APPLICATION NO:
F/2000/2298

LOCATION:
194 Reading Road, Wokingham.

APPLICANT:
Gilder Reynolds Partnership C/O Mr C Brench

PROPOSAL:
Proposed erection of two dwellings and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: 02/10/2000

APPLICATION WILL HAVE EXPIRED ON:
30/10/2000

CASE OFFICER: ~~Nicola Lake~~
Natalie Baum

SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(NB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Gilder Reynolds Partnership
C/O Mr C Brench
21 Naseby Rise
Newbury
Berkshire
RG14 2SF

Application Number: F/2000/2298

Parish: **WOKINGHAM**

Location: **194, Reading Road, Wokingham.**

Proposal: **Proposed erection of two dwellings and demolition of existing dwelling.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

Condition
7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/D. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
9. Prior to the commencement of the development hereby permitted, a plan showing visibility splays of 2.0m by 120m shall be submitted to and approved in writing by the Local Planning Authority, and implemented prior to occupation. The area must be within highway land or land within the applicant's control.

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

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation or roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

Condition
14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

Condition
15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor internal floor level.

Condition
16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
19. Prior to the commencement of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be placed, construction and finish of the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

Condition
20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

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

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

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

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

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

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

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

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

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

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

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

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

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

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

Reason
16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
17. In the interests of visual amenity.

Reason
18. In the interests of visual amenity.

Reason
19. In the interests of the health and future amenity value of the trees on site.

Reason
20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised location plan and site layout, re-using the existing site access: (drawing number 194/W3, rev D) submitted to the Local Planning Authority on 23 February 2001 showing Plot 1 moving 1.5m closer to Reading Road and Plot 2 moved 1m closer to Reading Road and does not approve the location and site plan as originally submitted.

Informative
2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE9, SW2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE11, WBE12, WT6 and WT7.

Informative
4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

Notice checked by: _____

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

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

✓ 5|3

1. The application was deferred at the Development Control Committee on 7 February 2001 for re-consultation of the revised plan 194/W3 rev D.

2. **Recommendation** – If members are minded to grant planning permission that authority be delegated to the Head of Planning and Transportation in consultation with the Chairman and the Opposition Spokesman, to grant planning permission subject to the following conditions and subject to no additional adverse comments on the expiry of the notification period:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/D. The land within the visibility

splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. Prior to the commence of the development hereby permitted, a plan showing visibility splays of 2.0m by 120m shall be submitted to and approved in writing by the Local Planning Authority, and implemented prior to occupation. The area must be within highway land or land within the applicants control.

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

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation nor roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor internal floor level.

16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of

development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

19. Prior to the commence of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be places, construction and finish of the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

REASONS

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

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

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

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

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

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

7, 8, 9 & 10. In the interests of highway safety and convenience

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

12, 13, 14 & 15. To safeguard the residential amenities of the occupiers of neighbouring properties.

16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

17.& 18. In the interests of visual amenity.

19. In the interests of the health and future amenity value of the trees on site.

20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informatives

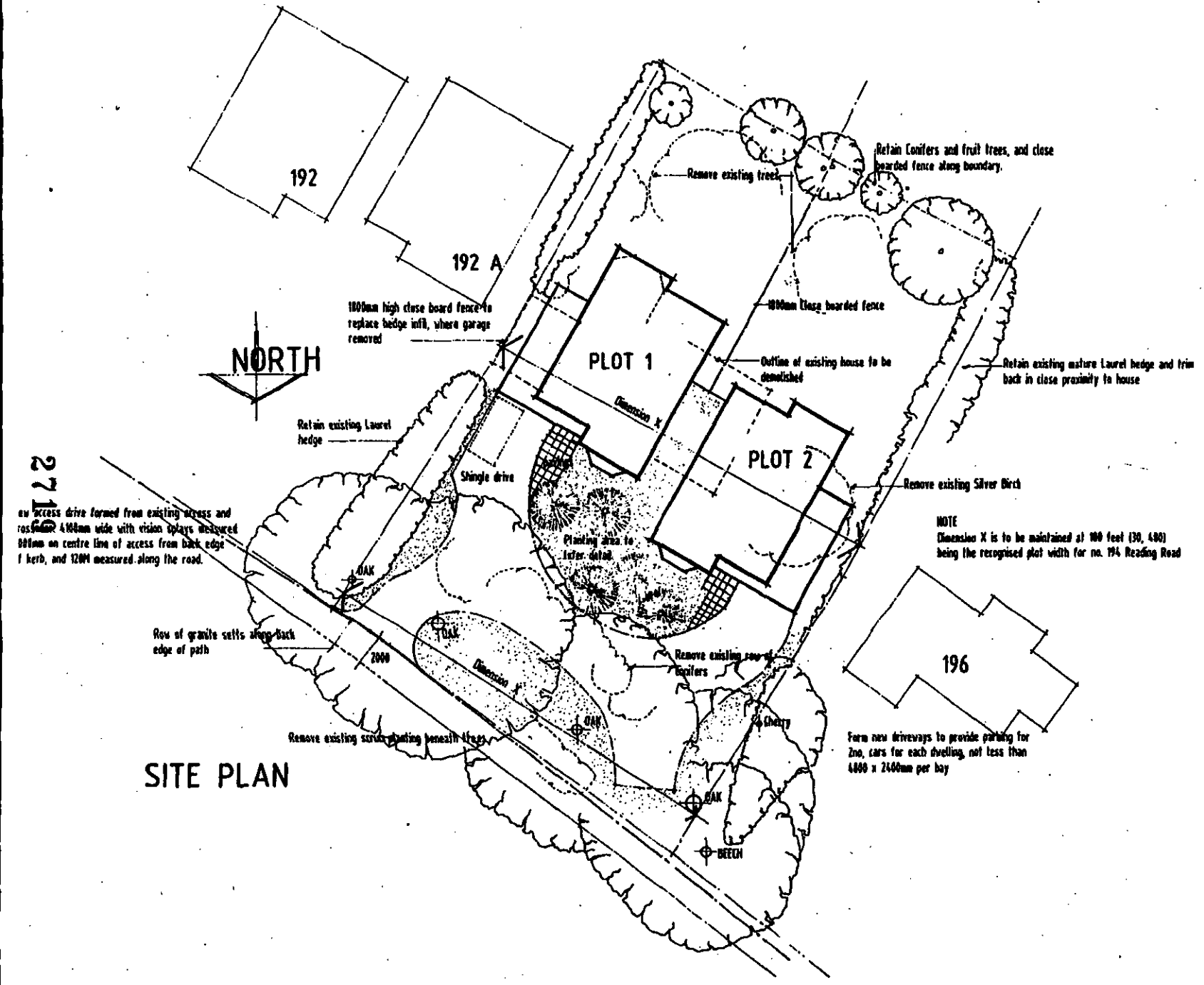
1. This permission relates to the application as amended with revised location plan and site layout, re-using the existing site access: (drawing number 194/W3, rev D) submitted to the Local Planing Authority on 23 February 2001 showing Plots one moving 1.5m closer to Reading Road and Plot 2 moved 1m closer to Reading Road and does not approve the location and site plan as originally submitted.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE9, SW2, ST3, ST5
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE11, WBE12, WT6, WT7

4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Natalie Brown



SITE PLAN

NOTE
Dimension X is to be maintained at 100 feet (30, 480) being the recognised plot width for no. 194 Reading Road

REVISIONS
D: Redrawn to adjust plot 1 setting house forward 1500mm and plot 2 by 1000mm forward 21st Fe

Scheme

Proposed development to erect 2n residential dwellings on land at

194 READING ROAD WOKINGHAM:

Client
Gilder Reynolds Partnership

Scale 1:200 Date Feb. 2001

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

1. The application was deferred at the Development Control Committee on 7 February 2001 for Members' site visit which was scheduled to take place on 23 February. Any issues arising as a result of the site visit will be reported verbally at committee.

2. **Recommendation** – GRANT planning permission subject to the conditions set out in the attached report, with the following amendments to the conditions:

- Delete condition 9 (Stopping up of existing access)
- Change to condition 7: change drawing number from 194/W3/C to 194/W3/A
- New condition for visibility splays to read:

  Prior to the commence of the development hereby permitted, a plan showing visibility splays of 2.0m by 120m shall be submitted to and approved in writing by the Local Planning Authority, and implemented prior to occupation. The area must be within highway land or land within the applicants control.

  Reason: In the interests of highway safety and convenience

- Change to 1st Informative to read:

  This permission relates to the application as amended with revised location plan and site layout, re-using the existing site access: (drawing number 194/W3, rev A) submitted to the Local Planing Authority on 25 October 2000 showing Plot one repositioned and one vehicular access and does not approve the location and site plan as originally submitted. The width of the plots shall be carried out as shown on plan 194/W3 rev C.

Natalie Brown

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

1. **Planning History** –
The existing dwelling had some alterations. There are previous applications relating to the demolition and redevelopment of the site.

The application is before the planning committee due to its being listed by Councillor Marinos over concerns of some of the local residents.

2. **Proposal** –
The site of the proposed development is located within the identified settlement of Wokingham and fronts a green route/green corridor. The four Oaks and Beech at the front of the site (adjacent to Reading Road) have been included within a Tree Preservation Order.
Reading Road consists of a variety of residential houses varying in size, age, style and design. The site adjacent to No.194 has been re-development with two detached dwellings (Nos. 192 and 192a), under consent 37024.

The proposed development is for the demolition of the existing detached dwelling and erection of two detached 5-bedroom dwellings, with integral double garages and handed in plan. There is laurel hedging along either side of No. 194, which is shown to be retained on the plans. The firs, fruit trees and close boarded fence along the rear boundary would be retained. Where the existing garage is removed (with lies along the boundary with No. 192a), the gap would be replaced with a 1.8m close boarded fence. There is proposed to be a 1.8m close boarded fence between the rear gardens of the two plots.

As the most recent revised site plan (194/W3/C) shows, Plot 1 would be 1.2m-1.4m from the boundary with No.192a, 11.8m from the rear boundary with 5 Windmill Close and 21.6m from Reading Road (not bay window). Plot 2 would be 1.8m from the boundary with No.196, 15.8m from the rear boundary with 6 Windmill Close and be 19.4m from Reading Road (not bay window).

No. 192a has been the subject to two recent approvals for planning applications: F/2000/1006, for a single storey side extension forming a garage (this would be along the boundary with No. 194), and F/2000/2430 for a first floor side extension above the existing garage which would be approximately 2.6m from the boundary with No. 194.

Both Nos 5 and 6 Windmill Close are 15m from the rear boundary with No. 194. No. 196 is between 3-4m from the boundary with No. 194 (it does not lie square to the plot).

In the side elevations facing No.192a (Plot 1) and No.196 (Plot 2) there would be a landing window at 2nd floor level, an en-suite window at 1st floor level and

kitchen window at ground floor level (the kitchen windows would be a furthe 2.6m behind the side building line of the garages). It is recommended that condition is added to ensure the 2nd floor landing windows and all bathroom/en suite windows are obscurely glazed. The rear elevations would have windows fo the bedrooms at 1st floor level. Both Plots have a velux roof light in the roof of th rear elevation for bedroom 5. The maximum ridge height would be 7.8m, wit the height of the gable ends in the front elevations being 7.5m. The ridge heigh of the garage would be 6.5m, with the dormer in the front elevation of the garage being at 6m height.

3. **Consultations** –

Original Scheme

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objection to planning permission being granted. Have included 4 oaks and beech tree at the front of the site under a Tree Preservation Order. If planning permission is granted, recommend that tree protection measures, construction and finish of driveway, works to be carried out on any trees, routes of existing and proposed underground services are submitted.
- ***Environmental Health*** – No objection, recommend restrictions on the hours of construction
- ***Highways*** – Recommend refusal as the number of points which vehicles enter and leave the site would be increased and would adversely affect road safety and the flow of traffic.
- ***Letters of representation*** –
  - 192a (concerned that windows in side elevations should be obscurely glazed and that the existing hedging along boundary should remain)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance)
  - 10 Blagrove Lane (concerned over increased traffic and loss of an old property, pressure on local school
  - 202 Reading Road (concerned over traffic and the loss of an old property)

194/W3/Rev A (Plot 1 set back by 1.5m, number vehicular accesses reduced to one)

- ***Wokingham Town Council*** – No objection
- ***Landscape/Trees*** – No objections, comments as previous
- ***Environmental Health*** – None received
- ***Highways*** – Requested plan showing visibility splays
- ***Letters of representation*** –
  - 192a (as previous)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance, concerns over Plot 1 being closer to their boundary)
  - 202 Reading Road (as previous)

194/W3/Rev B

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objections, comments as previous

- ***Environmental Health*** – None received
- ***Highways*** – No objections subject to conditions
- ***Letters of representation*** –
  - 5 Windmill Close (as previous and request a site visit to their property)
  - 202 Reading Road (as previous)
  - 196 Reading Road (concerns over final boundary between 194/196)

194/W3/Rev C
Plan shows boundary with 194/196 agreed. A letter was received from No.196, saying that they now have no objection to the plans, as the boundary issues have been resolved.

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies: SBE1, SBE2
      Wokingham District Local Plan policies: WOS3, WBE1
   B. Impact upon the character of the area
      South East Area Local Plan policies: SBE1, SBE2, SW2, SBE9
      Wokingham District Local Plan policies: WOS3, WBE1, WBE11, WBE12
   C. Impact upon highway safety
      South East Area Local Plan policies: ST3, ST5
      Wokingham District Local Plan policies: WT6, WT7
   D. Concerns of local residents

A. Impact upon neighbouring properties
The proposed plots would be set away from all boundaries. It was requested that Plot 1 be set back by 1.5m in order to improve the relationship with No.192a. Originally it would have been 5m forward of 192a, and given the two applications at 192a, it was considered that Plot 1 would have been overbearing.

It is recommended that all bathroom windows/en-suite windows and the 2nd floor landing windows facing 192a and 196 should be obscurely glazed in order to prevent over looking, and that no additional windows are added to the elevations and roofs.

It is recommended that a condition is added to ensure the velux roof light in the rear elevation of Plot 1 is raised to 1.8m above internal ground floor so as to prevent overlooking of 5 Windmill Close.

It is also recommended that a condition is added to ensure that all boundary hedging remains in order to safeguard the privacy of adjoining properties. The maintenance of such hedging is not a planning consideration.

It is not considered as the plans stand that there would be any adverse effect through overlooking, overshadowing nor through its being over bearing. There would therefore be no adverse effects upon neighbouring properties and no conflict with local plan policies.

B. Impact upon the character of the area
The site fronts a green route/green corridor. There are 4 oak trees and a beech tree at the front of the site. These have been included in a Tree Preservation Order and subject to being adequately protected during the construction of the development would provide of the site. The visual quality of the route would therefore not be compromised.

Reading Road benefits from a variety of styles, ages and designs of houses. The site adjacent to No. 194 (Nos.192 and 192a), has been developed with two detached dwellings. The redevelopment of No. 194 would therefore not be out of keeping with the street scene, and a number of older style properties would be retained. The relationship of the dwellings 192-196 would not be disturbed. No.196 would be forward of Plots 1 and 2, whilst Plots 1 and 2 would be forward of 192a.

It is therefore considered that the proposed development would have no adverse effects upon the character of the area, nor conflict with local plan policies.

C. Impact upon highway safety
The original site layout showed there to be two accesses to the site (one per plot), which the Highways department objected to. 194/W3 rev A, showed one access removed, and the existing access remaining. The applicants then decided that they wanted the access made central to the plots (194/W3 rev B). The Highways comments/recommended conditions are based on this site layout revision. 194/w394/W3 rev C is essentially the same as 194/W3 rev B, except the boundary with 194/196 has been clarified and the parking and garaging has remained the same. Subject to the recommended conditions being complied with, the Highways department have no objection to the application. There would therefore be no adverse effects to highway safety and no conflict with local plan policies.

D. Concerns of Local Residents
The concerns of the local have been noted in terms of overlooking, hedging, boundary treatment and the loss of an old property. With regards to potential traffic problems, the Highways departments have no objection to the application (subject to conditions).

5. **Conclusion** –
The proposed development is not considered to have any adverse effects upon highway safety, the street scene nor neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation nor roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor internal floor level.

16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

19. Prior to the commence of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be places, construction and finish of

the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

REASONS

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

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

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

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

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

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

7, 8, 9 & 10 In the interests of highway safety and convenience

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

12, 13, 14 & 15 To safeguard the residential amenities of the occupiers of neighbouring properties.

16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

17. & 18 In the interests of visual amenity.

19. In the interests of the health and future amenity value of the trees on site.

20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informatives

1. This permission relates to the application as amended with revised location plan and site layout: (drawing number 194/W3, rev C) submitted to the Local Planing Authority on 6 January 2001 showing Plot one repositioned, one vehicular access made central to the plots, visibility spays and boundary with Nos. 194 and 196

Reading Road clarified and does not approve the location and site plan as originally submitted.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE9, SW2, ST3, ST5
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE11, WBE12, WT6, WT7

4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Natalie Brown

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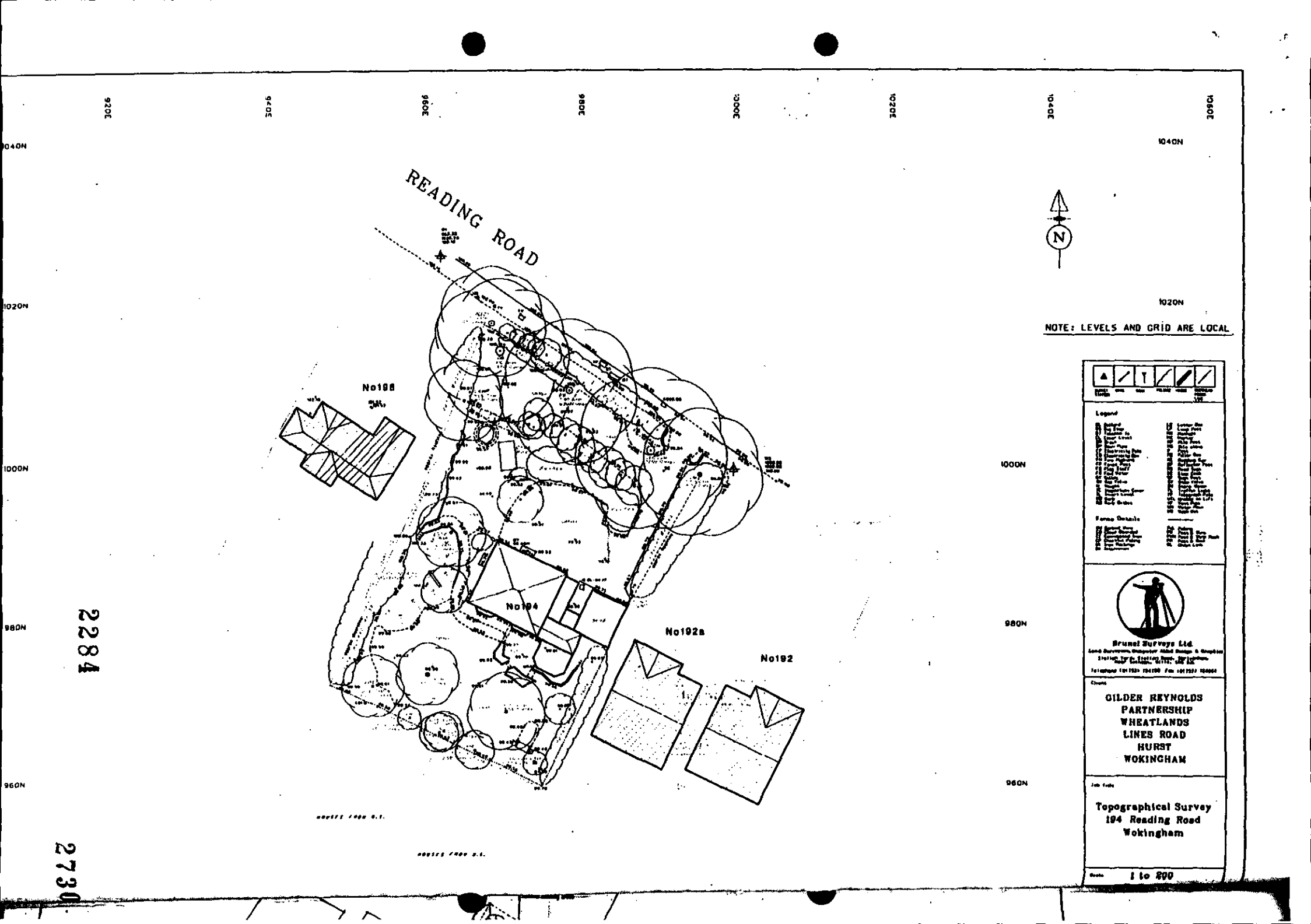
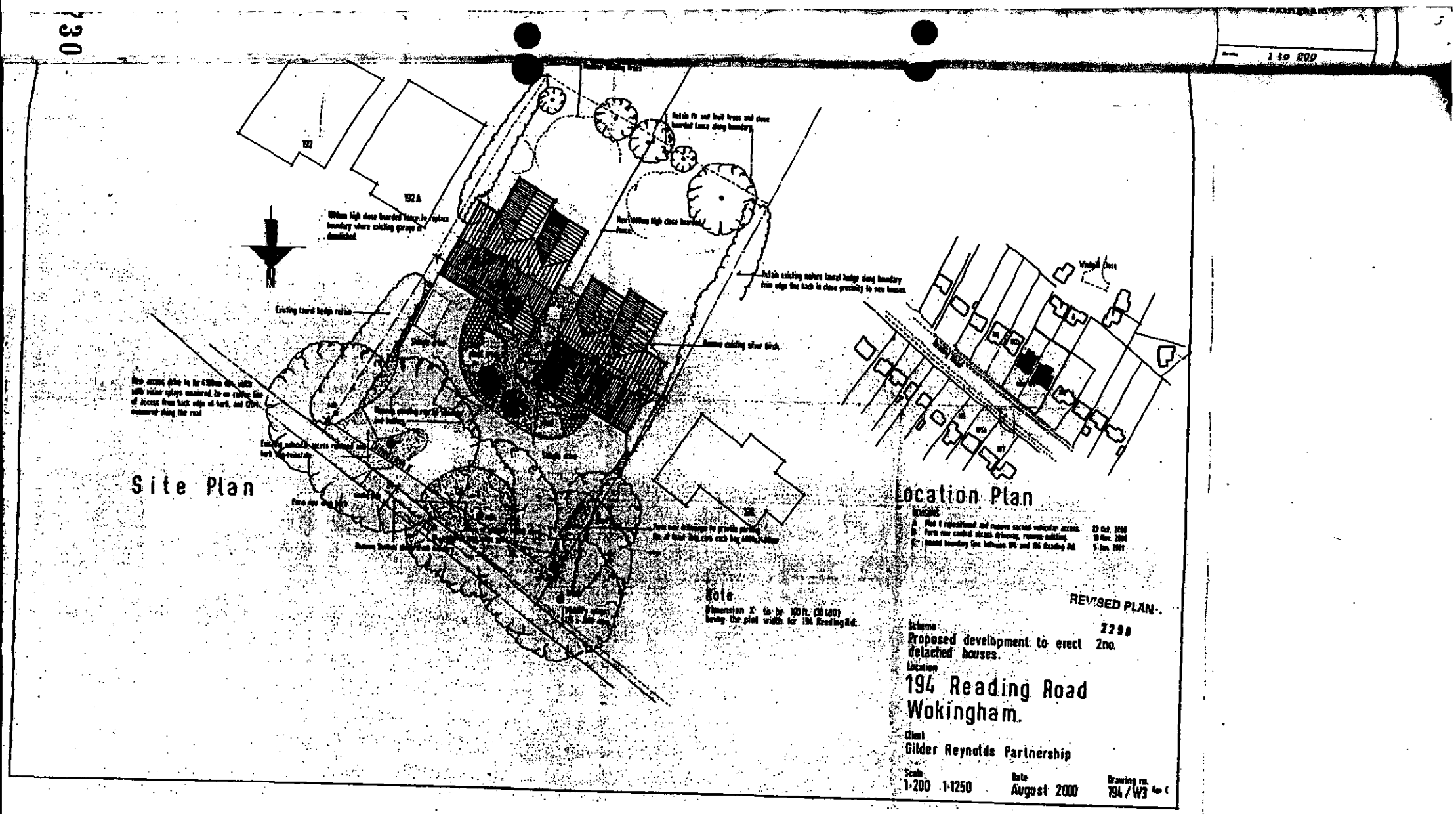
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
7 February 2001

Scale: 1 : 1250

2720


READING ROAD
No198
No194
No192a
No192
3026
3046
3066
3086
3006
3026
3046
3066
1040N
1020N
1000N
980N
960N
N
NOTE: LEVELS AND GRID ARE LOCAL
Legend
Brunel Surveys Ltd
GILDER REYNOLDS
PARTNERSHIP
WHEATLANDS
LINES ROAD
HURST
WOKINGHAM
Topographical Survey
194 Reading Road
Wokingham
1 to 200
2284
2730



