C/2000/1103

In response to your consultation dated 7 April 2000 for the above application, the landscape comments are as follows:

I have no comments to make on the revised boundary treatments.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

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

APPROVAL OF CONDITIONS APPLICATIONS.

PB/JDF/1312

14 March 2000

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

fao Mrs A Odell

Dear Madam

WILSFORD CLOSE LOWER EARLEY READING.
APP NO BC/DC/99/70580.

With reference to your letter of 7 March 2000, please find enclosed 2 copies of our drawing no 1312/30P showing the boundary treatment to Plots 11 and 12, and the bin store location. Also noted on the drawing is a reference to all bathroom windows to be obscured glass.

We therefore request the discharge of Condition numbers 04, 09 and 12 of the above consent.

Yours faithfully

P Bragg (Mrs)

cc Mr J Pacey

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

To:
Highways

From: Angela Odell

Date: 07 April 2000

Application Number: C/2000/1103

Proposal: Details to comply with conditions 04, 09 & 12 of consent 99/70580/F for the approval of boundary treatment..

Site Address:
Land At , Wilsford Close, Lower Earley, Reading.

Applicant:
T A Fisher C/O Andrews Kalik Associates.

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

COMMENT

COULD THE PLANNING OFFICER ~~PLEASE~~ SUPPLY DETAILS OF THE CONDITIONS 4, 9 & 12.

N.S. Trotter
13-4-00

NO COMMENTS

N.S. Trotter
27-4-00

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

PLANNING SERVICES	HPT
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	FILE:

APPROVAL OF CONDITIONS APPLICATIONS.

PB/JDF/1312

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

T A Fisher and Sons Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application No : *99/70580/F*

Parish : SHINFIELD PARISH

Proposal : PROPOSED AMENDMENT TO CONSENT 98/68593/F FOR VARIATION OF DWELLING ON PLOT 11 AND 12

Location : *LAND OFF WILSFORD CLOSE, SHINFIELD*

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In the interests of highway safety and convenience.

Development Control Manager

Date 22 November 1999

WORK SHEET FOR : Angela Odell

Application Number : C/2000/1103

Applicant : T A Fisher C/O Andrews Kalik Associates.

Location : Land At , Wilsford Close, Lower Earley, Reading.
Proposal : Details to comply with conditions 04, 09 & 12 of consent 99/70580/F for the approval of boundary treatment.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2000

Earliest Date for Decision : 01/05/2000

Latest Consultation Date/Site Notice Expiry Date : 01/05/2000

Application Expiry Date: 10/05/2000

Consultation Responses :

Planning Issues :

Application Number: C/2000/1103

Appraisal :

(Cond 6 is to ensure glaze bathroom window & doesn't require details to be approved)

cond 9: boundary treatment - consider acceptable & no obj from HW officer.

cond 12: bin stores - agree HW officer no obj - & consider site acceptable.

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

Application Number C/2000/1103
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Approve :
			(1) details as shown on plan No. 1312-30P received on 15.3.00
			Informative
			condition No. 4 requires the ensuite bathroom windows in the side elevations of the proposed development to be obscure glazed.

John Mitchell
30/4/00

RECORD OF SITE VISIT

SITE ADDRESS: Land At Wilsford Close Lower Earley Reading.

APPLICATION NUMBER: C/2000/1103

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

D

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15/3/00	
Officer: AO	Application No. 0/2000/1103

Map No. ..... Site .....

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

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

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

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

Description:

(P) Details to comply with conditions 4, 9 & 12 of consent 99/70580/F for the approval of boundary treatment land off

Location: WILSFORD CLOSE

Parish: EARLEY Ward: .....

Applicant:

.....

Fee Received ✓ 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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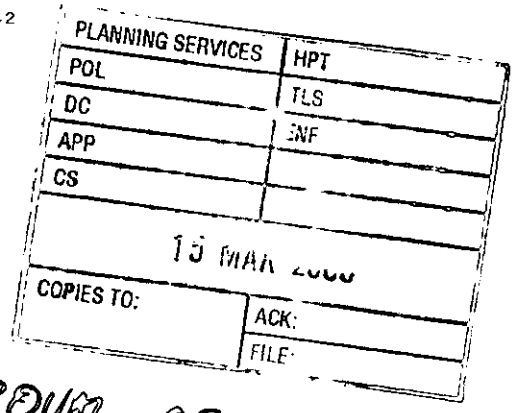
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



APPROVAL OF CONDITIONS APPLICATIONS.

PB/JDF/1312

14 March 2000

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

fao Mrs A Odell

Dear Madam

WILSFORD CLOSE LOWER EARLEY READING.
APP NO BC/DC/99/70580.

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