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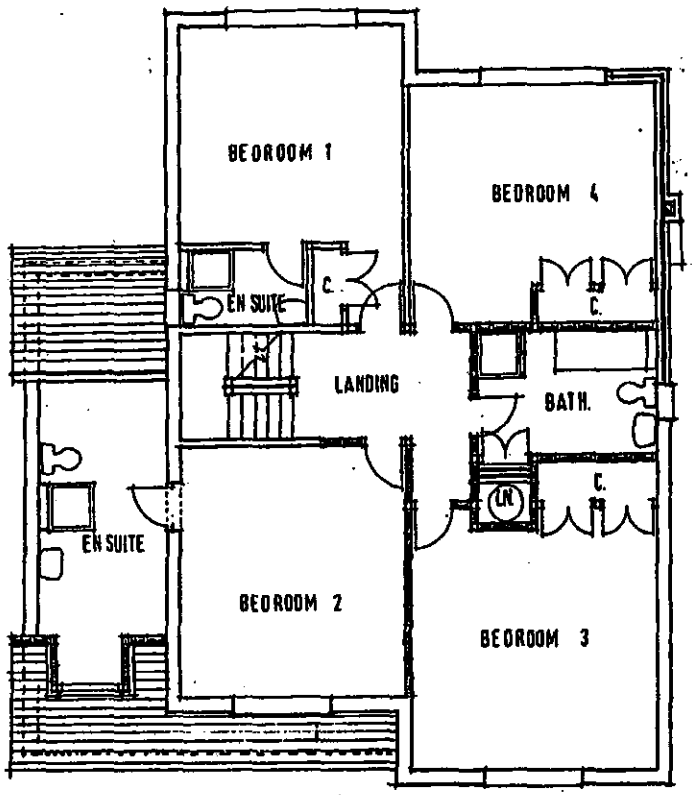
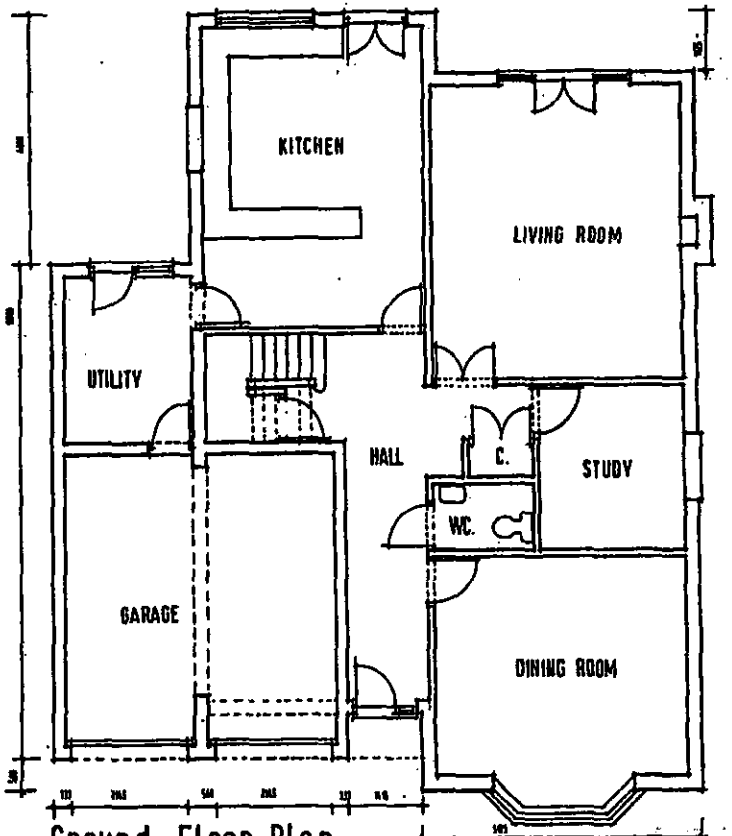
2285



Side Elevation | Rear Elevation | Side Elevation | Front Elevation



First Floor Plan



Ground Floor Plan

9822

2732

DELEGATED

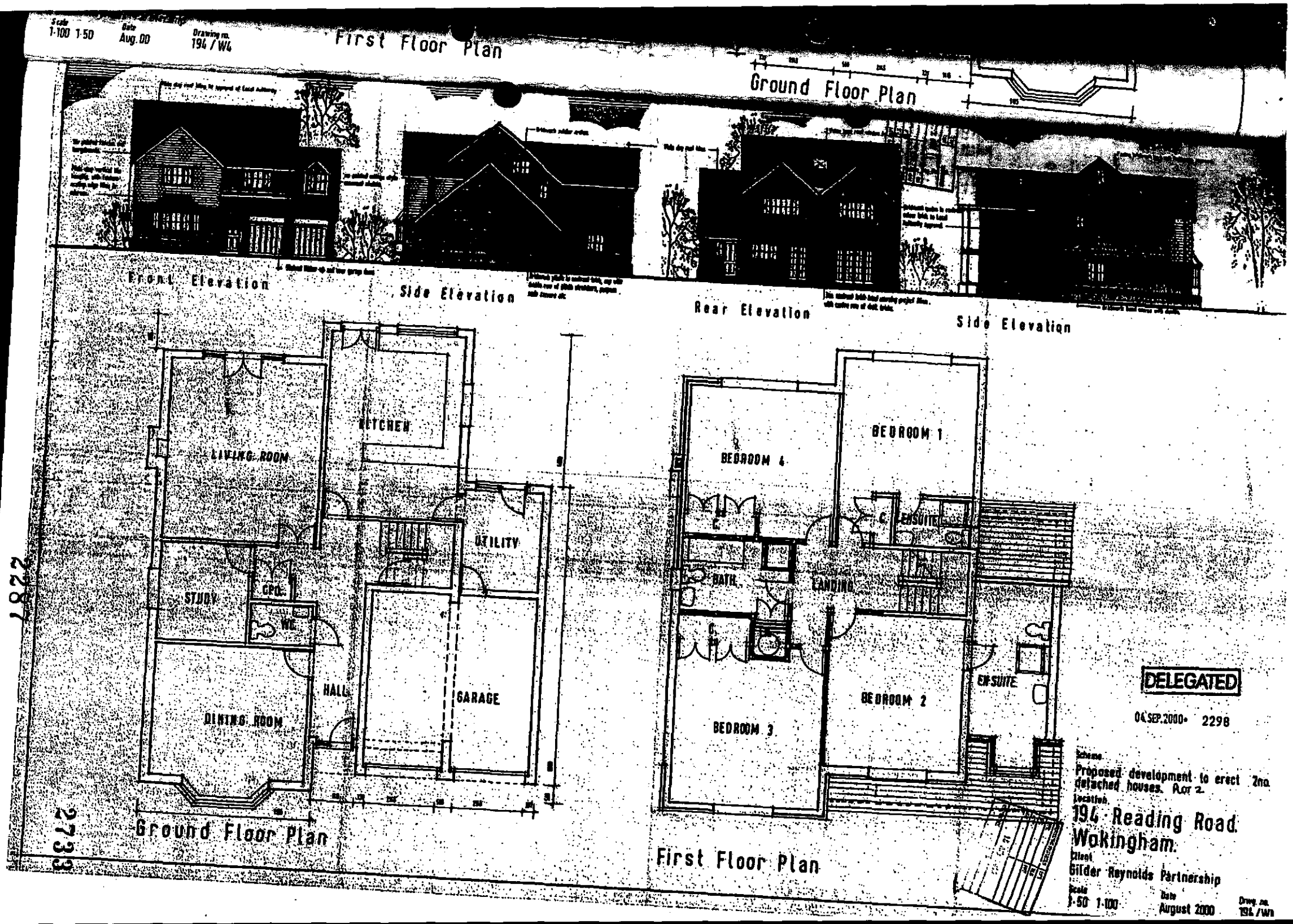
14 SEP 2000 2298

Scheme
Proposed development to erect 2no. houses, plot no. 1

Location
194, Reading Road
Wokingham.

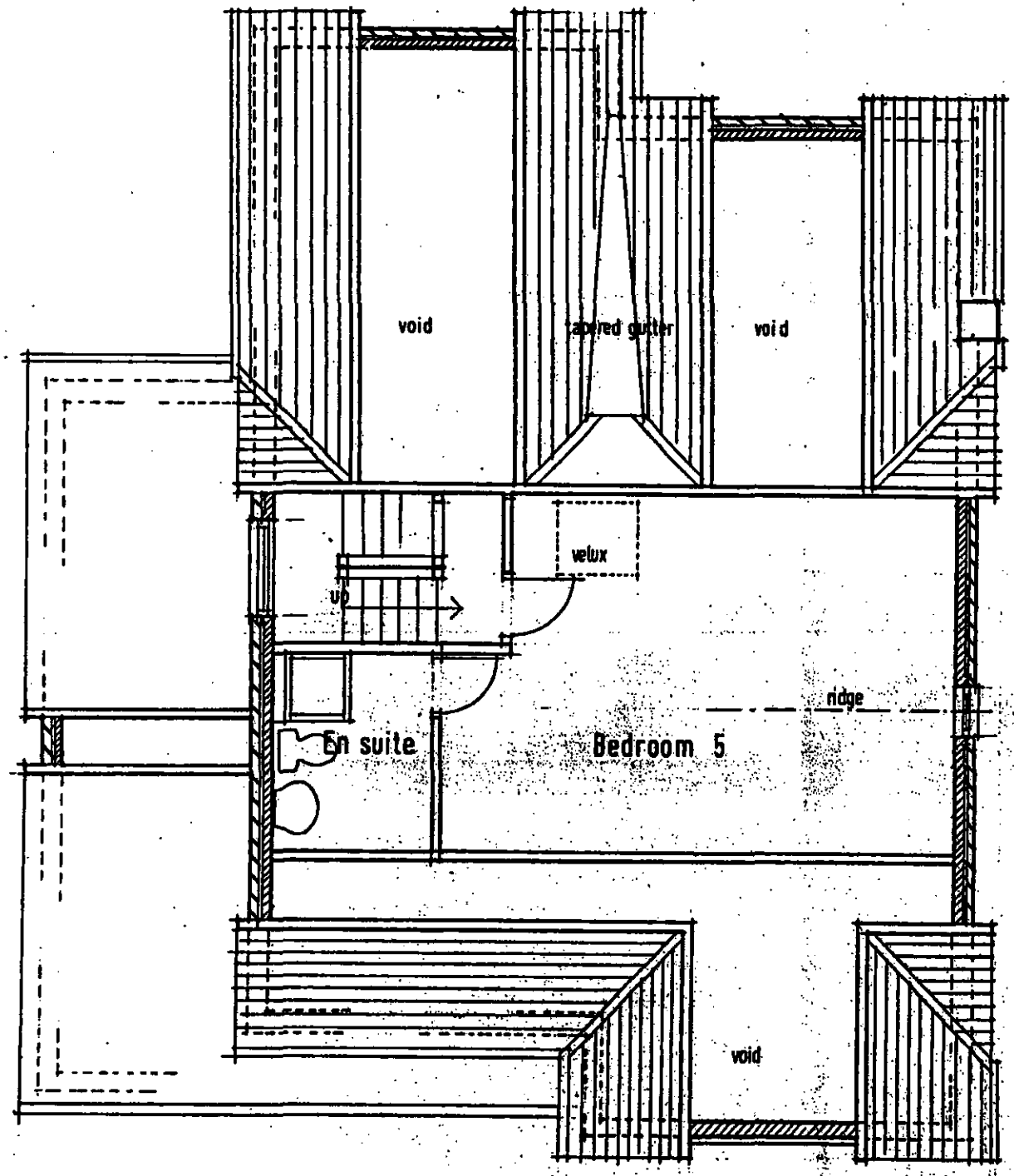
Client
Gilder Reynolds Partnership

Scale Date Drawing no.


Scale 1-100 1-50
Date Aug. 00
Drawing no. 194 / W4
First Floor Plan
Ground Floor Plan
Front Elevation
Side Elevation
Rear Elevation
Side Elevation
LIVING ROOM
KITCHEN
UTILITY
STUDY
CPO.
WC.
HALL
GARAGE
DINING ROOM
Ground Floor Plan
BEDROOM 4
BEDROOM 1
C.
ENSUITE
BATH
LANDING
BEDROOM 2
BEDROOM 3
ENSUITE
First Floor Plan
DELEGATED
04.SEP.2000 2298
Scheme
Proposed development to erect 2no. detached houses. Plot 2.
Location
194 Reading Road. Wokingham.
Client
Gilder Reynolds Partnership
Scale 1-50 1-100
Date August 2000
Drwg. no. 194 / W4

2287

2733



DELEGATED

Scheme
Proposed development to erect 2no. houses, plot 1

Location
194 Reading Road
Wokingham.

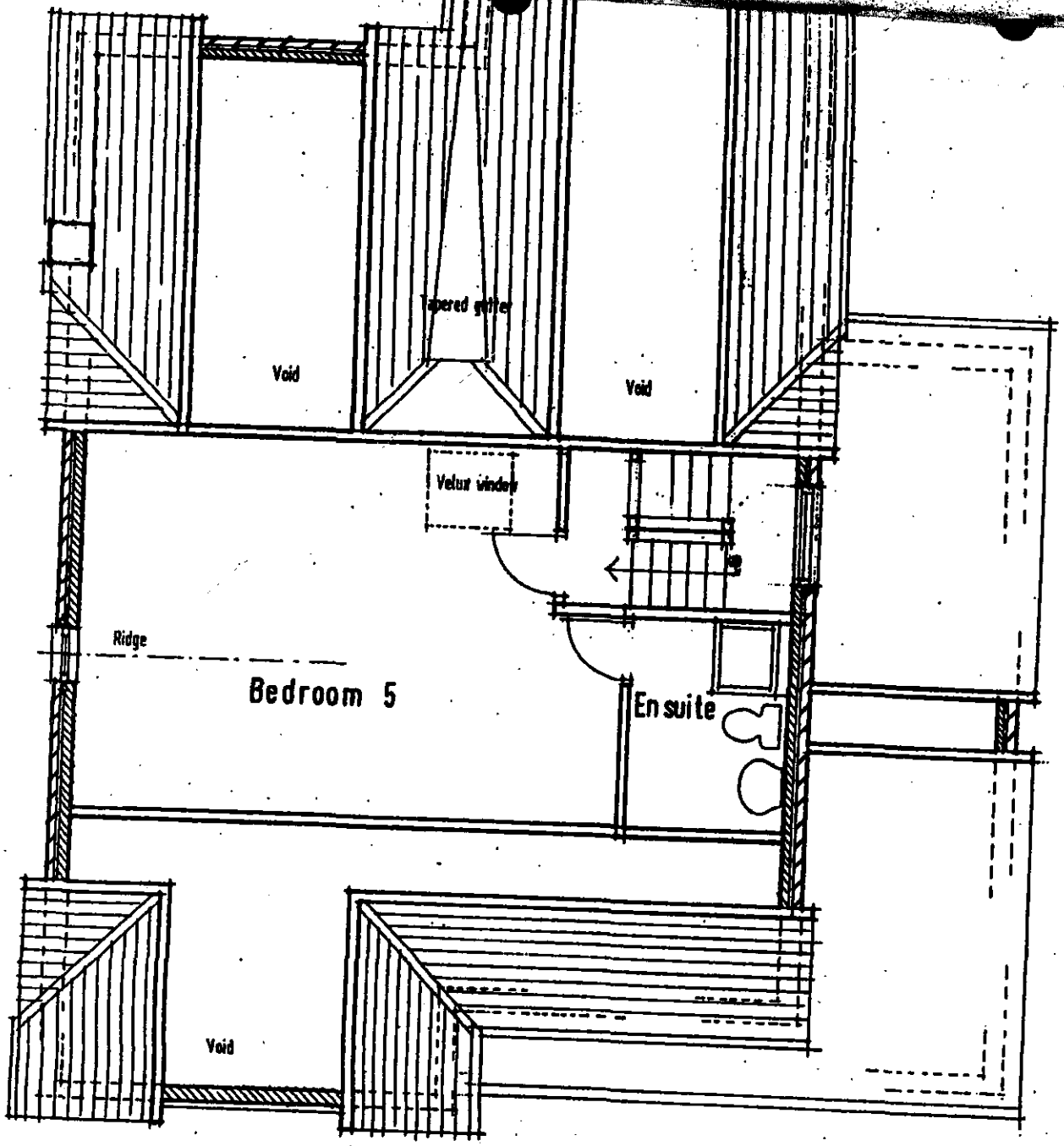
Client

2288

2734

Second Floor Plan

Wokingham.
Client



04.SEP.2000* 2298

DELEGATED

PLANNING
POL
DC
APP
CS
15 AUG 2000
COPIES TO:
ACK:
FILE:

Scheme
Proposed development to erect 2
detached houses. PLOT 2

194 Reading Road
Wokingham.
Client

2289

2735

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 5 October 2001
My ref: NB/BP/F/2001/4768

Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

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

Dear Sirs,

APPLICATIONS: F/2001/4768
SITE: 194 READING ROAD, WOKINGHAM

I refer to above application site which is currently being developed with two dwellings, and is an amendment to application F/2000/2298.

I am writing to you with regard to the oak trees covered by a Tree Preservation Order at the front of the site.

It has been brought to my attention that the trees are currently not being protected, whilst the site is being developed. This is a serious matter as the trees are covered by a Tree Preservation order. You should get in contact with Neil Etherington, Senior Arboriculturist to discuss ways in which the trees can be immediately protected. You can contact him on 0118 974 6469.

The plans (1588/1C) you submitted to comply with conditions 17 and 19 on application F/2000/2298 are considered unacceptable by our Landscape Department, and is essentially the same as plan (1588/1E), which has been submitted as part of the current planning application. This means that the protection measures as shown by plan 1588/1E are also unacceptable.

The positions of protective fences around the trees need to be shown on the plan. The landscape plan scheme should show what planting is proposed (species, sizes, densities, location). As Reading Road is designated as a Green Route, it would be desirable to have a hedge planted along the frontage.
As both conditions required the submissions of details prior to commencement of works
I trust this advice is of use to you and should you wish to discuss any matter further on site, please do not hesitate to contact Natalie Brown.

I look forward to received revised details with 14 days of the date of this letter and would advise that the trees are protected immediately.

Yours faithfully

Natalie Brown
(Planning Assistant)

cc: Neil Etherington

Date: 17 July 2001 19 JUL 2001

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

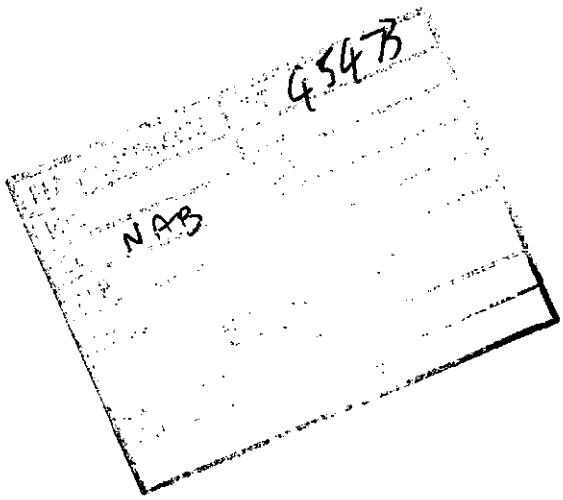
Case Officer: Natalie Brown

The new plans show the following: 2.4 x 2.4m visibility splay (condition 08), 2.0 x 120 cm visibility splay (condition 09), landscaping details (condition 17), tree protection (condition 19). Drawing no 1588/1C.

Comments are required by 31/07/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

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



SK/JDF/1588

6 July 2001

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

Dear Sir

ERECTION OF 2 DWELLINGS - 194 READING ROAD WOKINGHAM
APP NO F/2000/2298

Planning Approval was granted for the above on 21 March 2001. We would like now to apply for Approval of the following Conditions:

2 Materials, samples and details will be submitted to you by Luff Homes for your Approval – schedule of finishes is provided, see drawing no 1588/1C.

3 Slab levels have been indicated on site plan drawing number 1588/1C.

8 & 9 Visibility splays of 2.4 x 2.4m have been indicated on drawing no 1588/1C, as well as 2 x 120m visibility splays.

13 & 14 Obscured glass windows to side elevations and bathroom, en-suite and wc, as shown on enclosed drawing no 1588/5B and 10B.

15 Velux window – part of the section enclosed showing height to cill from internal floor level.

17 Landscaping as per site plane 1588/1C (no new planting proposed – existing kept with new grass areas at the front.

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

19 Tree protection added to landscaping drawing no 1588/1C. The underground services (existing and new) have been shown on drawing no 1588/12, enclosed herewith.

If you require any further information, please do not hesitate to contact us.

Yours faithfully

S Kalik

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4th October 2001

Location: 194 Reading Road, Wokingham

Proposal: Proposed erection of 2 dwellings. Details to comply with conditions (08, 09, 17 and 19). Drawing no 1588/1c

Application Number: F/2000/2298

In response to your consultation dated 17th July 2001 for the above application, the arboricultural comments are as follows:

The details are unacceptable in relation to conditions 17 and 19.

The positions of the protective fences around trees must be shown on the plan. Erecting fences to coincide with the crown spread will not be feasible, as these would be in the middle of the access driveway! Alternative protection measures in addition to fences in appropriate positions are required. At present the site is being developed and the trees are not being protected. Enforcement action is urgently needed or the Oak trees at the frontage are likely to deteriorate in condition and possibly die.

The landscape scheme needs to show what planting is proposed (species, sizes, densities etc). Bearing in mind that the Reading Road is designated as a 'Green Route' in the Local Plan it would be desirable to have a hedge planted along the frontage.

I would be grateful if you would arrange for urgent action to be taken to resolve the tree protection issues, particularly as the oaks are included in a Tree preservation Order.

I

Neil Etherington
Senior Arboriculturist

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 July 2001
My ref: NB/JRM/F/2000/2298

Mr Holloway
Luff Homes Limited
The Granary
Ashridgewood Farm
Warren House Road
Wokingham
Berks
RG40 5RD

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

Dear Mr Holloway,

APPLICATION: F/2000/2298
SITE: 194 READING ROAD

I refer to your letter received on the 13 July 2001 and telephone conversation with Natalie Brown of 25 July 2001 with reference to the above.

I refer to the following material samples that you have submitted for approval:

Plots 1 and 2: Main Facings – Gilt Smoked Orange Multi-Stock
Quoins, Plinth Arches – Ambion Red Stock Facing
Roof – Marley Plain Dark Red Granular

Plot 2 only: Vertical Tiling – Redland Plain Rustic Red

Having reviewed the materials, I can confirm that they are acceptable, and that condition 2 of consent F/2000/2298 has been satisfied. Please note that the remaining conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 July 2001
My ref: NB/JRM/F/2000/2298

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

Mr Holloway
Luff Homes Limited
The Granary
Ashridgewood Farm
Warren House Road
Wokingham
Berks
RG40 5RD

Dear Mr Holloway,

APPLICATION: F/2000/2298
SITE: 194 READING ROAD

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I refer to the following material samples that you have submitted for approval:

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Quoins, Plinth Arches – Ambion Red Stock Facing
Roof – Marley Plain Dark Red Granular

Plot 2 only: Vertical Tiling – Redland Plain Rustic Red

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Yours sincerely

pp John Mitchell
Development Control Manager

Luff Homes Limited
The Granary, Ashridgewood Farm
Warren House Road, Wokingham
Berkshire RG40 5RD
Telephone : (0118) 978 1558
Facsimile : (0118) 977 2538

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Your Ref:
Our Ref: LH/WAH/mm

12th July 2001

For the attention of Mrs Dodsworth

Dear Sirs,

194 Reading Road Wokingham – Approval No. F/2000/2298

We have now put together material samples on site for your approval, and in accordance with the Condition would now seek your approval thereto.

The materials proposed are as follows:

Plot 1 and 2 Main facings – Gilt Smoked Orange Multi-Stock
Quoins, plinth arches -Ambion Red Stock Facing
Roof – Marley plain Dark Red Granular

Plot 2 only Vertical tiling – Redland plain Rustic Red.

Hopefully, you will find these materials satisfactory and we look forward to hearing from you. You will appreciate that demolition is proceeding at present (actually it is well advanced) but should you wish us to accompany you for the site inspection please contact Griff Marshalsay or myself to arrange a mutually convenient time. The sample panel is at the front of the site close to the tree shrubs screen along the boundary.

Yours faithfully,

This is the letter sent to you last week. I understand you would like samples at your office. Please advise on acceptability. Thank You

W A Holloway
Residential Development Manager

Registered in England No. 3294462

Registered Office:
Arram Berlyn Gardner, Holborn Hall,
100 Grays Inn Road, London WC1X 8BY

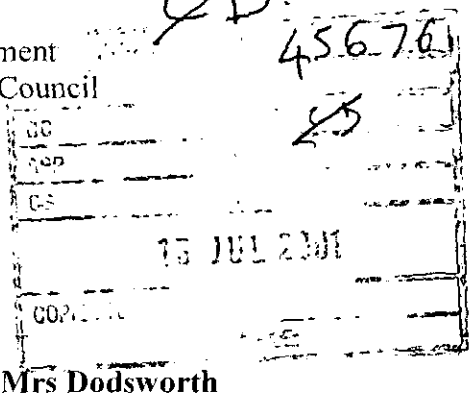
Please mark
these out to
Natalie Brown

CD 16/7/01

Luff Homes Limited
The Granary, Ashridgewood Farm
Warren House Road, Wokingham
Berkshire RG40 5RD
Telephone : (0118) 978 1558
Facsimile : (0118) 977 2538

NB
CD. 456761
45

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR



Your Ref:
Our Ref: LH/WAH/mm

12th July 2001

For the attention of Mrs Dodsworth

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Roof – Marley plain Dark Red Granular

Plot 2 only Vertical tiling – Redland plain Rustic Red.

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Yours faithfully,

W A Holloway
Residential Development Manager

Registered in England No. 3294462

Registered Office:
Arram Berlyn Gardner, Holborn Hall,
100 Grays Inn Road, London WC1X 8BY

CD. NB

HPT 45665

PL
POL
DC
APP
CS
13 JUL 2001
COPIES TO:

Luff Homes Limited
The Granary, Ashridgewood Farm
Warren House Road, Wokingham
Berkshire RG40 5RD
Telephone : (0118) 978 1558
Facsimile : (0118) 977 2538

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Your Ref:
Our Ref: LH/WAH/mm

12th July 2001

For the attention of Mrs Dodsworth

Dear Sirs,

194 Reading Road Wokingham – Approval No. F/2000/2298

We have now put together material samples on site for your approval, and in accordance with the Condition would now seek your approval thereto.

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Plot 1 and 2 Main facings – Gilt Smoked Orange Multi-Stock
Quoins, plinth arches -Ambion Red Stock Facing
Roof – Marley plain Dark Red Granular

Plot 2 only Vertical tiling – Redland plain Rustic Red.

Hopefully, you will find these materials satisfactory and we look forward to hearing from you. You will appreciate that demolition is proceeding at present (actually it is well advanced) but should you wish us to accompany you for the site inspection please contact Griff Marshalsay or myself to arrange a mutually convenient time. The sample panel is at the front of the site close to the tree shrubs screen along the boundary.

Yours faithfully,

W A Holloway
Residential Development Manager

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 15 August, 2001
My ref. BC/DC/2000/2298

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

Gilder Reynolds Partnership
C/O Mr Brench
21 Naseby Rise
Newbury
Berkshire
RG14 2SF

Dear Sirs

PLANNING PERMISSION 2000/2298
SITE: 194 READING ROAD, WOKINGHAM

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 2000/2298 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

NATALIE BROWN
Planning Assistant

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2000/2298

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

Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION F/2000/2298
SITE: 194 READING ROAD, WOKINGHAM, BERKSHIRE

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 F/2000/2298 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

NATALIE BROWN
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 5 July, 2001

My ref. CD/FP2001/1986(2298)

Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

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

Dear Sirs,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DWELLINGS AT 194 READING ROAD, WOKINGHAM

Thank you for your Building Regulations Application Number FP2001/1986 received on 18 June.

Further to my telephone conversation with Mr Kalik I have confirmed with the Planning Officer that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2000/2298, which cannot be dealt with as a minor amendment. The floor plans and elevations show the plots have been interchanged. There is no block plan. There is also the addition of a second floor window and velux window. The chimney is also higher.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 26 July. I will point out, however, that I 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 me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Luff Homes Ltd.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2298	NB
BUILDING CONTROL NUMBER.	FP2001/1986 South	
~~APPLICANT~~/AGENT	Andrews Kalik	
ADDRESS OF SITE	194 Reading Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	demolish existing building + erect 2 new dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		194/W3
ELEVATIONS Plot 1	1588/5A	194/W4
FLOOR PLANS Plot 1	1588/2B. 1588/3C 1588/4B	— " — 194 W5
elevations Plot 2	1588/10A	194 W1
floor plans Plot 2	1588/7B 1588/8C 1588/9B	194 W2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? seen Andy seen Natalie	BC - no block plan - houses handed on elevations - additional window side elevation second floor - chimney higher	
DATE	5/7/01	

Conditions 12, 14+15 relevant.

- 2 rear small velux
- rear door + windows changed to patio door (internal layout changed)

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	5/7/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 June 2001
My ref: NB/F/2000/2298

Gilder Reynolds Partnership
Wheatlands
Lines Road
Hurst
Wokingham
Berks

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

Dear Sirs,

APPLICATION: F/2000/2298 – PROPOSED ERECTION OF TWO DWELLINGS AND DEMOLITION OF EXISTING DWELLING
SITE: 194 READING ROAD, WOKINGHAM

Following my telephone conservation with your agent Mr Colin Brench of 12 June 2001, in relation to the above planning application, I am writing to you to confirm the drawing numbers of the approved plans and provide a copy of the decision notice.

I can confirm that the following drawings were approved as part of the above Planning Application:

Drawing Number	Description
194/W1	Elevations, ground and first floor plan of Plot 2
194/W2	Second floor plan of Plot 2
194/W3 (revision D)	Site Plan
194/W4	Elevations, ground and first floor plan of Plot 1
194/W5	Second floor plan of Plot 1
2174/200/01	Topographical Survey

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours faithfully

NMB

Natalie Brown
(Planning Assistant)

Enc: Copy of Decision Notice (F/2000/2298)

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

275. APPLICATION NO: 2000/2298, DEMOLISH EXISITING DWELLING AND ERECT TWO DETACHED DWELLINGS, 194 READING ROAD WOKINGHAM, FOR GILDER REYNOLDS PARTNERSHIP

The Committee considered a report about this application set out on Agenda pages 2715 to 2735.

Members were reminded that consideration of the application had been deferred at the last meeting of the committee to enable further consultation to take place on revised plans.

Mr. Morris a local resident attended the meeting, and spoke against the proposal.

Mr. Brench, the applicants agent attended the meeting and spoke in support of the application.

During the debate on the application, Members expressed concern regarding proposed permitted hours of construction which were considered to extend too far into the evening period.

RESOLVED: 1) That the Head of Planning and Transportation be delegated the authority in consultation with the Chairman and Opposition Spokesman, to grant planning permission subject to no additional adverse comments on the proposal being received

on the expiration of the notification period and subject to the conditions set out on Agenda pages 2715 to 2718 with the following amendment;

2) That condition No: 4 be amended to prohibit construction, demolition and preparation works prior to building operations, other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: **Gilder Reynolds Partnership**
Location : **194 Reading Road, Wokingham**
Proposal : **Demolish existing dwelling and erect two detached dwellings**

1. The application was deferred at the Development Control Committee on 7 February 2001 for re-consultation of the revised plan 194/W3 rev D.

2. **Recommendation** – If members are minded to grant planning permission that authority be delegated to the Head of Planning and Transportation in consultation with the Chairman and the Opposition Spokesman, to grant planning permission subject to the following conditions and subject to no additional adverse comments on the expiry of the notification period:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/D. The land within the visibility

splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. Prior to the commence of the development hereby permitted, a plan showing visibility splays of 2.0m by 120m shall be submitted to and approved in writing by the Local Planning Authority, and implemented prior to occupation. The area must be within highway land or land within the applicants control.

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

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation nor roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux ~~roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor~~ internal floor level.

16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of

development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

19. Prior to the commence of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be places, construction and finish of the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

REASONS

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

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

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

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

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

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

7, 8, 9 & 10. In the interests of highway safety and convenience

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

12, 13, 14 & 15. To safeguard the residential amenities of the occupiers of neighbouring properties.

16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

17.& 18. In the interests of visual amenity.

19. In the interests of the health and future amenity value of the trees on site.

20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informatives

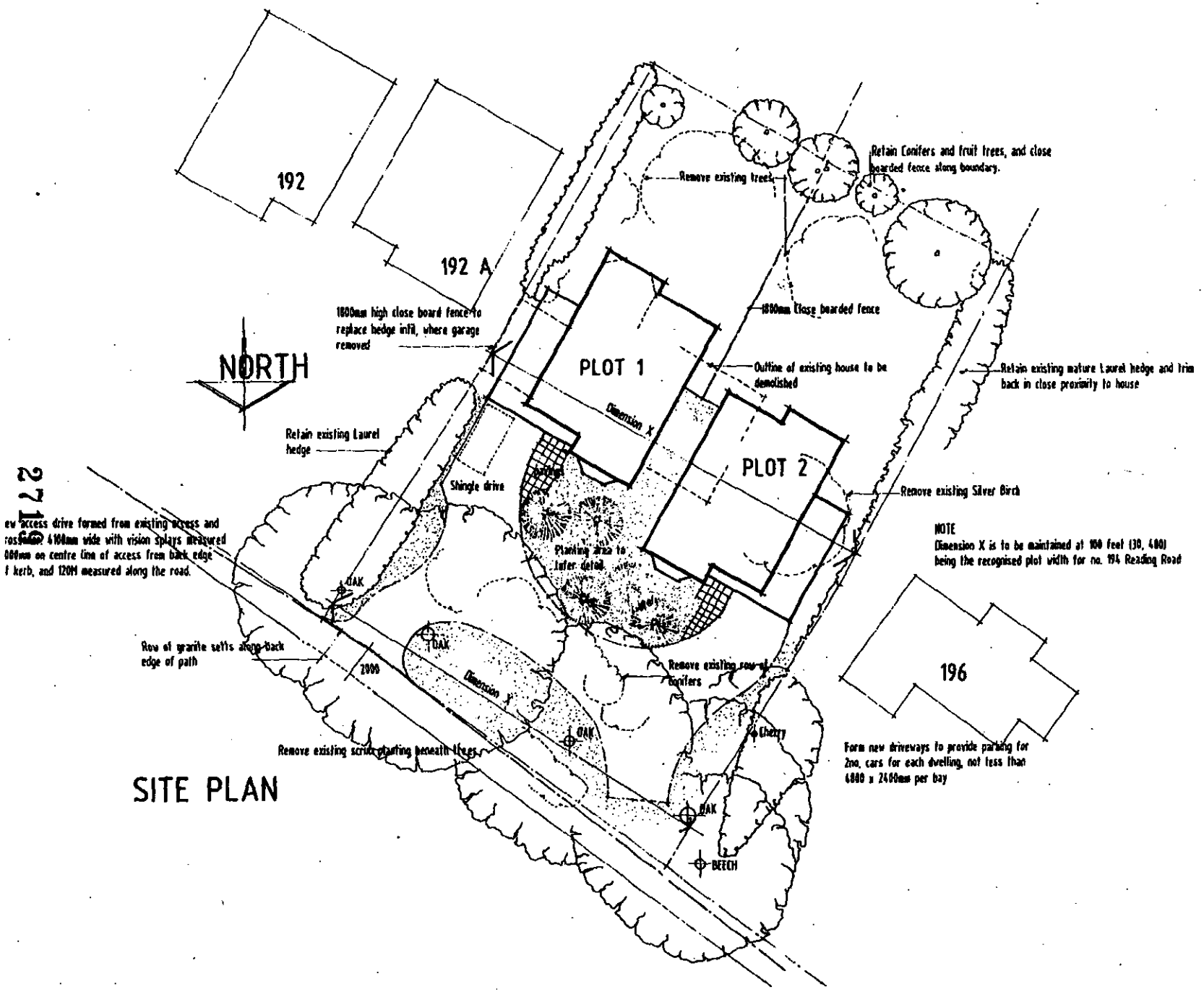
1. This permission relates to the application as amended with revised location plan and site layout, re-using the existing site access: (drawing number 194/W3, rev D) submitted to the Local Planing Authority on 23 February 2001 showing Plots one moving 1.5m closer to Reading Road and Plot 2 moved 1m closer to Reading Road and does not approve the location and site plan as originally submitted.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE9, SW2, ST3, ST5
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE11, WBE12, WT6, WT7

4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Natalie Brown



SITE PLAN

ew access drive formed from existing access and ross[illegible] 4100mm wide with vision splays measured 000mm on centre line of access from back edge f kerb, and 120M measured along the road.

REVISIONS
D: Redrawn to adjust plot 1 setting house forward 1500mm and plot 2 by 1000mm forward 21st Feb

Scheme

Proposed development to erect 2no residential dwellings on land at

194 READING ROAD WOKINGHAM:

Client
Gilder Reynolds Partnership

Scale
1.200

Date
Feb. 2001

Drawing no.

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

1. The application was deferred at the Development Control Committee on 7 February 2001 for Members' site visit which was scheduled to take place on 23 February. Any issues arising as a result of the site visit will be reported verbally at committee.

2. **Recommendation** – GRANT planning permission subject to the conditions set out in the attached report, with the following amendments to the conditions:

- Delete condition 9 (Stopping up of existing access)
- Change to condition 7: change drawing number from 194/W3/C to 194/W3/A
- New condition for visibility splays to read:

  Prior to the commence of the development hereby permitted, a plan showing visibility splays of 2.0m by 120m shall be submitted to and approved in writing by the Local Planning Authority, and implemented prior to occupation. The area must be within highway land or land within the applicants control.

  Reason: In the interests of highway safety and convenience

- Change to 1st Informative to read:

  This permission relates to the application as amended with revised location plan and site layout, re-using the existing site access: (drawing number 194/W3, rev A) submitted to the Local Planing Authority on 25 October 2000 showing Plot one repositioned and one vehicular access and does not approve the location and site plan as originally submitted. The width of the plots shall be carried out as shown on plan 194/W3 rev C.

Natalie Brown

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

1. **Planning History** –
The existing dwelling had some alterations. There are previous applications relating to the demolition and redevelopment of the site.

The application is before the planning committee due to its being listed by Councillor Marinos over concerns of some of the local residents.

2. **Proposal** –
The site of the proposed development is located within the identified settlement of Wokingham and fronts a green route/green corridor. The four Oaks and Beech at the front of the site (adjacent to Reading Road) have been included within a Tree Preservation Order.
Reading Road consists of a variety of residential houses varying in size, age, style and design. The site adjacent to No.194 has been re-development with two detached dwellings (Nos. 192 and 192a), under consent 37024.

The proposed development is for the demolition of the existing detached dwelling and erection of two detached 5-bedroom dwellings, with integral double garages and handed in plan. There is laurel hedging along either side of No. 194, which is shown to be retained on the plans. The firs, fruit trees and close boarded fence along the rear boundary would be retained. Where the existing garage is removed (with lies along the boundary with No. 192a), the gap would be replaced with a 1.8m close boarded fence. There is proposed to be a 1.8m close boarded fence between the rear gardens of the two plots.

As the most recent revised site plan (194/W3/C) shows, Plot 1 would be 1.2m-1.4m from the boundary with No.192a, 11.8m from the rear boundary with 5 Windmill Close and 21.6m from Reading Road (not bay window). Plot 2 would be 1.8m from the boundary with No.196, 15.8m from the rear boundary with 6 Windmill Close and be 19.4m from Reading Road (not bay window).

No. 192a has been the subject to two recent approvals for planning applications: F/2000/1006, for a single storey side extension forming a garage (this would be along the boundary with No. 194), and F/2000/2430 for a first floor side extension above the existing garage which would be approximately 2.6m from the boundary with No. 194.

Both Nos 5 and 6 Windmill Close are 15m from the rear boundary with No. 194. No. 196 is between 3-4m from the boundary with No. 194 (it does not lie square to the plot).

In the side elevations facing No.192a (Plot 1) and No.196 (Plot 2) there would be a landing window at 2nd floor level, an en-suite window at 1st floor level and

kitchen window at ground floor level (the kitchen windows would be a further 2.6m behind the side building line of the garages). It is recommended that a condition is added to ensure the 2nd floor landing windows and all bathroom/en-suite windows are obscurely glazed. The rear elevations would have windows for the bedrooms at 1st floor level. Both Plots have a velux roof light in the roof of the rear elevation for bedroom 5. The maximum ridge height would be 7.8m, with the height of the gable ends in the front elevations being 7.5m. The ridge height of the garage would be 6.5m, with the dormer in the front elevation of the garages being at 6m height.

3. **Consultations** –

Original Scheme

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objection to planning permission being granted. Have included 4 oaks and beech tree at the front of the site under a Tree Preservation Order. If planning permission is granted, recommend that tree protection measures, construction and finish of driveway, works to be carried out on any trees, routes of existing and proposed underground services are submitted.
- ***Environmental Health*** – No objection, recommend restrictions on the hours of construction
- ***Highways*** – Recommend refusal as the number of points which vehicles enter and leave the site would be increased and would adversely affect road safety and the flow of traffic.
- ***Letters of representation*** –
  - 192a (concerned that windows in side elevations should be obscurely glazed and that the existing hedging along boundary should remain)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance)
  - 10 Blagrove Lane (concerned over increased traffic and loss of an old property, pressure on local school
  - 202 Reading Road (concerned over traffic and the loss of an old property)

194/W3/Rev A (Plot 1 set back by 1.5m, number vehicular accesses reduced to one)

- ***Wokingham Town Council*** – No objection
- ***Landscape/Trees*** – No objections, comments as previous
- ***Environmental Health*** – None received
- ***Highways*** – Requested plan showing visibility splays
- ***Letters of representation*** –
  - 192a (as previous)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance, concerns over Plot 1 being closer to their boundary)
  - 202 Reading Road (as previous)

194/W3/Rev B

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objections, comments as previous

- ***Environmental Health*** – None received
- ***Highways*** – No objections subject to conditions
- ***Letters of representation*** –
  - 5 Windmill Close (as previous and request a site visit to their property)
  - 202 Reading Road (as previous)
  - 196 Reading Road (concerns over final boundary between 194/196)

194/W3/Rev C
Plan shows boundary with 194/196 agreed. A letter was received from No.196, saying that they now have no objection to the plans, as the boundary issues have been resolved.

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies: SBE1, SBE2
      Wokingham District Local Plan policies: WOS3, WBE1
   B. Impact upon the character of the area
      South East Area Local Plan policies: SBE1, SBE2, SW2, SBE9
      Wokingham District Local Plan policies: WOS3, WBE1, WBE11, WBE12
   C. Impact upon highway safety
      South East Area Local Plan policies: ST3, ST5
      Wokingham District Local Plan policies: WT6, WT7
   D. Concerns of local residents

A. Impact upon neighbouring properties
The proposed plots would be set away from all boundaries. It was requested that Plot 1 be set back by 1.5m in order to improve the relationship with No.192a. Originally it would have been 5m forward of 192a, and given the two applications at 192a, it was considered that Plot 1 would have been overbearing.

It is recommended that all bathroom windows/en-suite windows and the 2nd floor landing windows facing 192a and 196 should be obscurely glazed in order to prevent over looking, and that no additional windows are added to the elevations and roofs.

It is recommended that a condition is added to ensure the velux roof light in the rear elevation of Plot 1 is raised to 1.8m above internal ground floor so as to prevent overlooking of 5 Windmill Close.

It is also recommended that a condition is added to ensure that all boundary hedging remains in order to safeguard the privacy of adjoining properties. The maintenance of such hedging is not a planning consideration.

It is not considered as the plans stand that there would be any adverse effect through overlooking, overshadowing nor through its being over bearing. There would therefore be no adverse effects upon neighbouring properties and no conflict with local plan policies.

B. Impact upon the character of the area

The site fronts a green route/green corridor. There are 4 oak trees and a beech tree at the front of the site. These have been included in a Tree Preservation Order and subject to being adequately protected during the construction of the development would provide of the site. The visual quality of the route would therefore not be compromised.

Reading Road benefits from a variety of styles, ages and designs of houses. The site adjacent to No. 194 (Nos.192 and 192a), has been developed with two detached dwellings. The redevelopment of No. 194 would therefore not be out of keeping with the street scene, and a number of older style properties would be retained. The relationship of the dwellings 192-196 would not be disturbed. No.196 would be forward of Plots 1 and 2, whilst Plots 1 and 2 would be forward of 192a.

It is therefore considered that the proposed development would have no adverse effects upon the character of the area, nor conflict with local plan policies.

C. Impact upon highway safety

The original site layout showed there to be two accesses to the site (one per plot), which the Highways department objected to. 194/W3 rev A, showed one access removed, and the existing access remaining. The applicants then decided that they wanted the access made central to the plots (194/W3 rev B). The Highways comments/recommended conditions are based on this site layout revision. 194/w394/W3 rev C is essentially the same as 194/W3 rev B, except the boundary with 194/196 has been clarified and the parking and garaging has remained the same. Subject to the recommended conditions being complied with, the Highways department have no objection to the application. There would therefore be no adverse effects to highway safety and no conflict with local plan policies.

D. Concerns of Local Residents

The concerns of the local have been noted in terms of overlooking, hedging, boundary treatment and the loss of an old property. With regards to potential traffic problems, the Highways departments have no objection to the application (subject to conditions).

5. **Conclusion** –

The proposed development is not considered to have any adverse effects upon highway safety, the street scene nor neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation nor roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor internal floor level.

16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

19. Prior to the commence of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be places, construction and finish of

the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

REASONS

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

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

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

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

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

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

7, 8, 9 & 10 In the interests of highway safety and convenience

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

12, 13, 14 & 15 To safeguard the residential amenities of the occupiers of neighbouring properties.

16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

17. & 18 In the interests of visual amenity.

19. In the interests of the health and future amenity value of the trees on site.

20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informatives

1. This permission relates to the application as amended with revised location plan and site layout: (drawing number 194/W3, rev C) submitted to the Local Planing Authority on 6 January 2001 showing Plot one repositioned, one vehicular access made central to the plots, visibility spays and boundary with Nos. 194 and 196

Reading Road clarified and does not approve the location and site plan as originally submitted.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE9, SW2, ST3, ST5
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE11, WBE12, WT6, WT7

4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Natalie Brown

Location of Planning Application



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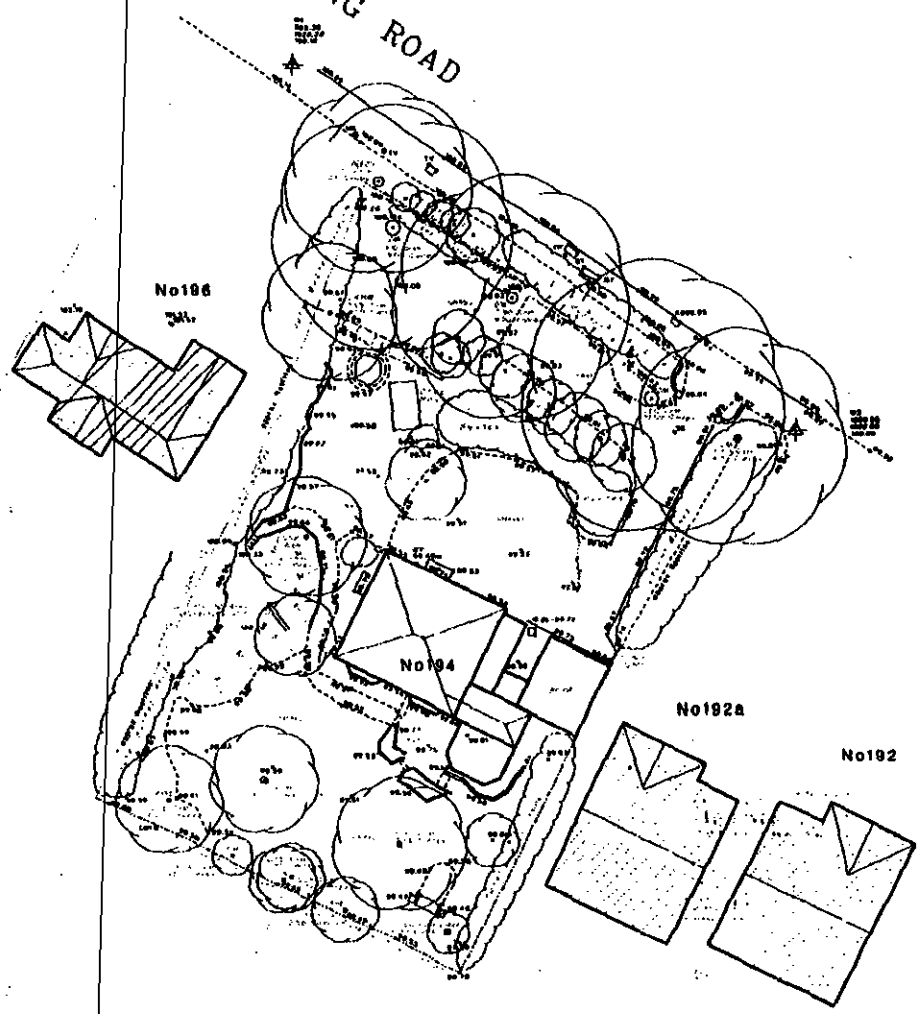
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 1250

N W E S



NOTE: LEVELS AND GRID ARE LOCAL

Brunel Surveys Ltd.

GILDER REYNOLDS
PARTNERSHIP
WHEATLANDS
LINES ROAD
HURST
WOKINGHAM

Topographical Survey
194 Reading Road
Wokingham

1 to 200

JULY 2000

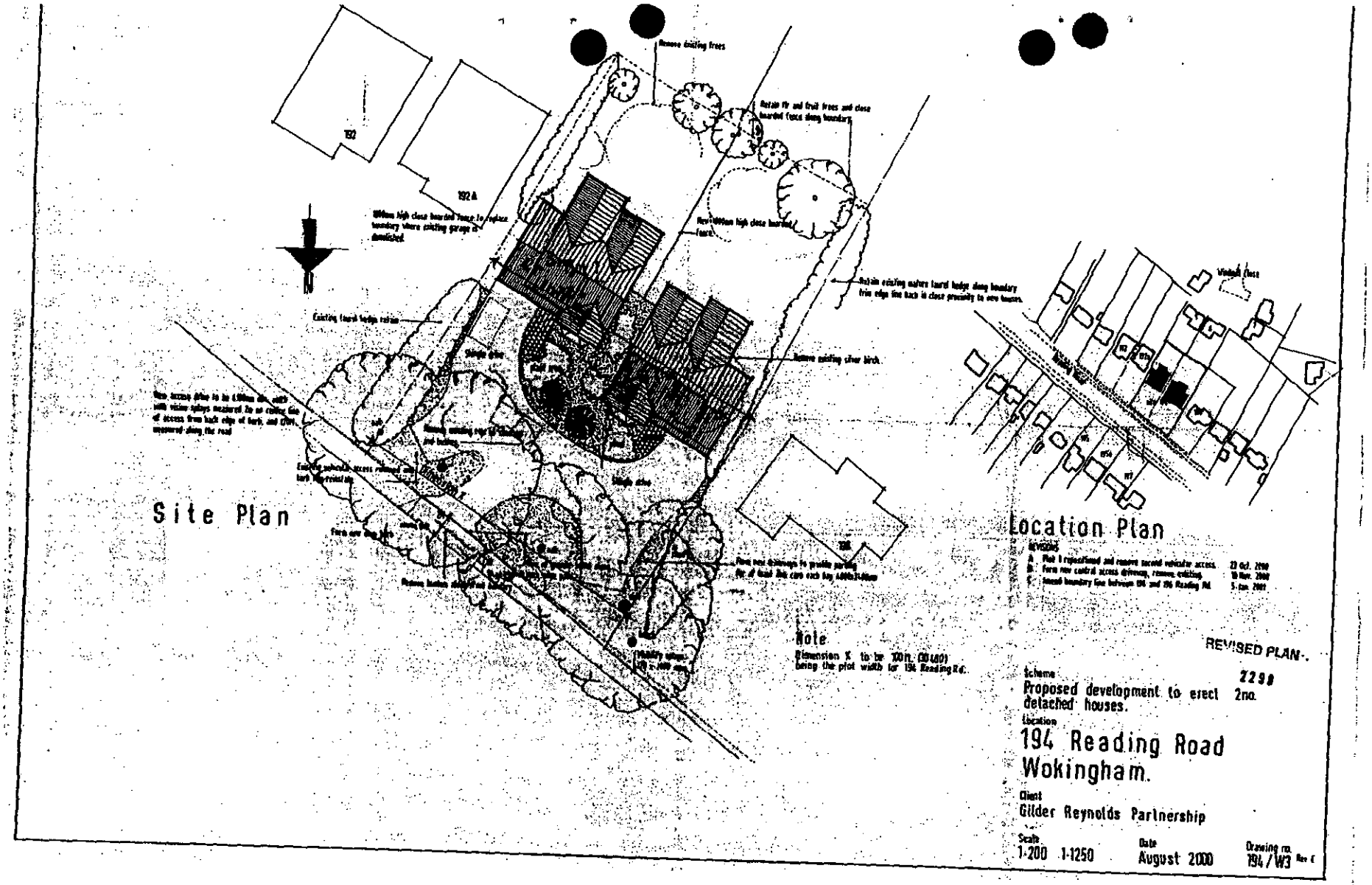
PJA/JA

2174/200/01

DELEGATED

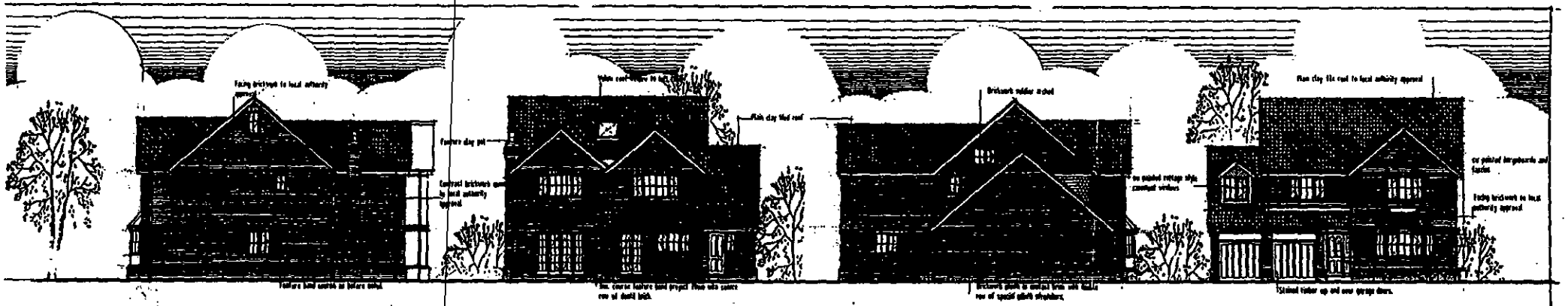
2284

2730


Site Plan
Location Plan
Remove existing trees
Retain fir and fruit trees and close boarded fence along boundary
Existing laurel hedge retain
Remove existing silver birch
Note
Dimension X to be 100ft. (30.480) being the plot width for 194 Reading Rd.
REVISED PLAN
Scheme
Proposed development to erect 2no. detached houses.
Location
194 Reading Road
Wokingham.
Client
Gilder Reynolds Partnership
Scale
1:200 1:1250
Date
August 2000
Drawing no.
194/W3

2731

2285



Side Elevation | Rear Elevation | Side Elevation | Front Elevation

2286

2732

DELEGATED

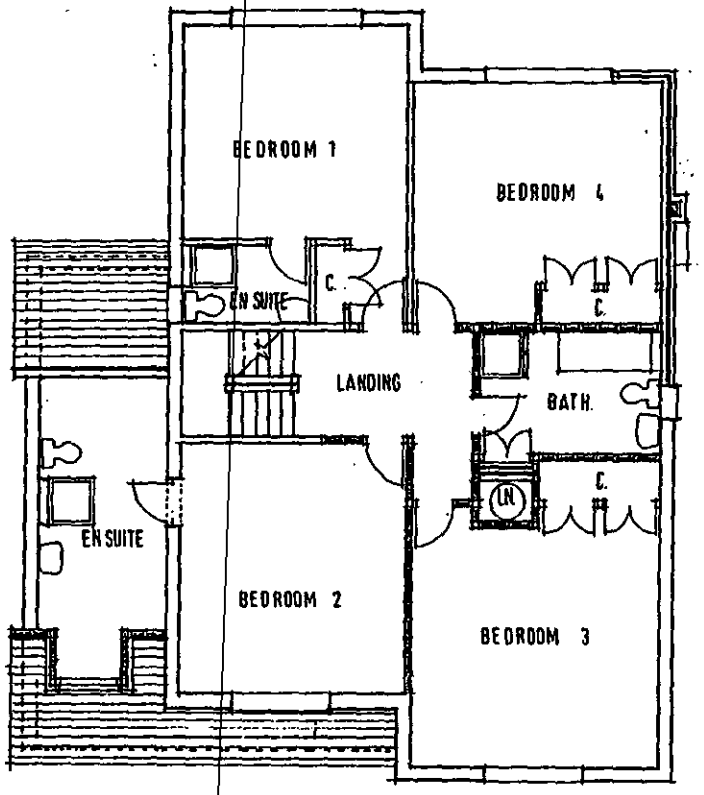
14 SEP 2000 2298

Scheme
Proposed development to erect 2no. houses, plot no. 1

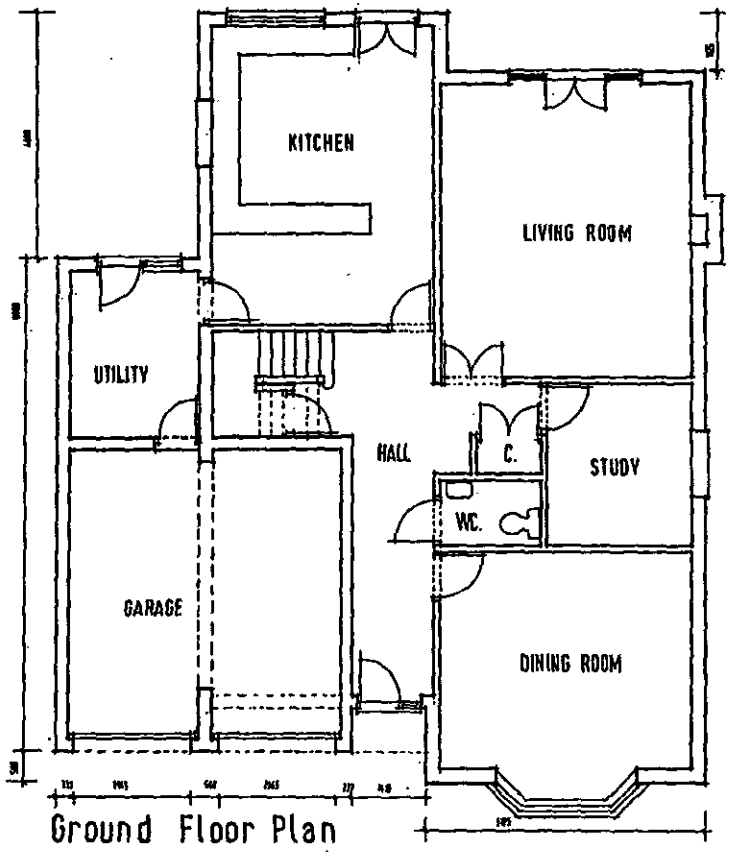
Location
194, Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:100 1:50	Aug.00	194 / W4



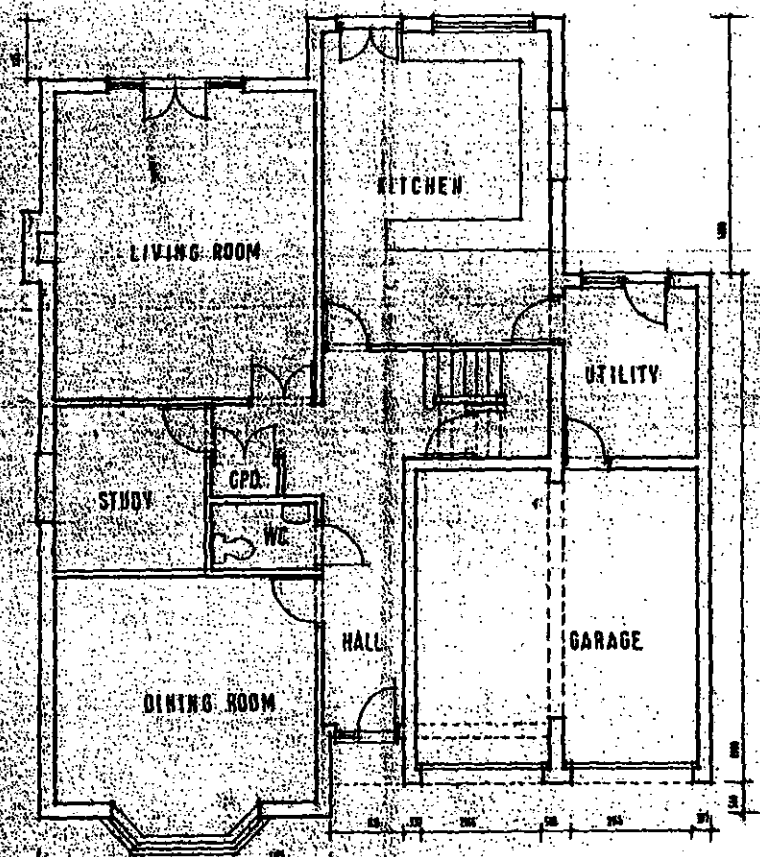
First Floor Plan



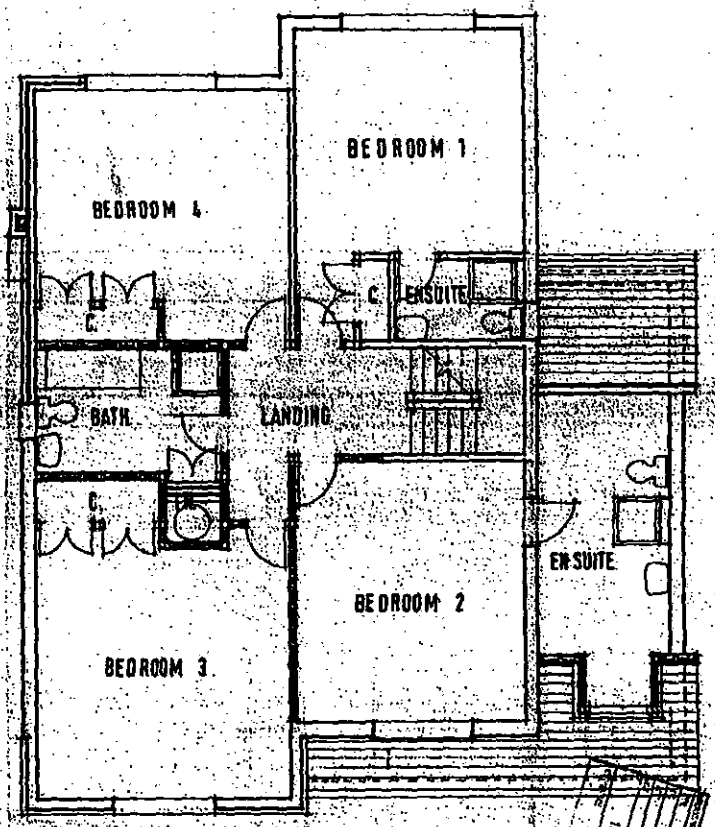
Ground Floor Plan



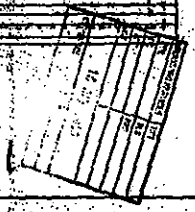
Front Elevation | Side Elevation | Rear Elevation | Side Elevation



Ground Floor Plan



First Floor Plan



DELEGATED

04.SEP.2000 2298

Scheme
Proposed development to erect 2no. detached houses. Plot 2

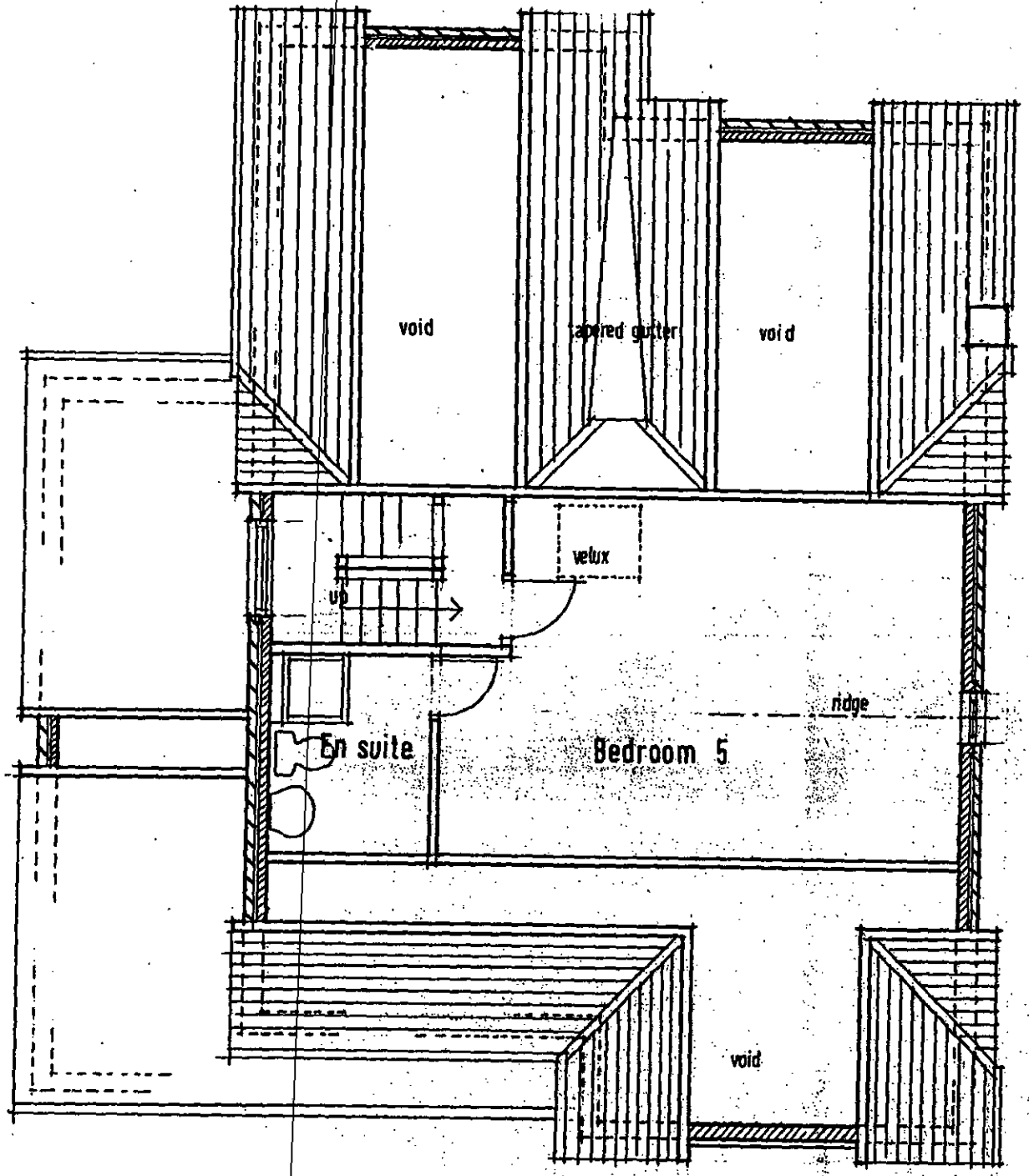
Location
194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drwg. no.
1:50 1:100	August 2000	194/W1

1822

373



Second Floor Plan

DELEGATED

Scheme
Proposed development to erect 2no. houses, plot 1

Location
194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

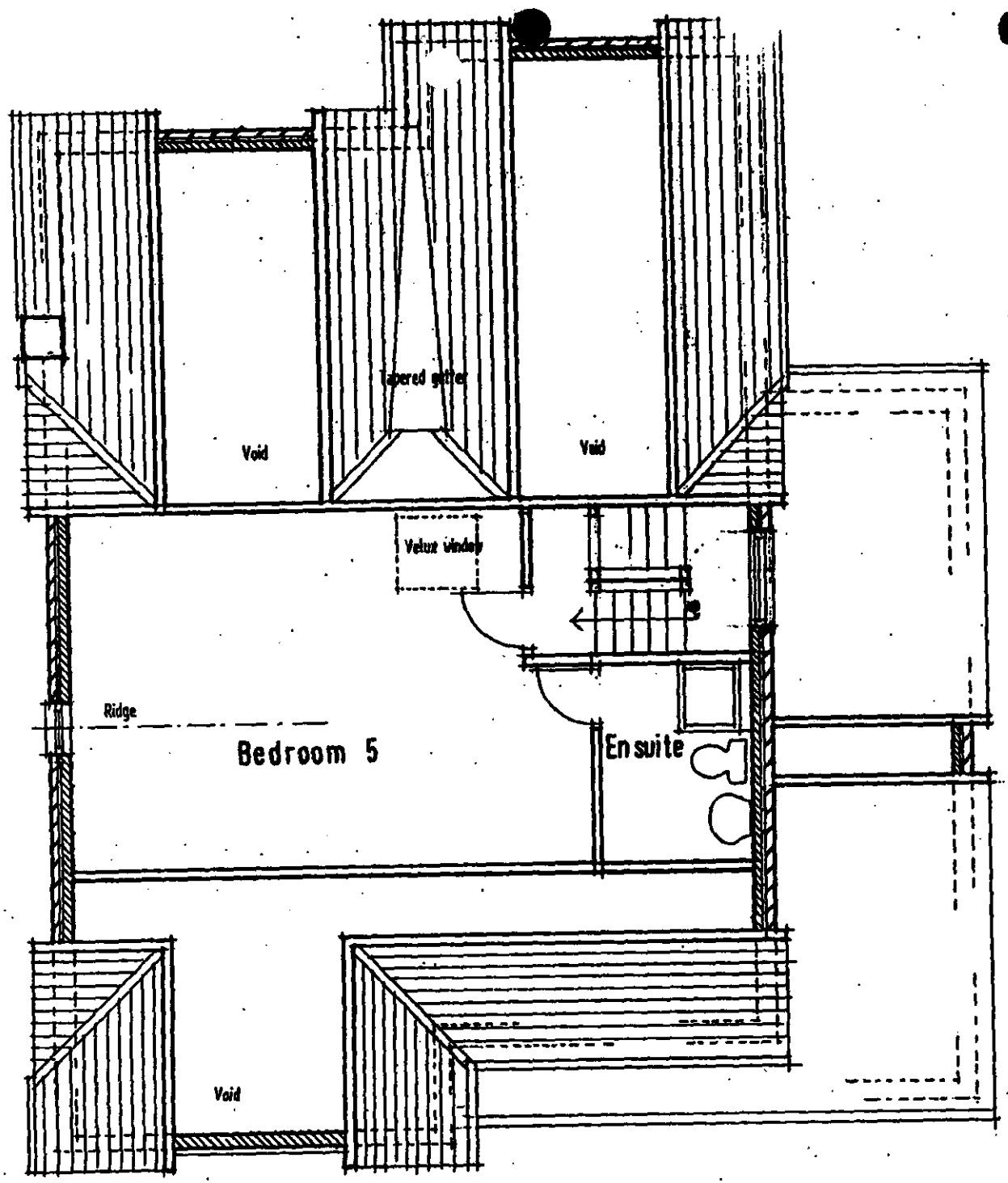
Scale
1:50

Date
Aug. 00

Drawing no.
194 / W5

2288

2734



Second Floor Pla

04.SEP.2000* 2298

DELEGATED

PLANNING
POL
DC
APP
CS
15 AUG 2000
COPIES TO:
ACK:
FILE:

Scheme
Proposed development to erect 2 detached houses. PLOT 2

194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale: Date: Drawing no.

2289

2735

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 AUG 2000~~ Valid 04 SEP 2000

Officer: NB | Application No. P/2000/2298

Map No. ..... Site 0.15

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF TWO DWELLINGS AND DEMOLITION OF EXISTING DWELLING

Location: 194 READING ROAD

Parish: WOKINGHAM Ward: Evendons

Applicant: GILDER REYNOLDS P/SHIP

Fee Received 380-00 (4) 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	for plot 1		
6	Floor plans	hand ed plan not acceptable		phoned 24/8
7	Metric scale disclaimer	floor plan for extension		to follow
8	Encroachment letter		04 SEP 2000	
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	.....
Landscape	✓ 8/9
Trees	.....
Conservation Officer	.....
Environmental Health	✓ 8/9
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	.....
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	.....
Strategic Planning (JSPU)	.....
Minerals (BABTIE)	.....
Archaeological Site (BABTIE)	: .....
Education	.....
Social Services	.....
Highways	✓ 8/9

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 192, 192A, 194, 195, 195A, 196, 196A, 197, 199 READING RD. ✓ 8/9

S + 6 WINDMILL CLOSE.

Date: 08 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

194/W3 rev D.

Case Officer: Natalie Brown

The new plans show the following: Revised location plan -readjustment of plot positions: Plot 1 1500mm forward, Plot 2 1000mm forward. Drawing no 194/W3 rev D.

Comments are required by 29/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 26th March 2001

Location: 194 Reading Road, Wokingham.

Proposal: Proposed erection of two detached dwellings - revised plans – Drawing No. 194/W3 rev. D.

Application Number: F/2000/2298

In response to your consultation dated 8th March 2001 for the above application, the arboricultural comments are as follows:

The proposed revisions are acceptable in relation to trees.

Neil Etherington
Senior Arboriculturist

Date: 08 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown

The new plans show the following: Revised location plan -readjustment of plot positions: Plot 1 1500mm forward, Plot 2 1000mm forward. Drawing no 194/W3 rev D.

Comments are required by 29/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous, dated 30/11/00.

AC 14/03/01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

248. APPLICATION NO: 2000/2298, DEMOLISH EXISTING DWELLING AND ERECT TWO DETACHED DWELLINGS, 194 READING ROAD WOKINGHAM, FOR GILDER REYNOLDS PARTNERSHIP

The Committee considered a report about this application set out on Agenda pages 2386 to 2401.

Members were reminded that consideration of the application had been deferred at its last meeting to enable a site visit to be undertaken.

In explaining the application, the Head of Planning and Transportation indicated that revised plans had recently been submitted and they were displayed at the meeting.

Mr Morris, a local resident, attended the meeting and spoke against the proposal.

Mr Branch, the applicant's agent, attended the meeting and spoke in support of the application.

Members noted that no consultation had been undertaken in relation to the revised plans and in the circumstances it was

RESOLVED: That consideration of Application No: 2000/2298 be deferred to enable consultation to take place on the revised plans.

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

1. The application was deferred at the Development Control Committee on 7 February 2001 for Members' site visit which was scheduled to take place on 23 February. Any issues arising as a result of the site visit will be reported verbally at committee.

2. **Recommendation** – GRANT planning permission subject to the conditions set out in the attached report, with the following amendments to the conditions:

- Delete condition 9 (Stopping up of existing access)
- Change to condition 7: change drawing number from 194/W3/C to 194/W3/A
- New condition for visibility splays to read:

  Prior to the commence of the development hereby permitted, a plan showing visibility splays of 2.0m by 120m shall be submitted to and approved in writing by the Local Planning Authority, and implemented prior to occupation. The area must be within highway land or land within the applicants control.

  Reason: In the interests of highway safety and convenience

- Change to 1st Informative to read:

  This permission relates to the application as amended with revised location plan and site layout, re-using the existing site access: (drawing number 194/W3, rev A) submitted to the Local Planing Authority on 25 October 2000 showing Plot one repositioned and one vehicular access and does not approve the location and site plan as originally submitted. The width of the plots shall be carried out as shown on plan 194/W3 rev C.

Natalie Brown

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: Gilder Reynolds Partnership
Location : 194 Reading Road, Wokingham
Proposal : Demolish existing dwelling and erect two detached dwellings

1. Planning History –
The existing dwelling had some alterations. There are previous applications relating to the demolition and redevelopment of the site.

The application is before the planning committee due to its being listed by Councillor Marinos over concerns of some of the local residents.

2. Proposal –
The site of the proposed development is located within the identified settlement of Wokingham and fronts a green route/green corridor. The four Oaks and Beech at the front of the site (adjacent to Reading Road) have been included within a Tree Preservation Order.
Reading Road consists of a variety of residential houses varying in size, age, style and design. The site adjacent to No.194 has been re-development with two detached dwellings (Nos. 192 and 192a), under consent 37024.

The proposed development is for the demolition of the existing detached dwelling and erection of two detached 5-bedroom dwellings, with integral double garages and handed in plan. There is laurel hedging along either side of No. 194, which is shown to be retained on the plans. The firs, fruit trees and close boarded fence along the rear boundary would be retained. Where the existing garage is removed (with lies along the boundary with No. 192a), the gap would be replaced with a 1.8m close boarded fence. There is proposed to be a 1.8m close boarded fence between the rear gardens of the two plots.

As the most recent revised site plan (194/W3/C) shows, Plot 1 would be 1.2m-1.4m from the boundary with No.192a, 11.8m from the rear boundary with 5 Windmill Close and 21.6m from Reading Road (not bay window). Plot 2 would be 1.8m from the boundary with No.196, 15.8m from the rear boundary with 6 Windmill Close and be 19.4m from Reading Road (not bay window).

No. 192a has been the subject to two recent approvals for planning applications: F/2000/1006, for a single storey side extension forming a garage (this would be along the boundary with No. 194), and F/2000/2430 for a first floor side extension above the existing garage which would be approximately 2.6m from the boundary with No. 194.

Both Nos 5 and 6 Windmill Close are 15m from the rear boundary with No. 194. No. 196 is between 3-4m from the boundary with No. 194 (it does not lie square to the plot).

In the side elevations facing No.192a (Plot 1) and No.196 (Plot 2) there would be a landing window at 2nd floor level, an en-suite window at 1st floor level and

kitchen window at ground floor level (the kitchen windows would be a further 2.6m behind the side building line of the garages). It is recommended that a condition is added to ensure the 2nd floor landing windows and all bathroom/en-suite windows are obscurely glazed. The rear elevations would have windows for the bedrooms at 1st floor level. Both Plots have a velux roof light in the roof of the rear elevation for bedroom 5. The maximum ridge height would be 7.8m, with the height of the gable ends in the front elevations being 7.5m. The ridge height of the garage would be 6.5m, with the dormer in the front elevation of the garages being at 6m height.

3. **Consultations** –

Original Scheme

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objection to planning permission being granted. Have included 4 oaks and beech tree at the front of the site under a Tree Preservation Order. If planning permission is granted, recommend that tree protection measures, construction and finish of driveway, works to be carried out on any trees, routes of existing and proposed underground services are submitted.
- ***Environmental Health*** – No objection, recommend restrictions on the hours of construction
- ***Highways*** – Recommend refusal as the number of points which vehicles enter and leave the site would be increased and would adversely affect road safety and the flow of traffic.
- ***Letters of representation*** –
  - 192a (concerned that windows in side elevations should be obscurely glazed and that the existing hedging along boundary should remain)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance)
  - 10 Blagrove Lane (concerned over increased traffic and loss of an old property, pressure on local school
  - 202 Reading Road (concerned over traffic and the loss of an old property)

194/W3/Rev A (Plot 1 set back by 1.5m, number vehicular accesses reduced to one)

- ***Wokingham Town Council*** – No objection
- ***Landscape/Trees*** – No objections, comments as previous
- ***Environmental Health*** – None received
- ***Highways*** – Requested plan showing visibility splays
- ***Letters of representation*** –
  - 192a (as previous)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance, concerns over Plot 1 being closer to their boundary)
  - 202 Reading Road (as previous)

194/W3/Rev B

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objections, comments as previous

- ***Environmental Health*** – None received
- ***Highways*** – No objections subject to conditions
- ***Letters of representation*** –
  - 5 Windmill Close (as previous and request a site visit to their property)
  - 202 Reading Road (as previous)
  - 196 Reading Road (concerns over final boundary between 194/196)

194/W3/Rev C
Plan shows boundary with 194/196 agreed. A letter was received from No.196, saying that they now have no objection to the plans, as the boundary issues have been resolved.

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies: SBE1, SBE2
      Wokingham District Local Plan policies: WOS3, WBE1
   B. Impact upon the character of the area
      South East Area Local Plan policies: SBE1, SBE2, SW2, SBE9
      Wokingham District Local Plan policies: WOS3, WBE1, WBE11, WBE12
   C. Impact upon highway safety
      South East Area Local Plan policies: ST3, ST5
      Wokingham District Local Plan policies: WT6, WT7
   D. Concerns of local residents

A. Impact upon neighbouring properties
The proposed plots would be set away from all boundaries. It was requested that Plot 1 be set back by 1.5m in order to improve the relationship with No.192a. Originally it would have been 5m forward of 192a, and given the two applications at 192a, it was considered that Plot 1 would have been overbearing.

It is recommended that all bathroom windows/en-suite windows and the 2nd floor landing windows facing 192a and 196 should be obscurely glazed in order to prevent over looking, and that no additional windows are added to the elevations and roofs.

It is recommended that a condition is added to ensure the velux roof light in the rear elevation of Plot 1 is raised to 1.8m above internal ground floor so as to prevent overlooking of 5 Windmill Close.

It is also recommended that a condition is added to ensure that all boundary hedging remains in order to safeguard the privacy of adjoining properties. The maintenance of such hedging is not a planning consideration.

It is not considered as the plans stand that there would be any adverse effect through overlooking, overshadowing nor through its being over bearing. There would therefore be no adverse effects upon neighbouring properties and no conflict with local plan policies.

B. Impact upon the character of the area

The site fronts a green route/green corridor. There are 4 oak trees and a beech tree at the front of the site. These have been included in a Tree Preservation Order and subject to being adequately protected during the construction of the development would provide of the site. The visual quality of the route would therefore not be compromised.

Reading Road benefits from a variety of styles, ages and designs of houses. The site adjacent to No. 194 (Nos.192 and 192a), has been developed with two detached dwellings. The redevelopment of No. 194 would therefore not be out of keeping with the street scene, and a number of older style properties would be retained. The relationship of the dwellings 192-196 would not be disturbed. No.196 would be forward of Plots 1 and 2, whilst Plots 1 and 2 would be forward of 192a.

It is therefore considered that the proposed development would have no adverse effects upon the character of the area, nor conflict with local plan policies.

C. Impact upon highway safety

The original site layout showed there to be two accesses to the site (one per plot), which the Highways department objected to. 194/W3 rev A, showed one access removed, and the existing access remaining. The applicants then decided that they wanted the access made central to the plots (194/W3 rev B). The Highways comments/recommended conditions are based on this site layout revision. 194/w394/W3 rev C is essentially the same as 194/W3 rev B, except the boundary with 194/196 has been clarified and the parking and garaging has remained the same. Subject to the recommended conditions being complied with, the Highways department have no objection to the application. There would therefore be no adverse effects to highway safety and no conflict with local plan policies.

D. Concerns of Local Residents

The concerns of the local have been noted in terms of overlooking, hedging, boundary treatment and the loss of an old property. With regards to potential traffic problems, the Highways departments have no objection to the application (subject to conditions).

5. **Conclusion** –

The proposed development is not considered to have any adverse effects upon highway safety, the street scene nor neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation nor roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor internal floor level.

16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

19. Prior to the commence of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be places, construction and finish of

the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

REASONS

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

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

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

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

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

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

7, 8, 9 & 10 In the interests of highway safety and convenience

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

12, 13, 14 & 15 To safeguard the residential amenities of the occupiers of neighbouring properties.

16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

17. & 18 In the interests of visual amenity.

19. In the interests of the health and future amenity value of the trees on site.

20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informatives

1. This permission relates to the application as amended with revised location plan and site layout: (drawing number 194/W3, rev C) submitted to the Local Planing Authority on 6 January 2001 showing Plot one repositioned, one vehicular access made central to the plots, visibility spays and boundary with Nos. 194 and 196

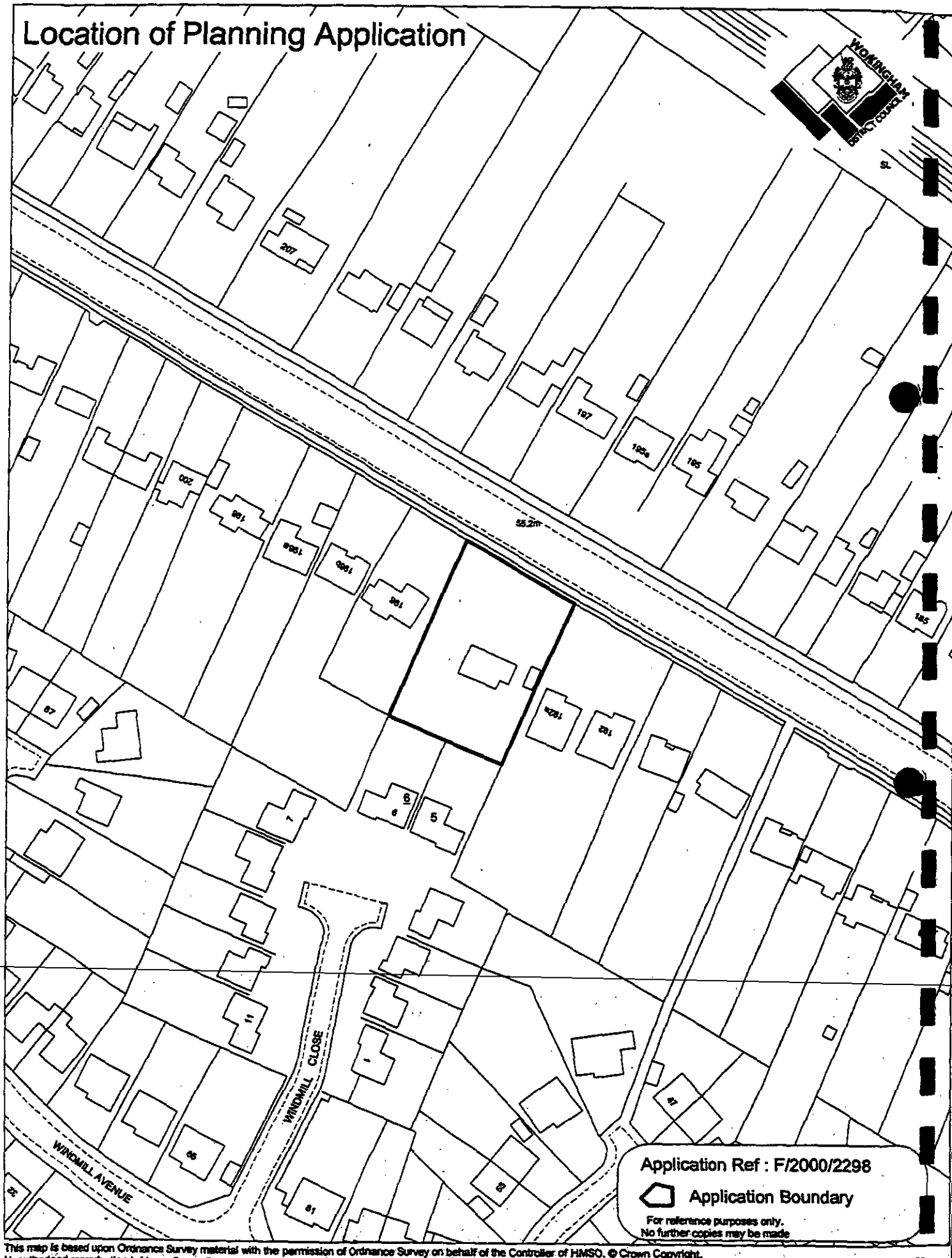
Reading Road clarified and does not approve the location and site plan as originally submitted.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE9, SW2, ST3, ST5
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE11, WBE12, WT6, WT7

4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Natalie Brown



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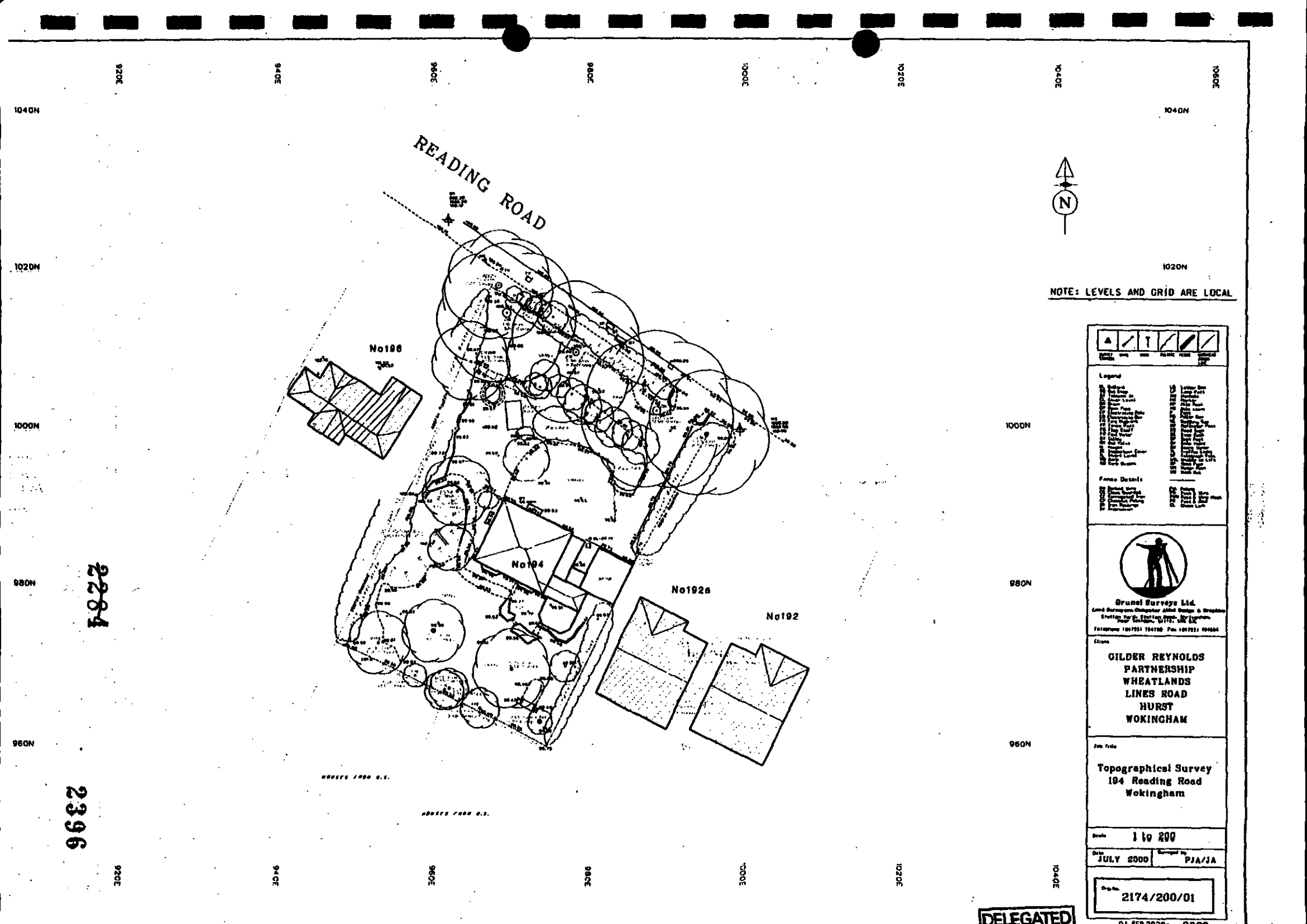
Development Control Section, Environmental Services, Wokingham District Council.
7 February 2001

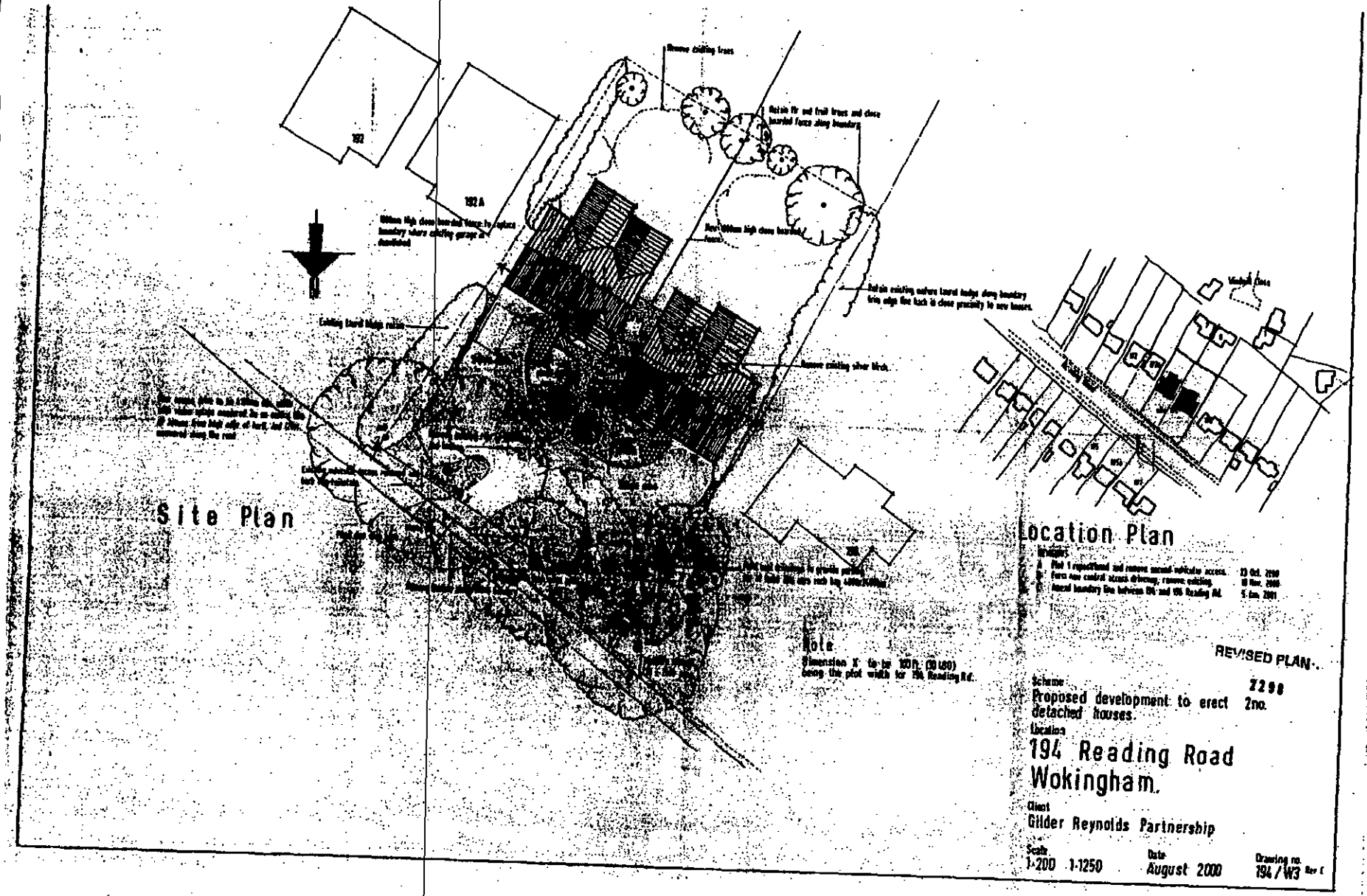
Scale: 1 : 1250

~~2283~~ 2315


READING ROAD
No196
No194
No192a
No192
1040N
1020N
1000N
980N
960N
3026
3046
3066
3086
3006
3026
3046
NOTE: LEVELS AND GRID ARE LOCAL
Brunel Surveys Ltd.
GILDER REYNOLDS
PARTNERSHIP
WHEATLANDS
LINES ROAD
HURST
WOKINGHAM
Topographical Survey
194 Reading Road
Wokingham
1 to 200
JULY 2000
PJA/JA
2174/200/01
DELEGATED

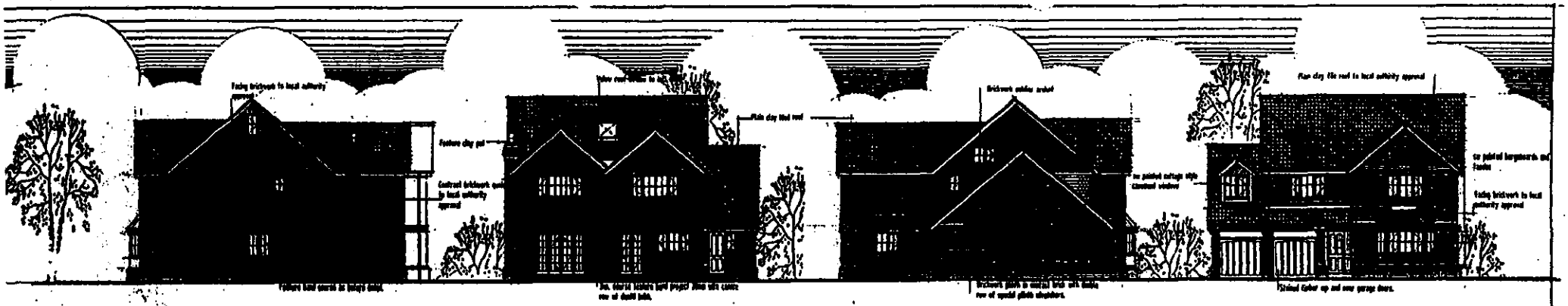
2284

2396

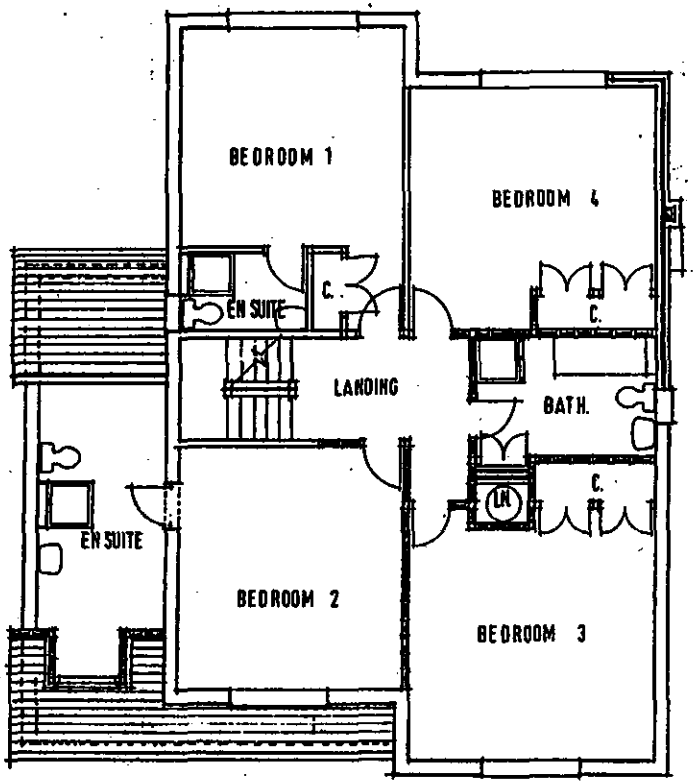

Site Plan
Location Plan
Note
Dimension X to be 100ft. (30.480) being the plot width for 194 Reading Rd.
REVISED PLAN
Scheme
Proposed development to erect 2no. detached houses.
2298
Location
194 Reading Road
Wokingham.
Client
Gilder Reynolds Partnership
Scale
1:200 1:1250
Date
August 2000
Drawing no.
194 / W3
Rev C

2397

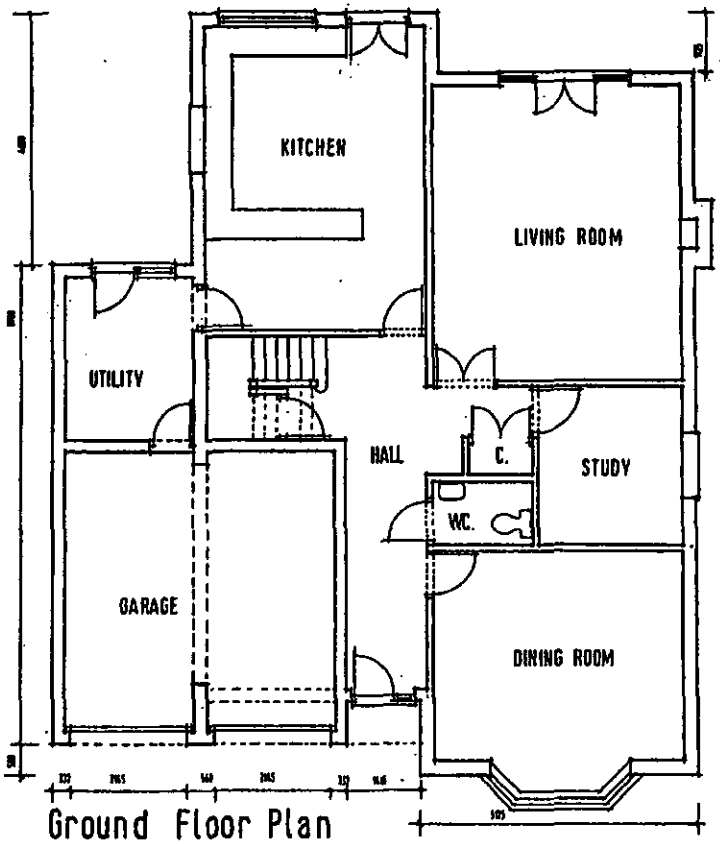
~~2285~~



Side Elevation | Rear Elevation | Side Elevation | Front Elevation



First Floor Plan



Ground Floor Plan

9272
2398

DELEGATED

14 SEP 2000 2298

Scheme
Proposed development to erect 2no. houses, plot no.)

Location
194, Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drawing no.
1-100 1-50	Aug.00	194 / W4

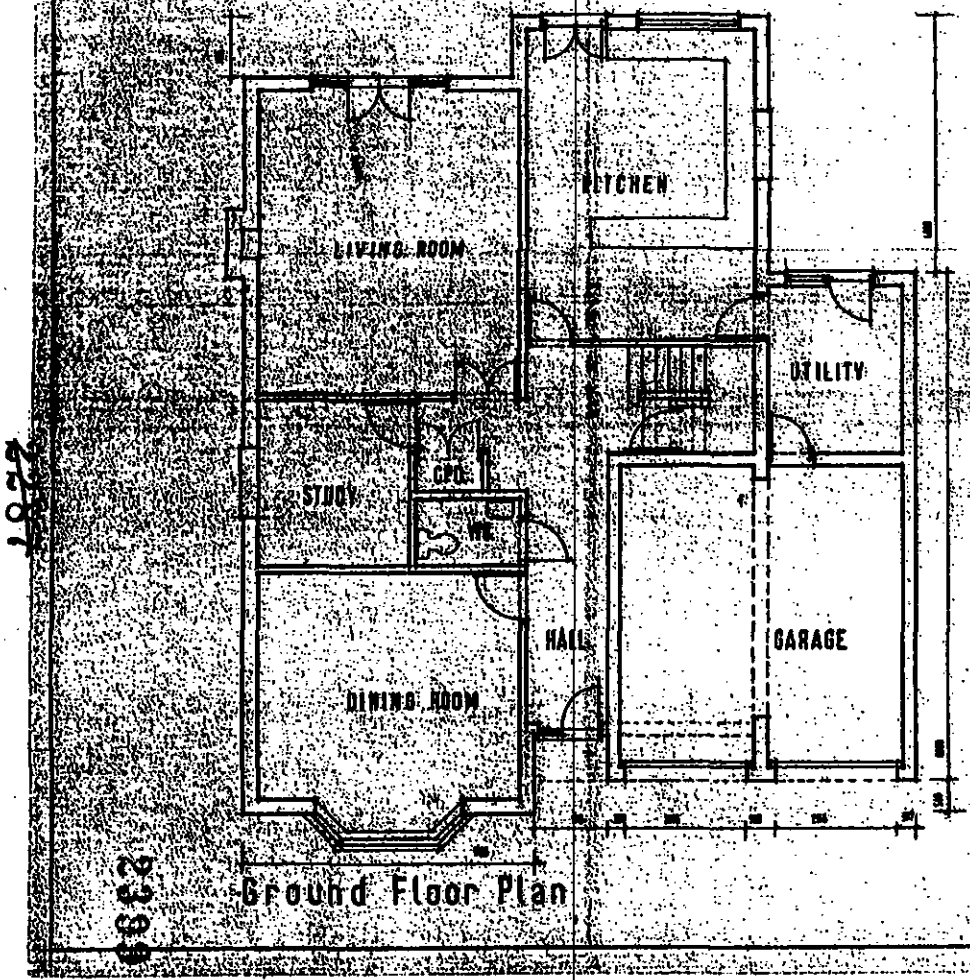


Front Elevation

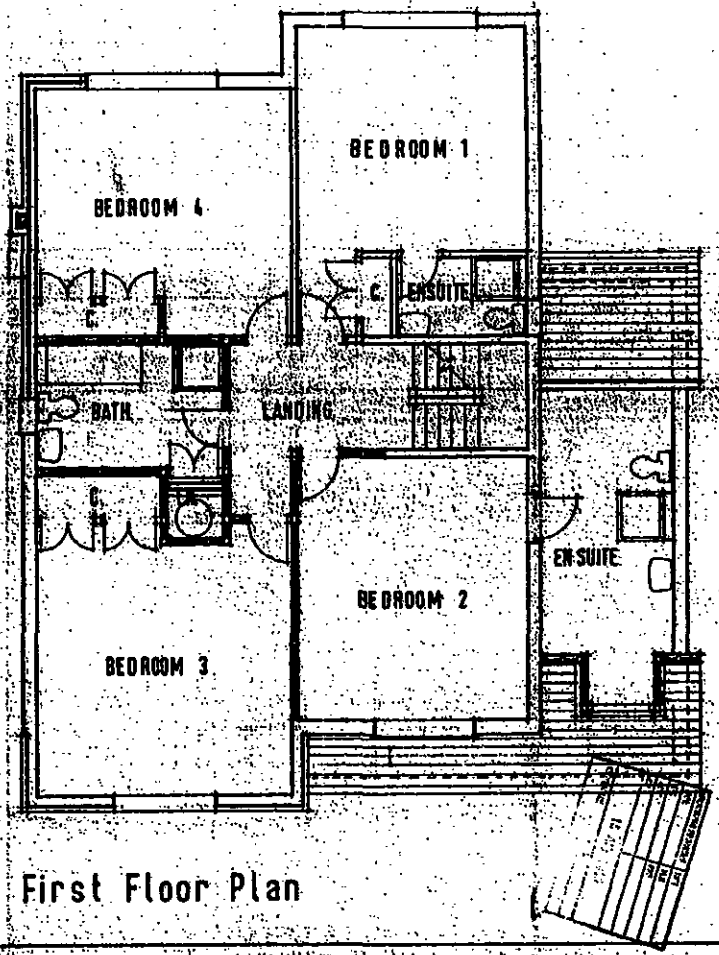
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

DELEGATED

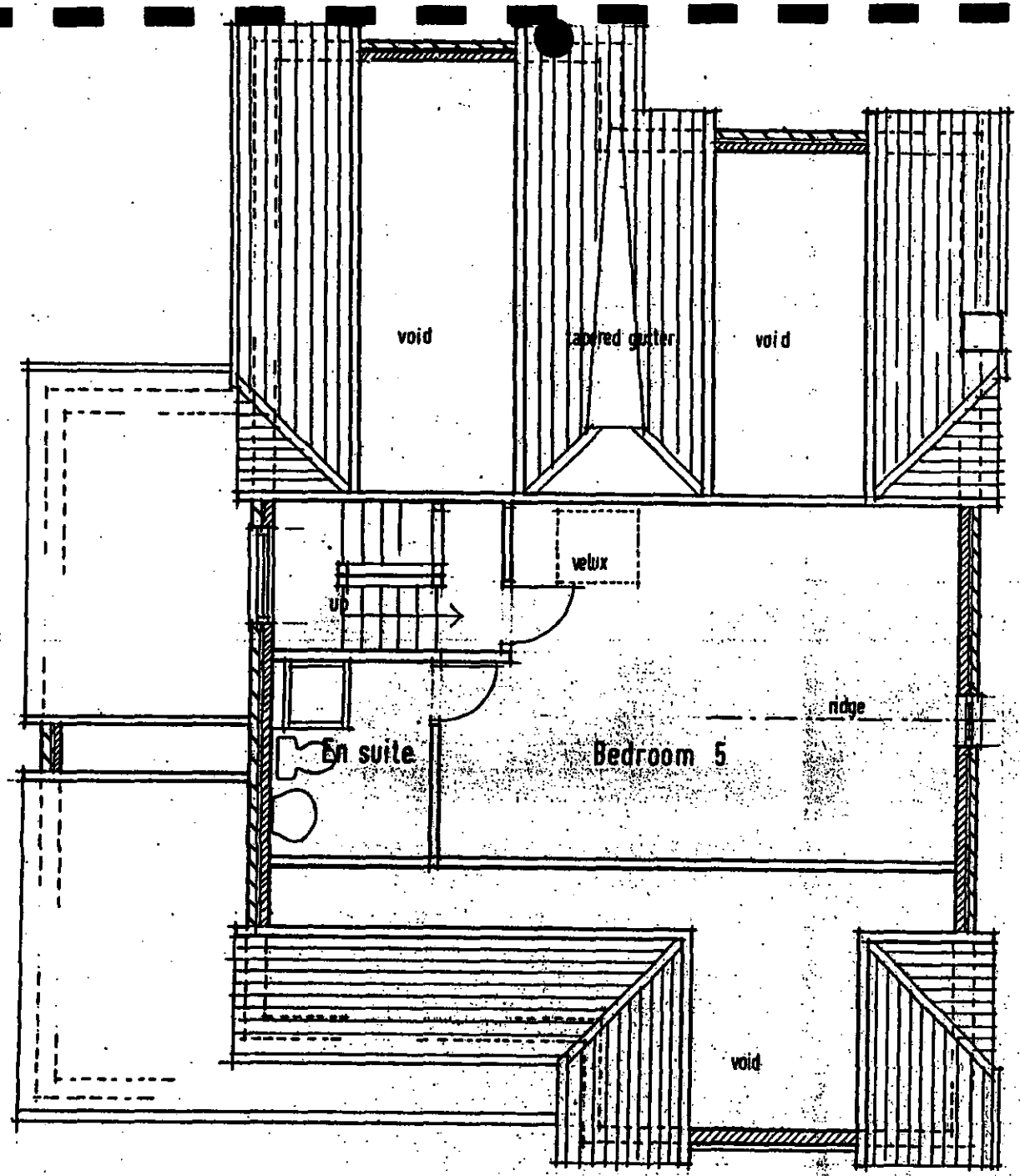
04.SEP.2000 2298

Scheme
Proposed development to erect 2no. detached houses. Plot 2.

Location
194 Reading Road.
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drwg. no.
1:50 1:100	August 2000	194/W1



Second Floor Plan

2298

2400

DELEGATED

Scheme
Proposed development to erect 2no. houses, plot 1

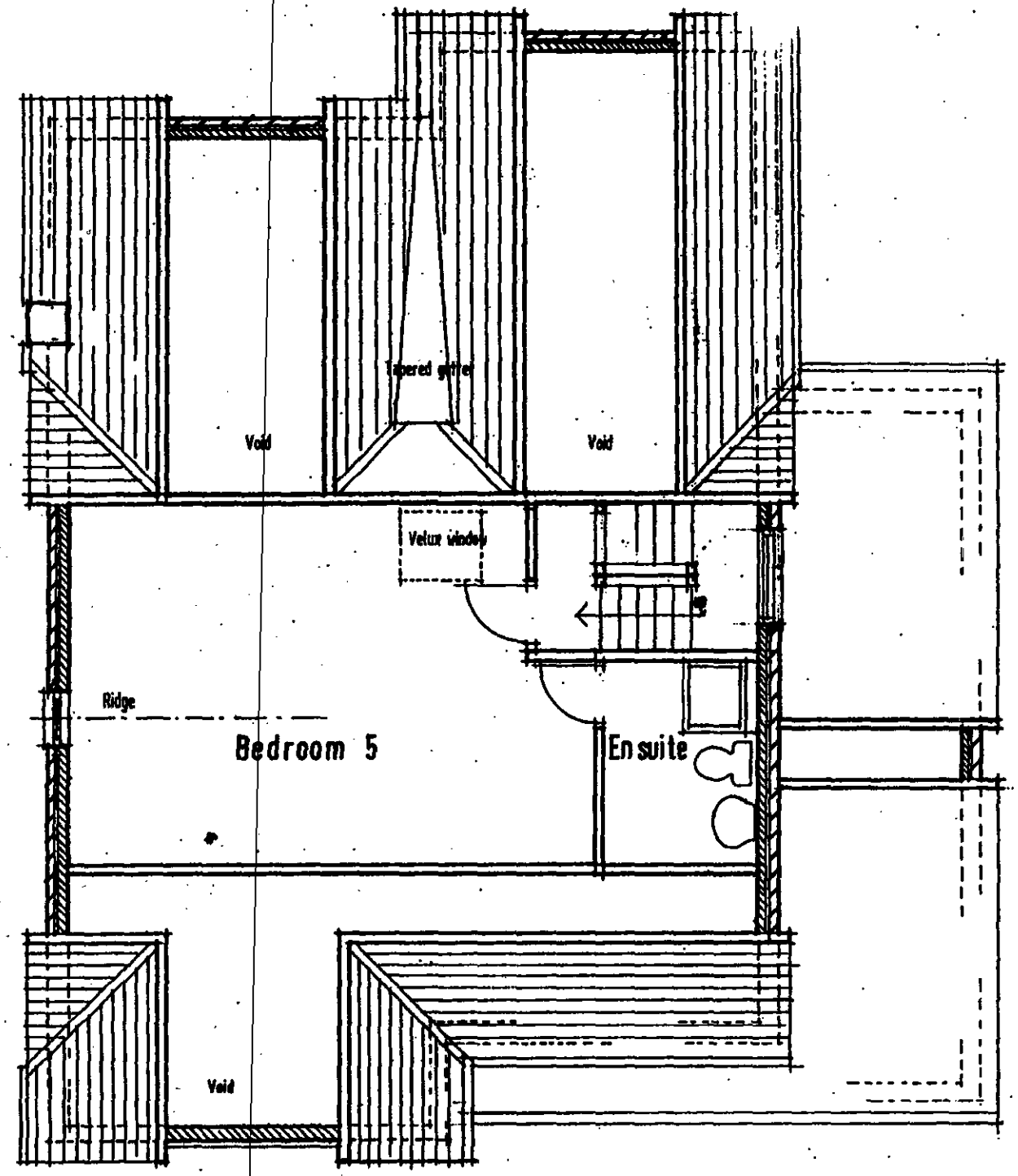
Location
194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale
1:50

Date
Aug. 00

Drawing no.
194 /W5



2288

2401

04.SEP.2000* 2298

DELEGATED

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15 AUG 2000
COPIES TO:
ACK:
FILE:

Scheme
Proposed development to erect 21 detached houses. PLOT 2

194 Reading Road Wokingham.

Client
Gilder Reynolds Partnership

Second Floor Plan

Scale: 1:50

Date: August 2000

Drawing no: 194/W2.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

The Committee considered a report on this application as set out on Agenda pages 2275 to 2289.

Mr. Morris, a local resident attended the meeting and spoke against the application.

Mr. Brench, (Applicant's Agent) attended the meeting and spoke in support of the proposal.

In discussing the application, Members raised concerns in relation to various issues, with particular regard to the proposed site layout.

RESOLVED: That Application No: 2000/2298 be deferred to enable a site visit to be undertaken.

237. APPLICATION NO: 2000/2298, DEMOLISH EXISTING DWELLING AND ERECT TWO DETACHED DWELLINGS, 194 READING ROAD WOKINGHAM, FOR GILDER REYNOLDS PARTNERSHIP

Application No	Received	Wokingham	Listed by
F/2000/2298	04/09/2000		Cllr Marinos

Applicant: **Gilder Reynolds Partnership**
Location : **194 Reading Road, Wokingham**
Proposal : **Demolish existing dwelling and erect two detached dwellings**

1. **Planning History** –
The existing dwelling had some alterations. There are previous applications relating to the demolition and redevelopment of the site.

The application is before the planning committee due to its being listed by Councillor Marinos over concerns of some of the local residents.

2. **Proposal** –
The site of the proposed development is located within the identified settlement of Wokingham and fronts a green route/green corridor. The four Oaks and Beech at the front of the site (adjacent to Reading Road) have been included within a Tree Preservation Order.
Reading Road consists of a variety of residential houses varying in size, age, style and design. The site adjacent to No.194 has been re-development with two detached dwellings (Nos. 192 and 192a), under consent 37024.

The proposed development is for the demolition of the existing detached dwelling and erection of two detached 5-bedroom dwellings, with integral double garages and handed in plan. There is laurel hedging along either side of No. 194, which is shown to be retained on the plans. The firs, fruit trees and close boarded fence along the rear boundary would be retained. Where the existing garage is removed (with lies along the boundary with No. 192a), the gap would be replaced with a 1.8m close boarded fence. There is proposed to be a 1.8m close boarded fence between the rear gardens of the two plots.

As the most recent revised site plan (194/W3/C) shows, Plot 1 would be 1.2m-1.4m from the boundary with No.192a, 11.8m from the rear boundary with 5 Windmill Close and 21.6m from Reading Road (not bay window). Plot 2 would be 1.8m from the boundary with No.196, 15.8m from the rear boundary with 6 Windmill Close and be 19.4m from Reading Road (not bay window).

No. 192a has been the subject to two recent approvals for planning applications: F/2000/1006, for a single storey side extension forming a garage (this would be along the boundary with No. 194), and F/2000/2430 for a first floor side extension above the existing garage which would be approximately 2.6m from the boundary with No. 194.

Both Nos 5 and 6 Windmill Close are 15m from the rear boundary with No. 194. No. 196 is between 3-4m from the boundary with No. 194 (it does not lie square to the plot).

In the side elevations facing No.192a (Plot 1) and No.196 (Plot 2) there would be a landing window at 2nd floor level, an en-suite window at 1st floor level and

kitchen window at ground floor level (the kitchen windows would be a further 2.6m behind the side building line of the garages). It is recommended that a condition is added to ensure the 2nd floor landing windows and all bathroom/en-suite windows are obscurely glazed. The rear elevations would have windows for the bedrooms at 1st floor level. Both Plots have a velux roof light in the roof of the rear elevation for bedroom 5. The maximum ridge height would be 7.8m, with the height of the gable ends in the front elevations being 7.5m. The ridge height of the garage would be 6.5m, with the dormer in the front elevation of the garages being at 6m height.

3. **Consultations** –

Original Scheme

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objection to planning permission being granted. Have included 4 oaks and beech tree at the front of the site under a Tree Preservation Order. If planning permission is granted, recommend that tree protection measures, construction and finish of driveway, works to be carried out on any trees, routes of existing and proposed underground services are submitted.
- ***Environmental Health*** – No objection, recommend restrictions on the hours of construction
- ***Highways*** – Recommend refusal as the number of points which vehicles enter and leave the site would be increased and would adversely affect road safety and the flow of traffic.
- ***Letters of representation*** –
  - 192a (concerned that windows in side elevations should be obscurely glazed and that the existing hedging along boundary should remain)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance)
  - 10 Blagrove Lane (concerned over increased traffic and loss of an old property, pressure on local school
  - 202 Reading Road (concerned over traffic and the loss of an old property)

194/W3/Rev A (Plot 1 set back by 1.5m, number vehicular accesses reduced to one)

- ***Wokingham Town Council*** – No objection
- ***Landscape/Trees*** – No objections, comments as previous
- ***Environmental Health*** – None received
- ***Highways*** – Requested plan showing visibility splays
- ***Letters of representation*** –
  - 192a (as previous)
  - 5 Windmill Close (Concerns over trees/hedging along rear boundary and their maintenance, concerns over Plot 1 being closer to their boundary)
  - 202 Reading Road (as previous)

194/W3/Rev B

- ***Wokingham Town Council*** – No objections
- ***Landscape/Trees*** – No objections, comments as previous

- ***Environmental Health*** – None received
- ***Highways*** – No objections subject to conditions
- ***Letters of representation*** –
  - 5 Windmill Close (as previous and request a site visit to their property)
  - 202 Reading Road (as previous)
  - 196 Reading Road (concerns over final boundary between 194/196)

194/W3/Rev C
Plan shows boundary with 194/196 agreed. A letter was received from No.196, saying that they now have no objection to the plans, as the boundary issues have been resolved.

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies: SBE1, SBE2
      Wokingham District Local Plan policies: WOS3, WBE1
   B. Impact upon the character of the area
      South East Area Local Plan policies: SBE1, SBE2, SW2, SBE9
      Wokingham District Local Plan policies: WOS3, WBE1, WBE11, WBE12
   C. Impact upon highway safety
      South East Area Local Plan policies: ST3, ST5
      Wokingham District Local Plan policies: WT6, WT7
   D. Concerns of local residents

A. Impact upon neighbouring properties
The proposed plots would be set away from all boundaries. It was requested that Plot 1 be set back by 1.5m in order to improve the relationship with No.192a. Originally it would have been 5m forward of 192a, and given the two applications at 192a, it was considered that Plot 1 would have been overbearing.

It is recommended that all bathroom windows/en-suite windows and the 2nd floor landing windows facing 192a and 196 should be obscurely glazed in order to prevent over looking, and that no additional windows are added to the elevations and roofs.

~~It is recommended that a condition is added to ensure the velux roof light in~~ the rear elevation of Plot 1 is raised to 1.8m above internal ground floor so as to prevent overlooking of 5 Windmill Close.

It is also recommended that a condition is added to ensure that all boundary hedging remains in order to safeguard the privacy of adjoining properties. The maintenance of such hedging is not a planning consideration.

It is not considered as the plans stand that there would be any adverse effect through overlooking, overshadowing nor through its being over bearing. There would therefore be no adverse effects upon neighbouring properties and no conflict with local plan policies.

B. Impact upon the character of the area

The site fronts a green route/green corridor. There are 4 oak trees and a beech tree at the front of the site. These have been included in a Tree Preservation Order and subject to being adequately protected during the construction of the development would provide of the site. The visual quality of the route would therefore not be compromised.

Reading Road benefits from a variety of styles, ages and designs of houses. The site adjacent to No. 194 (Nos.192 and 192a), has been developed with two detached dwellings. The redevelopment of No. 194 would therefore not be out of keeping with the street scene, and a number of older style properties would be retained. The relationship of the dwellings 192-196 would not be disturbed. No.196 would be forward of Plots 1 and 2, whilst Plots 1 and 2 would be forward of 192a.

It is therefore considered that the proposed development would have no adverse effects upon the character of the area, nor conflict with local plan policies.

C. Impact upon highway safety

The original site layout showed there to be two accesses to the site (one per plot), which the Highways department objected to. 194/W3 rev A, showed one access removed, and the existing access remaining. The applicants then decided that they wanted the access made central to the plots (194/W3 rev B). The Highways comments/recommended conditions are based on this site layout revision. 194/w394/W3 rev C is essentially the same as 194/W3 rev B, except the boundary with 194/196 has been clarified and the parking and garaging has remained the same. Subject to the recommended conditions being complied with, the Highways department have no objection to the application. There would therefore be no adverse effects to highway safety and no conflict with local plan policies.

D. Concerns of Local Residents

The concerns of the local have been noted in terms of overlooking, hedging, boundary treatment and the loss of an old property. With regards to potential traffic problems, the Highways departments have no objection to the application (subject to conditions).

5. **Conclusion** –

The proposed development is not considered to have any adverse effects upon highway safety, the street scene nor neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 194/W3/C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in any elevation nor roofs of the two dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. All bathroom, en-suite windows in the elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

14. The second floor landing windows in the side elevations facing 192a and 196 Reading Road shall not at any time be glazed other than with obscured glass. They shall permanently so retained thereafter.

15. Prior to the commencement of the development hereby approved, a drawing shall be submitted to and approved by the Local Planning Authority showing the velux roof light in the rear elevation of Plot 1 raised to 1.8m above the second floor internal floor level.

16. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

19. Prior to the commence of the development hereby approved, and the demolition of the existing dwelling, details of tree protection measures, to include details of where site huts, materials and machinery will be places, construction and finish of

the driveway, routes of existing and proposed underground services and any work proposed to be carried out on trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority.

20. All hedging along the boundaries with 192a, 196 and Windmill Close shall be retained and shall not be removed without the prior consent of the Local Planning Authority.

REASONS

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

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

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

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

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

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

7, 8, 9 & 10 In the interests of highway safety and convenience

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

12, 13, 14 & 15 To safeguard the residential amenities of the occupiers of neighbouring properties.

16. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

17. & 18 In the interests of visual amenity.

19. In the interests of the health and future amenity value of the trees on site.

20. The existing hedges represent an important feature within the site and in the interests of the residential amenities of the occupiers of neighbouring properties.

Informatives

1. This permission relates to the application as amended with revised location plan and site layout: (drawing number 194/W3, rev C) submitted to the Local Planing Authority on 6 January 2001 showing Plot one repositioned, one vehicular access made central to the plots, visibility spays and boundary with Nos. 194 and 196

Reading Road clarified and does not approve the location and site plan as originally submitted.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE9, SW2, ST3, ST5
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE11, WBE12, WT6, WT7

4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Natalie Brown

Location of Planning Application



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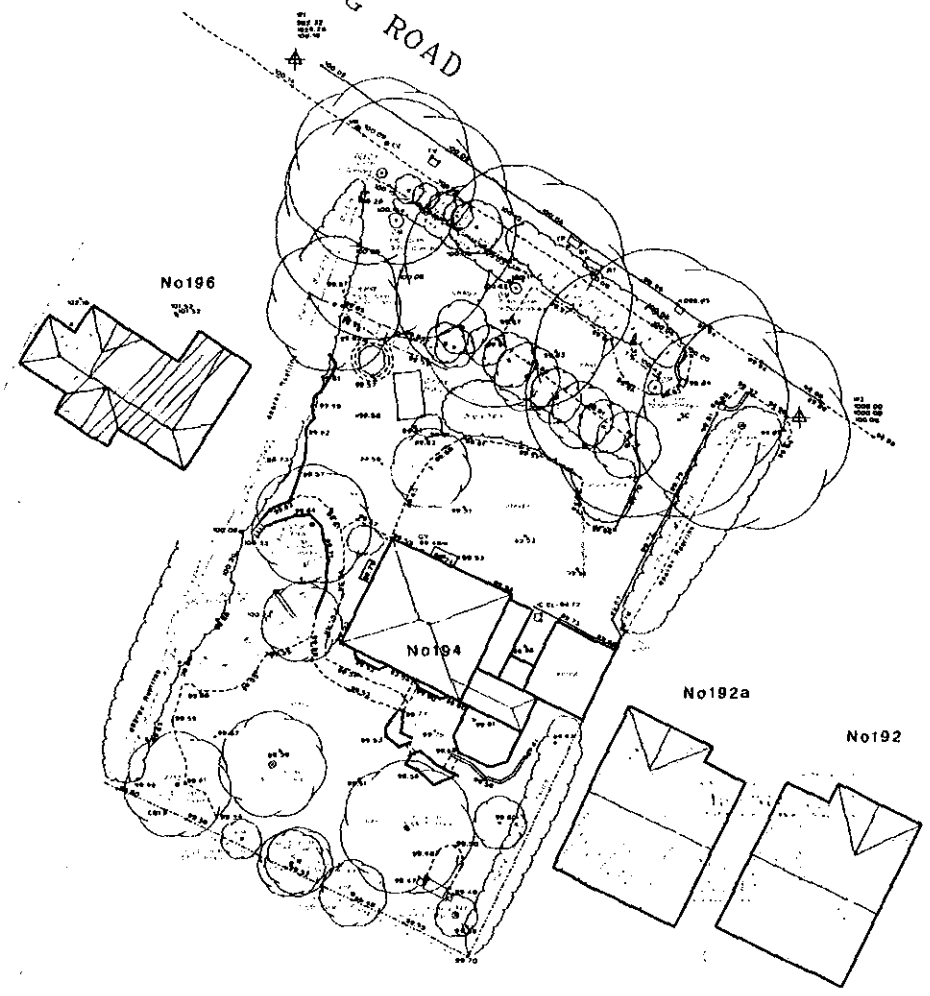
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 1250

N
W E
S

2283



NOTE: LEVELS AND GRID ARE LOCAL

Brunel Surveys Ltd.

GILDER REYNOLDS
PARTNERSHIP
WHEATLANDS
LINES ROAD
HURST
WOKINGHAM

Topographical Survey
194 Reading Road
Wokingham

Scale 1 to 200

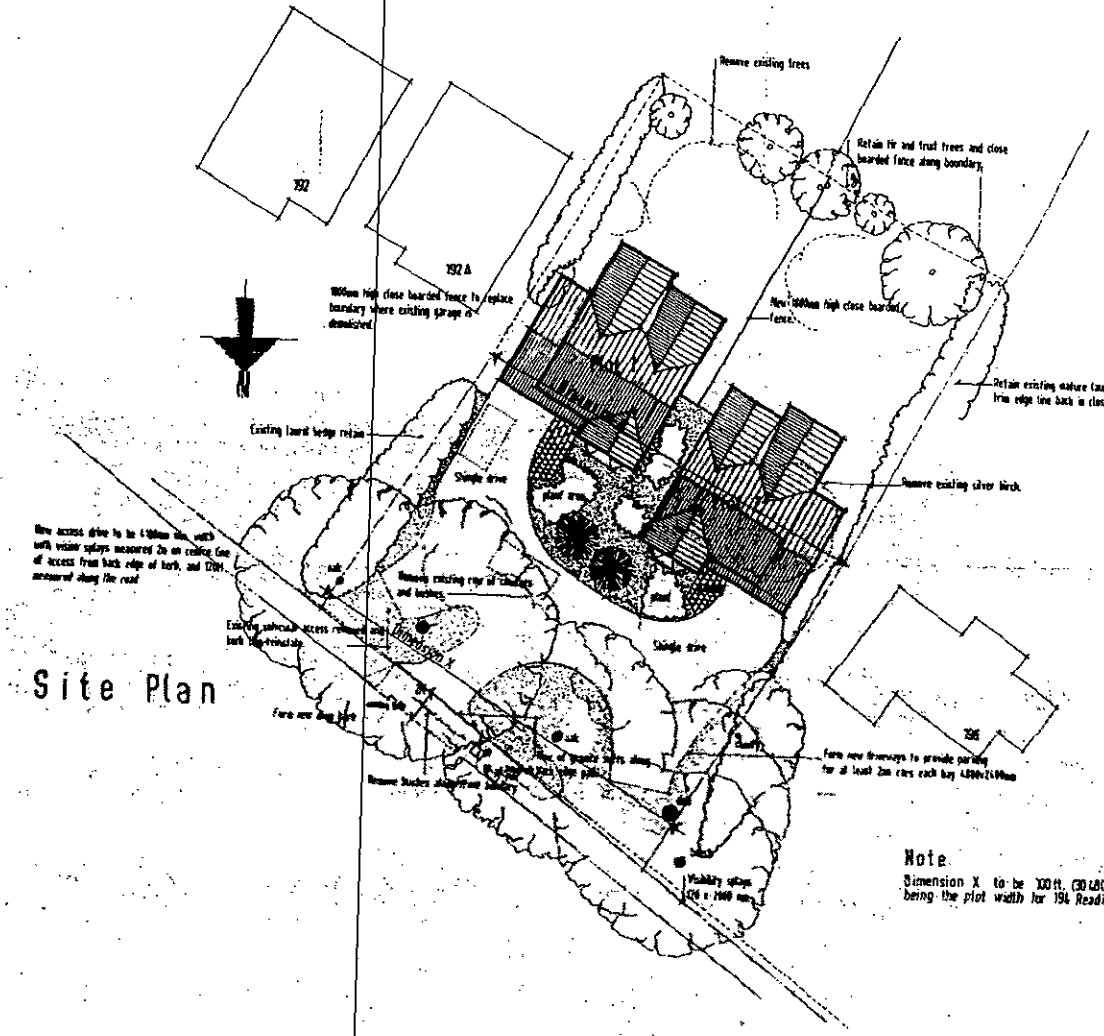
Date JULY 2000 Surveyed by PJA/JA

Drg No. 2174/200/01

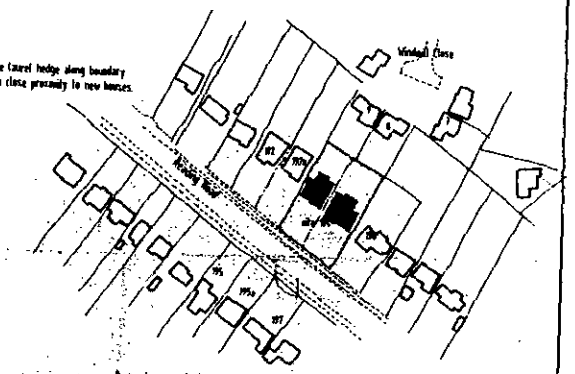
2284

DELEGATED

04.SEP.2000 2298



Site Plan



Location Plan

Note

Dimension X to be 100ft. (30.480) being the plot width for 196 Reading Rd.

REVISIONS

A	Plot 1 repositioned and remove second vehicular access	23 Oct. 2000
B	Form new central access driveway, remove existing	28 Nov. 2000
C	Amend boundary line between 194 and 196 Reading Rd.	5 Jan. 2001

REVISED PLAN

Scheme 2298

Proposed development to erect 2no. detached houses.

Location

194 Reading Road
Wokingham.

Client

Gilder Reynolds Partnership

Scale 1-200 1-1250

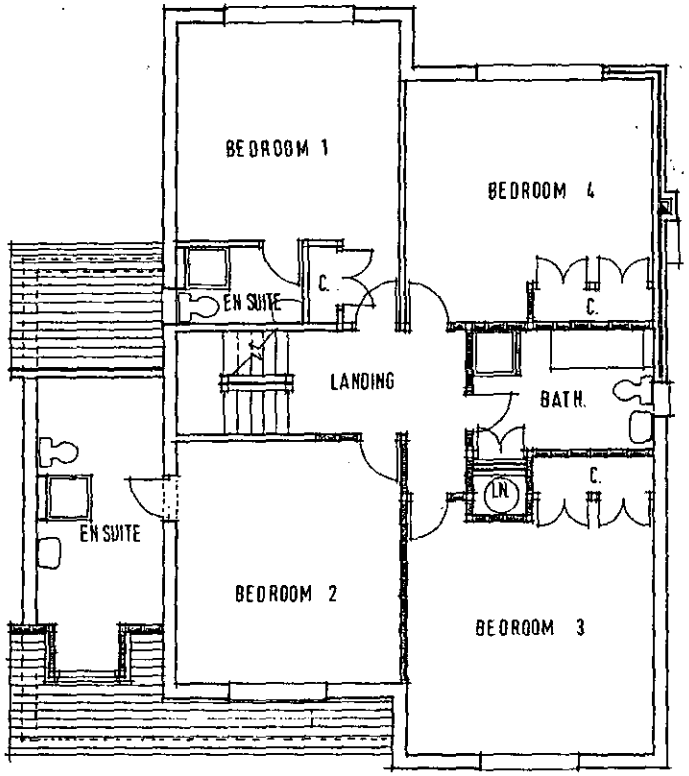
Date August 2000

Drawing no. 194 / W3 Rev C

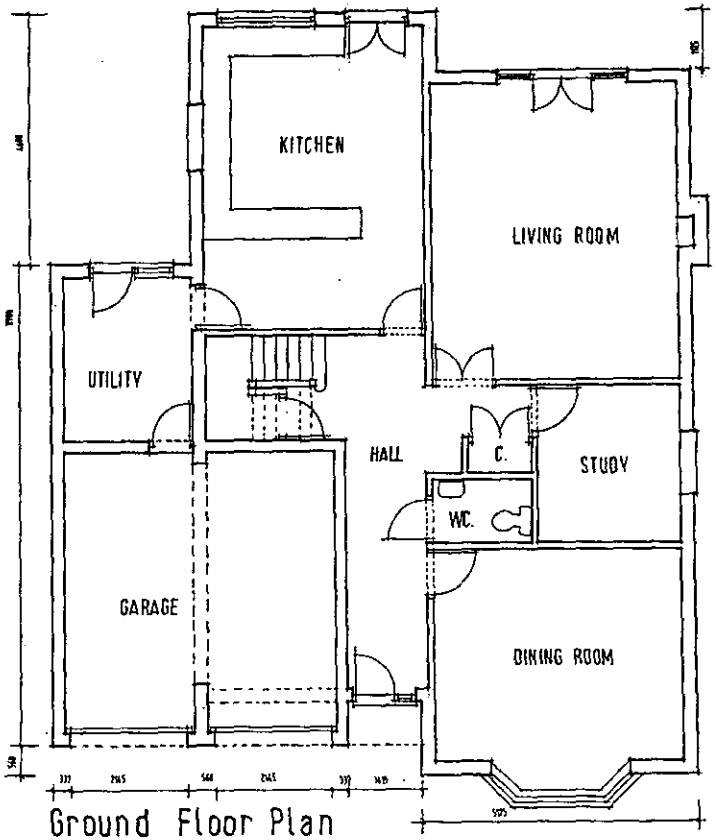
2285



Side Elevation | Rear Elevation | Side Elevation | Front Elevation



First Floor Plan



Ground Floor Plan

9822

DELEGATED

14.SEP.2000 2298

Scheme
Proposed development to erect 2no houses, plot no. 1

Location
194, Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:100 1:50	Aug.00	194 / W4

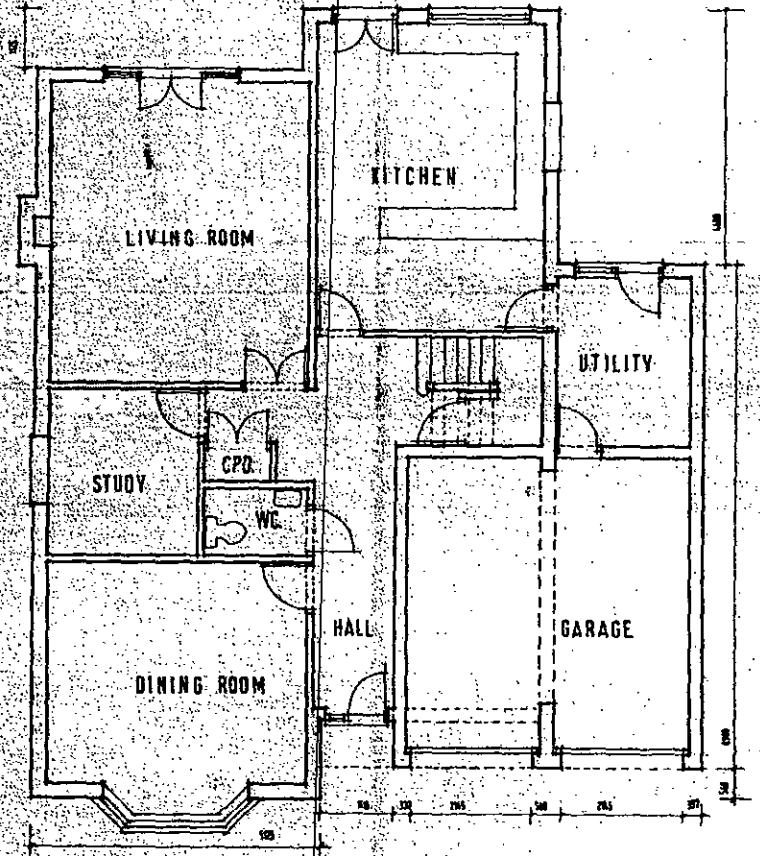


Front Elevation

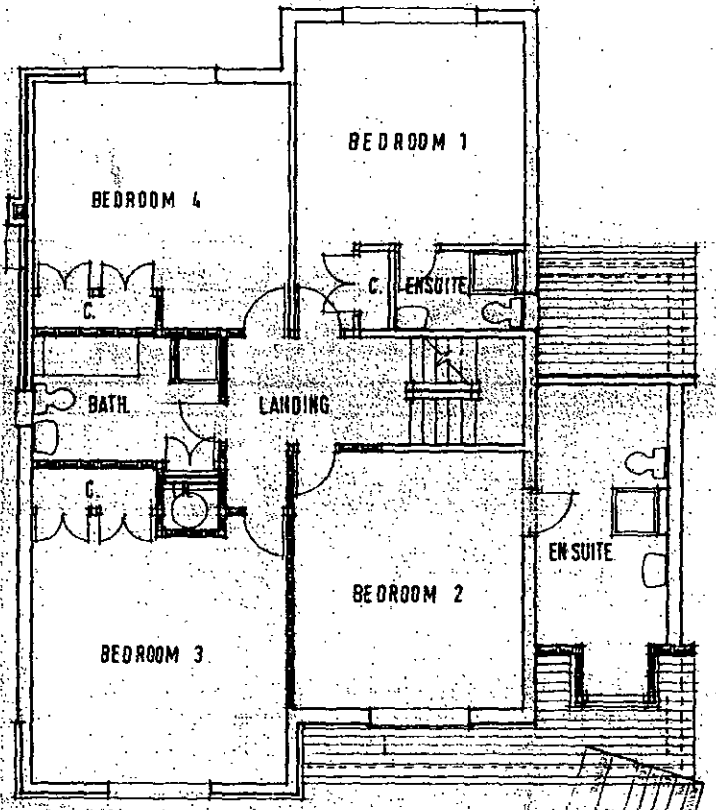
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

1822

DELEGATED

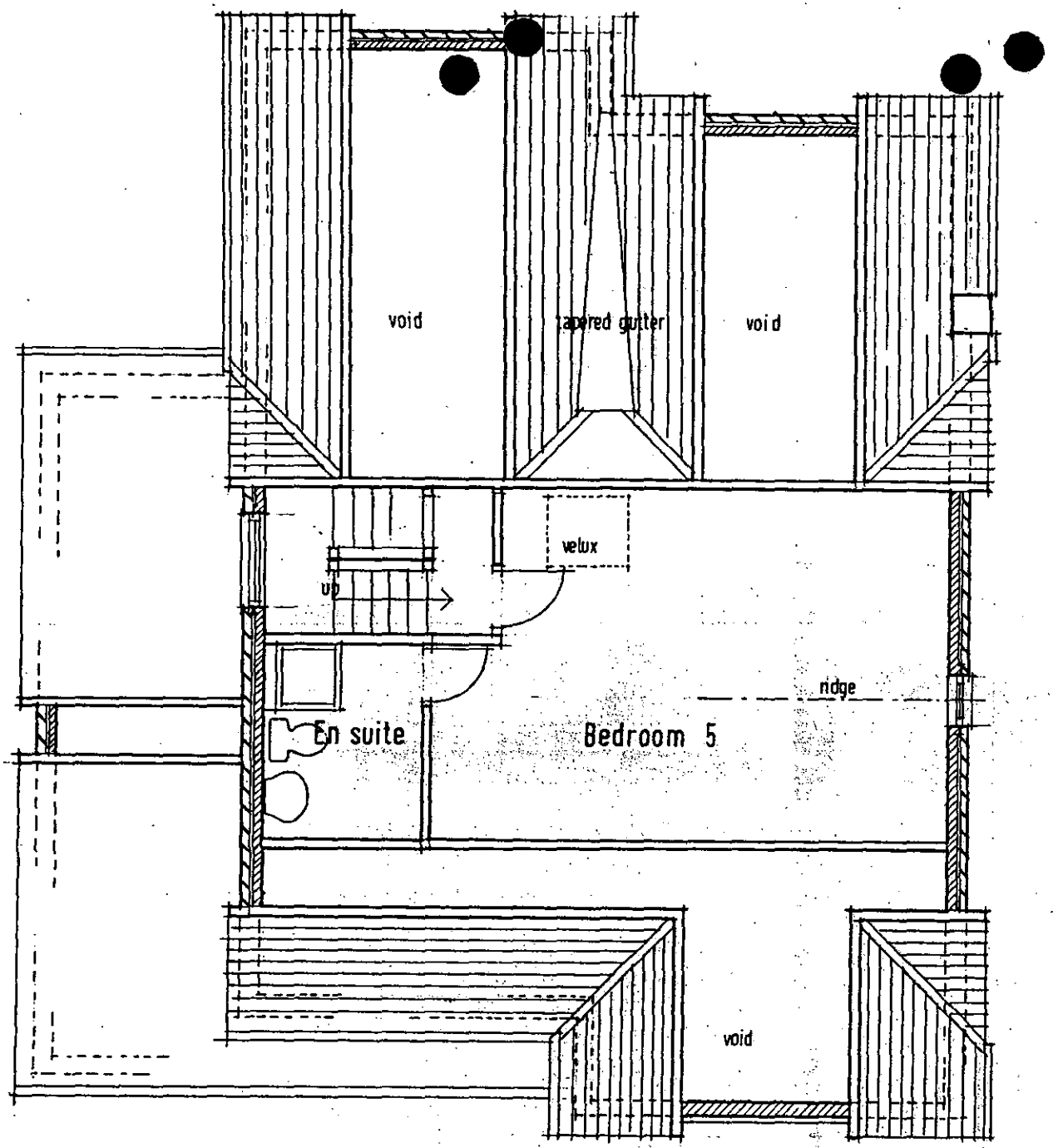
04.SEP.2000 2298

Scheme
Proposed development to erect 2no. detached houses. Plot 2.

Location
194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drwg. no.
1:50 1:100	August 2000	194/W1



Second Floor Plan

DELEGATED

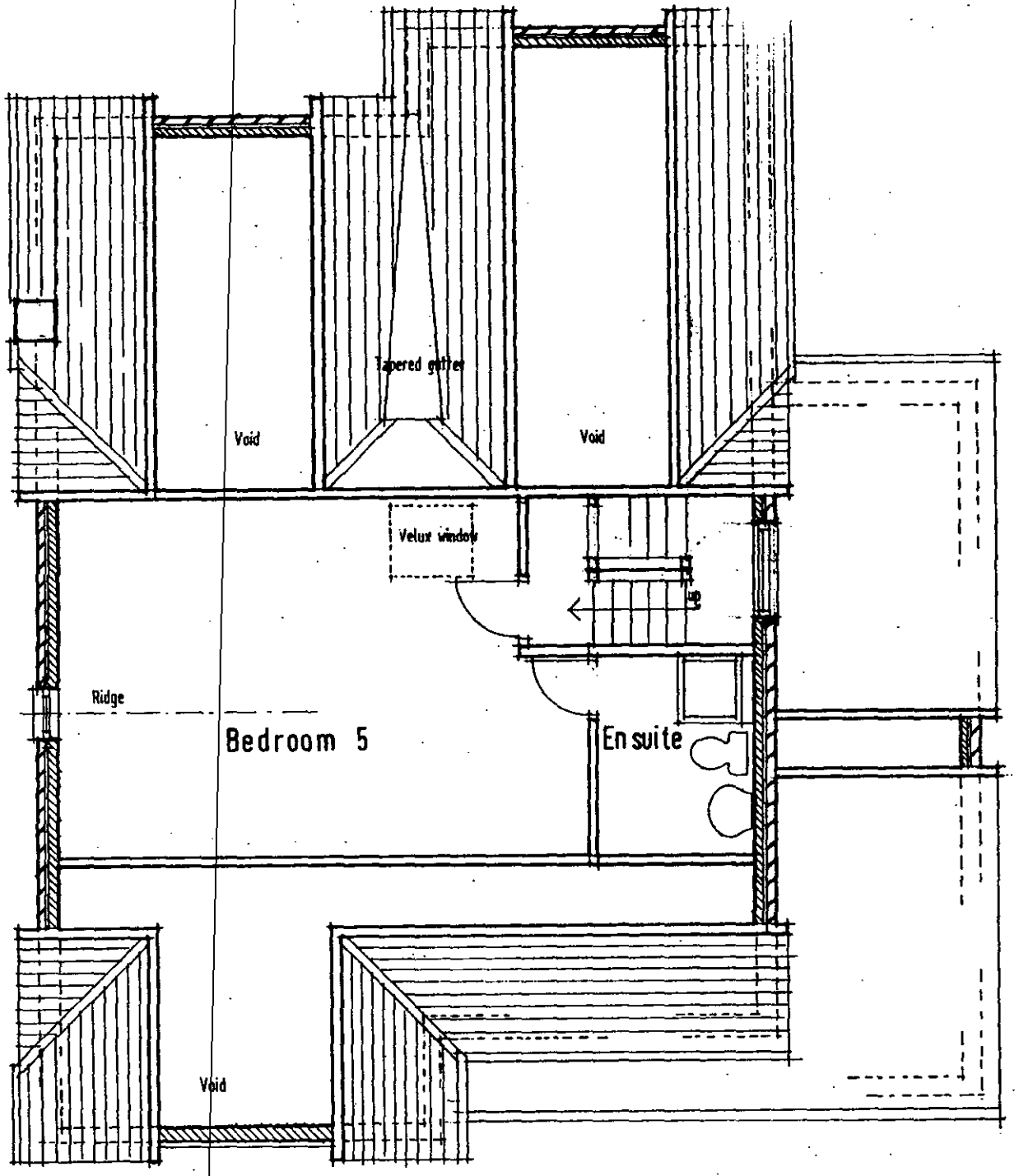
Scheme
Proposed development to erect 2no. houses, plot 1

Location
194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale 1:50 | Date Aug. 00 | Drawing no. 194 / W5

22938



Second Floor Plan

2289

04.SEP.2000* 2298

DELEGATED

PLANNING
POL
DC
APP
CS
15 AUG 2000
COPIES TO:
ACK:
FILE:

Scheme
Proposed development to erect 2 detached houses. PLOT 2

194 Reading Road Wokingham.

Client
Gilder Reynolds Partnership

Scale: 1-50

Date: August 2000

Drawing no. 194 / W2.

Date: 18 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown

194/W3 Rev C.

The new plans show the following: Amendment to boundary line between 194 & 196 Reading Road. Drawing no 194/W3 Rev C.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Includes consultation responses + letter of representation

194/W3 Rev C

(RING ONE)

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

App No. 1/2000/2298(Planaps) / (Ludhouse) Date Rec. 6 JAN 2001

Location: 194 Reading Road.

Parish WOKINGHAM

Applicant:

Description of attached plans Amendment to boundary line between 194 + 196 Reading Road.

Drawing No's: 194/W3 REV C

CONSULTEES

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

FOR INFO ONLY

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

can you please ~~send a copy~~ do one also for 196 Reading Road & give back to me so I can send it off with a copy of plan

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

NEIGHBOURS:

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 NAB

Consultations Sent by Admin. on 18.01.PS

Yellow - Part One Copy
Green - Officer's Copy

EVEREST

196 READING ROAD

WOKINGHAM BERKS

RG41 1LH.

13/1/01.

Your Ref: APPLICATION NUMBER F/2000/2298

194 READING ROAD

DRAWING 194/03 REV C

PLANNING SERVICES
POL
DOC
APP NB
CS 38655
15 JAN 2001
COPIES TO:
FILE

Dear Ms Brown,

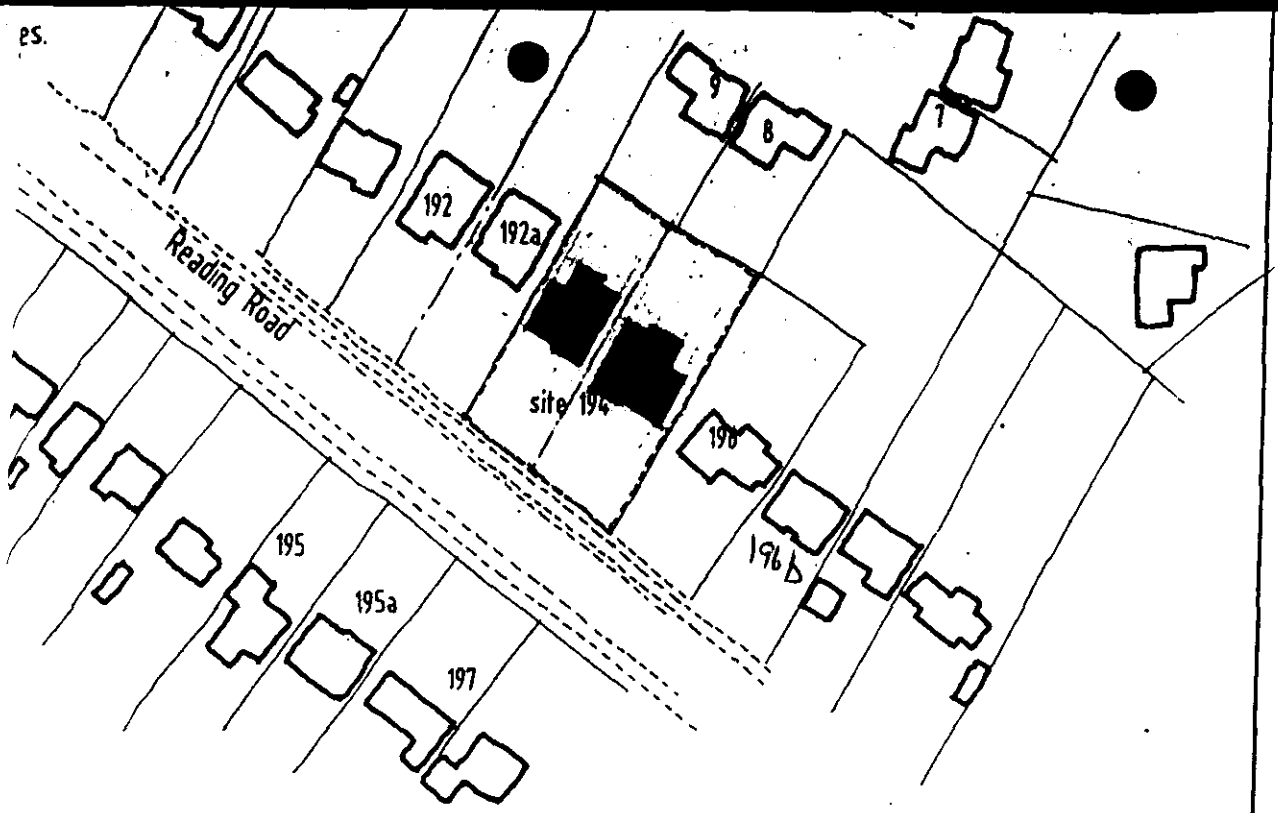
I was advised that approval of the above referred planning application was subject to the final boundary line between 194 and 196 (which is jointly owned by my wife and myself) being determined and agreed. I have had a discussion with the new owner/developer of number 194 and we have agreed a boundary which is as shown on the attached revised plan 194/03 REV C. As indicated on the face of the plan the front width of 194 is set as "A" dimension X" to be 100 ft. This extends from the oak tree which acts as a boundary marker between 192 and 194 to the far side of the oak adjacent to 196. The boundary between 194 and 196 is then set as a line from this point to a point 30 inches from the front of the garage of 196 then in a straight line to the rear of the properties. The width of 194 at the rear is again 100ft with the line between 194 and 196 continuing along the line

of the boundary between 1963 and the properties behind 194.

I understand that the boundary line to the front of the properties will be fenced, partly close boarded and part open and can confirm that I have no objection to this being done.

Yours sincerely

M. Smith.



Location Plan

REVISIONS

A	Plot 1 repositioned and remove second vehicular access.	23 Oct. 2000
B	Form new central access driveway, remove existing.	10 Nov. 2000
C	Amend boundary line between 194 and 196 Reading Rd.	5 Jan. 2001

Scheme

Proposed development to erect 2no. detached houses.

Location

194 Reading Road Wokingham.

Revised Plan Received 11/1/2001

Client

Gilder Reynolds Partnership

Scale

1·200 1·1250

Date

August 2000

Drawing no.

194 / W3 Rev C

Your Ref F/2000/2298
Drawing No 194/W3 REV C

PLANNING SERVICES	HPT
POL	TLS
DD	ENF
APP	
CS OBS	NB
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

EVEREST
196 READING ROAD
WOKINGHAM
BERKS RG41 1LH
23/1/01.

Dear Ms Brown

I received a letter and a copy of the above referenced plan from John Mitchell Development Control Manager.

As previously advised in my letter of 13/1/01 the plan which he enclosed with above ref. is as agreed with Mr Reynolds. The plan is identical to the one I sent on 13/1/01 and I have no objection to the revisions.

Yours sincerely
M Smith

PLANNING SERVICES	APP 38986
POL	TLS
DC NS	ENF
APP	
CS	
23 JAN 2001	
COPIES TO:	ACK:
	FILE:

21 Naseby Rise
Newbury
Berks. RG14 2SF

21st January 2001

Wokingham District Council
Shute End
Wokingham
Berks.

Attention Miss N. Brown Planning Dept.

Re 194 Reading Road Wokingham.

Dear Sirs

I understand you are now hoping to present the above application at the 7th February committee meeting. As you know there have been a number of objections and concerns, which have arisen over recent months, although I believe we have dealt with many of these. We have adapted and amended our scheme upon each occasion that you have requested us to do so.

I should now like to take this opportunity to outline the issues, which have arisen in an effort to clarify our position and to ensure there is no misunderstanding. I would respectfully ask that this letter be submitted to the committee in support of our application. I shall not repeat the objections or comments of each party as these are well documented, although I would comment as follows,

Mr. & Mrs. Morris 5 Windmill Close
This objector originally only expressed concerns as to the height of the existing Leylandii trees between their property and the proposed development. It was only a subsequent amendment to move the house position on plot no. 1 back 1.5M that encouraged further objection from Mr. & Mrs. Morris. The applicant has met with the objector and has agreed to reduce the height of the trees to a level, which I understand to be acceptable to Mr. & Mrs. Morris.

The prime concern of Mr. & Mrs. Morris in terms of objecting to the revised house position is one of potential overlooking. I do not consider this to be a significant issue; although we intend to provide living space within the roof void the actual chances of views to the rear of the house are negligible. To further alleviate any such remote possibility my client is prepared to ensure that the proposed Velux window is raised to a level of 1.8M above floor finish, to prevent visual intrusion.

There clearly can be no real concerns of overlooking; in fact the rear gardens exceed the length one would normally expect to see in such developments.

Mr.& Mrs. Higson 202 Reading Road
This objector has no real sustainable case to present and the scheme has no immediate impact whatsoever upon their own property. The loss of 194 Reading Road is immaterial, as the proposed development provides for the replacement with two substantial residential units. It is entirely consistent with the Berkeley Homes development, which was approved and completed when the adjacent 192 Reading Road was demolished.

Mr. & Mrs. Heyworth 10 Blagrove Lane
This is similar in context to the latter objector; again there are no sustainable Planning issues to consider. The retention of 194 Reading Road in our opinion is not necessary, it is an older style house

with little architectural value. Further its design is such that it will only appeal to a limited number of purchasers.

The proposed development is consistent with good design and detailing, adding value to the area. Further it satisfies the objectives of PPG 3 in that it releases land for development within the Town envelope, which ultimately reduces the burden development potentially places on the defined Green Belt.

Mr. Griffiths 192 Reading Road
The letter received from this neighbour is not in the form of an objection. The applicant is quite agreeable to retaining the Laurel hedge wherever possible, and to obscure glaze the windows on the side elevation.

Mr. Smith 196 Reading Road
This neighbour has also declined to make a formal objection. The letter received merely expresses concerns over legal boundary's. The applicant has met with Mr. Smith and agreed the rightful boundary line. This has been illustrated on revised application drawings, copies of which were distributed to both your Authority and to Mr. Smith. I am satisfied therefore that we have discharged this neighbours concerns; indeed I believe he has written to you confirming agreement.

I believe our proposals are in line with what the site requires and has an empathy with the character of the surrounding area. The proposed development will be carried out to a very high standard, paying particular attention to the choice of external materials.

It is our opinion that the scheme now satisfies all of the deign issues which have arisen and therefore ask that you consider our application favourably.

Yours faithfully

C.Brench

Applicationo	Name & Address
F/2000/2298	M Griffith 192a Reading Road Wokingham RG41 1LH
F/2000/2298	S & H Morris The Anchorage 5 Windmill Close Wokingham RG41 3XQ
F/2000/2298	Mr & Mrs A Heyworth 10 Blagrove Lane Wokingham RG41 4BA
F/2000/2298	Mr & Mrs R Higson 202 Reading Road Wokingham RG41 1LH
F/2000/2298	Susan & Hugh Morris The Anchorage 5 Windmill Close Wokingham RG41 3 XQ
F/2000/2298	M M Smith Everest 196 Reading road Wokingham Rg41 1lH

Date: 22 November 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown 194/W3 Rev B.

The new plans show the following: Repositioning of single driveway access and 120mm x 2000mm visibility splay added. Drawing no 194/W3 Rev B.

Comments are required by 02/12/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/2298 (Planaps) / (Ludhouse) Date Rec. 14 NOV 2000

Location: 194 Reading Road

Parish WOKINGHAM.

Applicant:

Description of attached plans repositioning of single driveway access + 120mm x 2000mm visibility spray added.

Drawing No's: 194/W3 Rev B

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:

		Drawing No's	
1.	NK (Landscape & Trees)	(N.E)	✓
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: As previous.

Date for Responses 10 DAYS.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 22.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

F/2000/2298

21 Naseby Rise
Newbury
Berks. RG14 2SF

PLANNING SERVICES	HPT 36507
POL	TLS
C rdb	ENF
APP	
CS	
14 NOV 2000	
COPIES TO:	ACK:
	FILE:

11th November 2000

Wokingham District Council
Shute End
Wokingham.

Attention Miss N. Brown Planning Dept.

Re 194 Reading Road Wokingham

Dear Sirs

Further to our telephone conversation I now enclose revised layout drawings, indicating the repositioning of the single access and the information requested by the Highways Engineer.

I trust this will meet with your favoured agreement.

Yours faithfully

C.Brench

REVISED PLAN

2298 1

Date: 22 November 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown

The new plans show the following: Repositioning of single driveway access and 120mm x 2000mm visibility splay added. Drawing no 194/W3 Rev B.

Comments are required by 02/12/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

See attached memo for conditions.

Adam Coggins. 30/11/00.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2000/2298

YOUR REF: F/2000/2298

TO: Natalie Brown, Planning

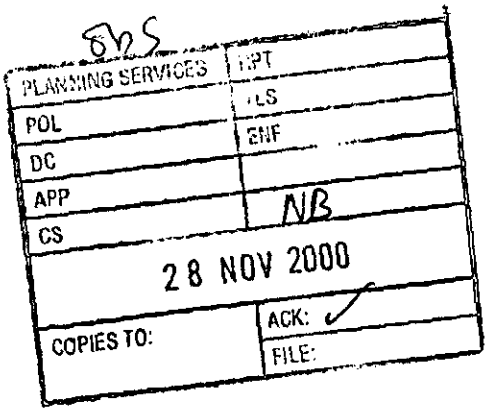
DATE: 30 Nov 2000

PLANNING APPLICATION F/2000/2298
PROPOSED ERECTION OF TWO DWELLINGS AND DEMOLITION OF EXISTING DWELLING
194 READING ROAD, WOKINGHAM

CONDITIONAL APPROVAL

C049, R049
C122, R122
C126 (INSERT: 194/W3/B), R126
C128, R218
C135, R135
C137, R137
C140 (INSERT: 5 metres), R140

Signed: Adam Coggins



202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Natalie Brown
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

24th November 2000

Dear Ms Brown,

Re: ***APPLICATION No: F/2000/2298 194 Reading Road, Wokingham***

Further to your recent correspondence regarding the above dated 22nd November, we are writing to say that we have taken the opportunity to view the plans, and despite the adjustments, our objections remain.

We object to a building of character, along with numerous established trees being destroyed. It matters nothing that the now single driveway has been repositioned and the visibility splay added.

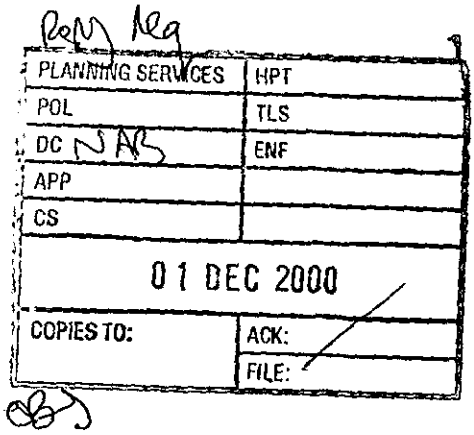
We would like to receive from the council their comments about our concerns regarding the destruction of more of Wokingham's character family homes.

Once again we would appreciate being informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Ralph & Elaine Higson

cc Tina Marinos



Everest,
196 Reading Road,
Wokingham,
Berkshire
RG41 1IH.

30th November 2000

Your ref: Natalie Brown / F2000/2298

Ms. N. Brown,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End, Wokingham,
Berkshire
RG40 1WR.

Dear Ms. Brown,

Re: Site 194 Reading Road

I visited the Shute End office on Tuesday 28th November to inspect the revised planning application relating to 194 Reading Road. In a discussion with your colleague, Ms Connor, I advised that I had neither been served with notice nor contacted regarding agreement of the final boundary line between 194 and 196. It clearly states on the draft plan that this should be done and the declaration by the agent for 194 implies that his client has full title to all of the land bounded by the lines on the plan.

I realise that settlement of the boundary is not a planning issue and that a wrongful declaration may require resubmission of the plan.

I would point out that the boundary line set out in the plan has used some artistic license and does not correspond with the legal document and drawings which set out the boundary agreement between the then owners in 1973. The boundary is defined as a straight line and the width of the property at 194 is set at 100 feet. The plans submitted to you indicate a deviation from the straight line (and the 100 ft width) to the front of the proposed development. Furthermore, the most recent revision shows a 'visibility splay' extending beyond the boundary.

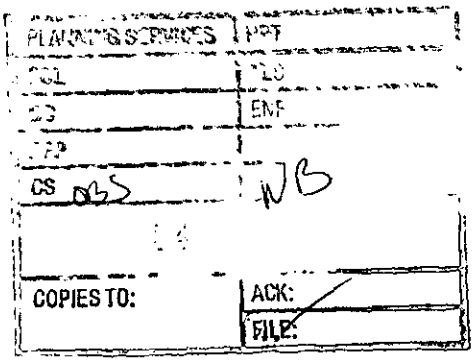
I do not fully understand what the physical impact of a visibility splay would be and therefore would have to object to any encroachment beyond the defined (agreed) boundary.

The need for this splay was not evident in the previous plan.

I understand that you will contact the applicant's agent and advise them that the application is defective.

Yours sincerely,

M. M. Smith



c.c. John Mitchell
c.c. Michael Thorpe

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

30/11/00

Natalie Brown
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

Dear Miss Brown

Re.- Application No.F/2000/2298 194 Reading Rd

We have received notification of revised plans re the above application and duely inspected them at the Council offices on 29th November. On previous visits we did not see the actual layout of the proposed houses on the plot only two squares.

This time we were shocked to see that they were originally (that is prior to being moved back 1.5 metres) further back on the plot than the rear of the existing house. Joss Miller , a Planning Officer measured the plan and said that the rear of the house proposed to be erected directly behind our property was almost 12 metres from the boundary. Plot 2 , the adjacent proposed dwelling is 16 metres from the same boundary fence of my neighbour.

We request that a council representative from the Planning Department should visit our property ,at a mutually convenient date and time, to view the impact that the proposed development will have on us.

The houses to be erected are two storey houses but which also have bedrooms and bathrooms in the roof space . These all have windows over looking our property. **In our opinion 12 metres from the boundary fence is not acceptable for the erection of a house with windows so high .**

The plot has a considerable depth and there would appear to be every reason for this proposed house to be as far forward on this site as possible .However, we now see that the house was moved back at your request.To quote the land agent for the developer, Mr Brench's letter of 24/10/00 to N Brown.

' **Plot 1 set back in accordance with your requirements to limit the effect on the adjacent property'.** Namely 192a Reading Road.

We feel the effect it will have on us is of greater magnitude than the light issue on a bedroom which as yet does not exist (and permission for which was applied for after the application to develop 194 Reading Road had been submitted.)

Please take the time to reconcider this application taking into account our concerns including a meeting before any further action is allowed to commence.

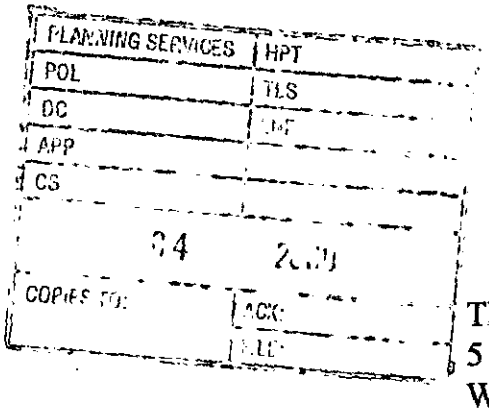
Yours faithfully

H Morris

S. Morris

Susan and Hugh Morris

By Hand 1/12/00



c.c. John Mitchell
c.c. Michael Thorpe

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

30/11/00

Natalie Brown
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

Dear Miss Brown

Re.- Application No.F/2000/2298 194 Reading Rd

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This time we were shocked to see that they were originally (that is prior to being moved back 1.5 metres) further back on the plot than the rear of the existing house. Joss Miller , a Planning Officer measured the plan and said that the rear of the house proposed to be erected directly behind our property was almost 12 metres from the boundary. Plot 2 , the adjacent proposed dwelling is 16 metres from the same boundary fence of my neighbour.

We request that a council representative from the Planning Department should visit our property ,at a mutually convenient date and time, to view the impact that the proposed development will have on us.

The houses to be erected are two storey houses but which also have bedrooms and bathrooms in the roof space . These all have windows over looking our property. **In our opinion 12 metres from the boundary fence is not acceptable for the erection of a house with windows so high .**

The plot has a considerable depth and there would appear to be every reason for this proposed house to be as far forward on this site as possible .However, we now see that the house was moved back at your request.To quote the land agent for the developer, Mr Brench's letter of 24/10/00 to N Brown.

' Plot 1 set back in accordance with your requirements to limit the effect on the adjacent property'. Namely 192a Reading Road.

We feel the effect it will have on us is of greater magnitude than the light issue on a bedroom which as yet does not exist (and permission for which was applied for after the application to develop 194 Reading Road had been submitted.)

Please take the time to reconcider this application taking into account our concerns including a meeting before any further action is allowed to commence.

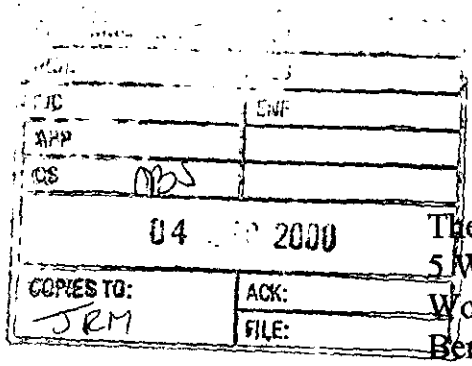
Yours faithfully

H Morris

S. Morris

Susan and Hugh Morris

By Hand 1/12/00



c.c: John Mitchell
c.c. Michael Thorpe

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

30/11/00

Natalie Brown
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

Dear Miss Brown

Re.- Application No.F/2000/2298 194 Reading Rd

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This time we were shocked to see that they were originally (that is prior to being moved back 1.5 metres) further back on the plot than the rear of the existing house. Joss Miller , a Planning Officer measured the plan and said that the rear of the house proposed to be erected directly behind our property was almost 12 metres from the boundary. Plot 2 , the adjacent proposed dwelling is 16 metres from the same boundary fence of my neighbour.

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Yours faithfully

H Morris

S. Morris

Susan and Hugh Morris

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 4 December 2000
My ref: NB/F/2000/2298

Mr and Mrs Morris
5 Windmill Close
Wokingham
Berks
RG41 3XQ

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

Dear Mr and Mrs Morris,

APPLICATION: F/2000/2298
SITE: 194 READING ROAD, WOKINGHAM

I refer to your letter received on the 4 December 2000 with reference to the above.

My usual site visit day is on Mondays. If you call me on the number above (I will be out of the office this Thursday), I would be happy to arrange a time to visit your property with regard to the above application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

NAB

Natalie Brown
(Case Officer)

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 5th December 2000

Location: 194 Reading Road, Wokingham.

Proposal: Erection of two dwellings and demolition of existing dwelling.

Application Number: F/2000/2298

In response to your consultation dated 22nd November 2000 for the above application, the arboricultural comments are as follows:

I have no objection to the revisions.

Please see my previous comments regarding conditions.

Neil Etherington
Senior Arboriculturist

Date: 22 November 2000 23 NOV 2000

To: Neil Etherington, Trees

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown

The new plans show the following: Repositioning of single driveway access and 120mm x 2000mm visibility splay added. Drawing no 194/W3 Rev B.

Comments are required by 02/12/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 12/12/00

Number of pages including cover sheet: 2

To:
COLIN BRENCH

Phone: 01635 523865
Fax phone: 01635 523865
CC:

From:
NATALIE BROWN

Phone: 0118 974 6492
Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Letter of objection from 196 Reading Rd
Re: F/2000/2298 - 194 Reading Rd.

* * * COMMUNICATION RESULT REPORT (12.DEC.2000 14:43) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
472	MEMORY TX		901635523865	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/2298

Proposal: Proposed erection of two dwellings and demolition of existing dwelling

Site Address: 194 Reading Road, Wokingham

Applicant: Gilder Reynolds Partnership C/O Mr C Brench

Your observations are required in respect of this application by **02/12/2000**

No objection to new plans showing repositioning of single driveway access and visibility splay – drawing no 194/W3 Rev B.

SIGNED: _____ **DATE:** 07/12/2000

CLERK TO Wokingham Town Council

Date: 26 October 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown 194/W3 REV A.

The new plans show the following: Plot 1 has been set back further by 1.5m. Vehicle access changed from 2 to 1 (existing access re-used). Drawing no 194/W3 Revision A.

Comments are required by 05/11/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

includes copies of representation + consultation responses for this revision (194/W3 rev)

1970

(RING ONE)

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

App No. F/2000/2298 (Planaps) / (Ludhouse) Date Rec. 25.10.2000

Location: 194 Reading Road

Parish Wokingham

Applicant: Gilder Reynolds Partnership

Description of attached plans Plot 1 was been set back further by 1.5m
Vehicle access changed from 2 to 1 (existing access re-used)

Drawing No's: 194/W3 Revision A

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: Env Health. ✓
WDC Town Council ✓

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: 192, 192A, 194, 195, 195A, 196, 196A, 197, 199, 202 Reading Road ✓
5+6 Windmill Close ✓
10 Blagrove Lane

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER N.A.B

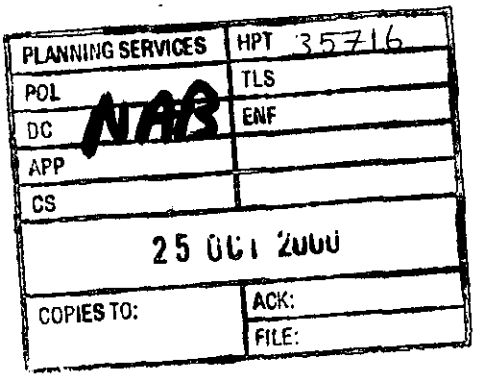
Consultations Sent by Admin. on 26.10.PS

Yellow - Part One Copy
Green - Officer's Copy

Byhand 24/10/00

21 Naseby Rise
Newbury
Berks. RG14 2SF

24th October 2000
Wokingham District Council
Shute End
Wokingham.



Attention Miss N. Brown Planning Dept.

Re 194 Reading Road Wokingham

Dear Sirs

Further to our telephone conversation I now enclose revised drawings to reflect the revisions you suggested.

I have amended the site plans as follows;

> Both properties are to be served by the existing vehicular access, the second access has been deleted from our application.
>
> Plot 1 has been set further back in accordance with your requirements, to limit any effect on the adjoining property.

I trust you will now be able to promote this application for approval, although if any further queries arise please do not hesitate to contact the writer. I am away on leave until the 7th November but would be pleased to discuss any issues upon my return.

Yours faithfully

C.Brench

2298 1

REVISED PLAN

Date: 26 October 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2298

Location: 194, Reading Road, Wokingham.

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Applicant: Gilder Reynolds Partnership C/O Mr C Brench.

Case Officer: Natalie Brown

The new plans show the following: Plot 1 has been set back further by 1.5m. Vehicle access changed from 2 to 1 (existing access re-used). Drawing no 194/W3 Revision A.

Comments are required by 05/11/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

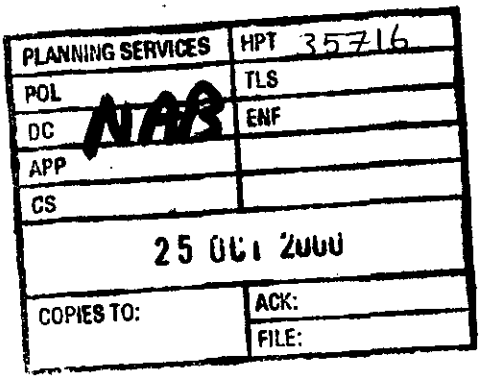
Highways would like an additional plan showing ~~the~~ visibility splays of 2.0 metres by 120 metres, before any formal recommendation can be made. The area must be within highway land or land within the applicants control.

Adam Coggins. 01/11/00

+ driveway widened to 4.1m

Byhand 24/10/00

21 Naseby Rise
Newbury
Berks. RG14 2SF



24th October 2000
Wokingham District Council
Shute End
Wokingham.

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C.Brench

2298 1

REVISED PLAN

PLANNING	
PO	TS
DC	DF
AP	
CC OBS	WB
03 NOV 2000	
COPIES TO:	ACK:
	FILE:

192a Reading Road
Wokingham
Berks, RG41 1LH

2. November 2000

Application Number: F/2000/2298.

Dear Mr Mitchell

I wrote to you on 20 September 2000 raising some concerns over the proposed planning application above. On inspecting the revised plans the points I raised do not appear to have been taken into consideration.

As the owner of the property immediately adjoining Plot 1 of the proposed application, I would like to re-iterate the following comments:

- I would like it specified that the existing laurel hedge alongside 192a at the rear of plot 1 be specified as being retained, as is the case with the laurel boundary on plot 2.

- There is a comment against the boundary between Plot 2 and the existing Reading Road property that "the boundary is over grown and the final line is to be determined and agreed with the adjoining owner" I would like this condition to apply to the boundary between my property, 192a and the proposed Plot 1

- The planning application granted on my own property back in January (18th) 1991, Application No: 37024(F), states that "the windows on the first floor of the flank elevations shall not at any time be glazed other than with uncoloured obscure glass" This condition was placed to help prevent the overlooking of and loss of privacy to the occupier of the adjacent property. With the proposed development having side windows at both the first and second floor (Attic) I would like the same restriction placed on any approved planning application.

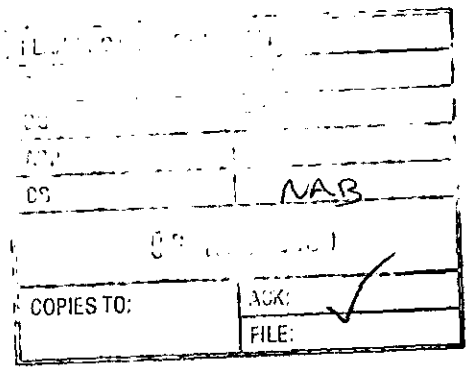
I would be very grateful if you could take into consideration the points I have raised when you consider whether planning application is or is not approved.

Yours sincerely

MARK GRIFFITHS

By Hand 3/11/2000

DNS



202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Natalie Brown
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

3rd November 2000

Dear Ms Brown,

Re: ***APPLICATION No: F/2000/2298 194 Reading Road, Wokingham***

Further to your recent correspondence regarding the above, we are writing to say that we have taken the opportunity to view the plans, and despite the adjustments, our objections remain.
We noted from the plans the potential for occupancy of each new property and the subsequent effect on traffic and sewage systems etc.

As already stated, we are disappointed that the council is continuing to allow the destruction of properties with character such as 194, only to allow property developers to increase their coffers. We would plead with you to reject the plan to demolish this building and allow the property to continue as a family home of character.

It would be appreciated to be informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Elaine Higson Ralph M. Higson

Ralph & Elaine Higson

805

COPIES TO: ACK: FILE: NAB 07 NOV 2000

c.c. Natalie Brown

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ
03/11/00

John Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

Re - Application No F/2000/2430 192a Reading Rd
Re.- Application No.F/2000/2298 194 Reading Rd

a) Initially we received notification that 192a Reading Rd had applied for planning permission to erect a ground floor extension.

b) We then received notification that it was proposed to demolish 194 Reading Rd and replace it with two dwellings.

c) Next we received notification that 192a Reading Rd wished to erect a first floor extension.

d) **Moving development at 194 Reading Road 1.5 metres nearer to 5 Windmill Close.**

We wrote re plan **b)** on 28/09/00 noting our concerns re the boundary fence and the existing Leylandii trees. I, Susan Morris, telephoned on 10/10/00 and spoke to Natalie Brown again re- iterating my concerns. She said she would speak to someone and would ring me back.
I was originally told by the Planning Department that the Council meeting re plan **b)** was to take place on 30/10/00.
I rang Natalie Brown again on 26/10/00 to enquire the time of the meeting as we wished to be present and also why had she not been in contact with me as promised. She apologised, said she would speak to someone, took my telephone no. and would ring me back.
During our conversation she told me that the meeting was not taking place as the plans had been amended and we would receive notification shortly(which arrived on Sat 28/10/00). She said the proposed dwellings were now being moved back on

36216 The Anchorage
NAB 5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

COPIES TO:	ACK:
	FILE:

Ms. Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks.

28/09/2000

Re.- Application No.F/2000/2298
Demolition of house on Reading Road and erection of two new dwellings.

We would like to make it known that along the rear boundary of the above property Leylandii trees were first planted after 1983.The saplings were planted against the existing boundary fence and over the last five years we have requested the height be reduced and the trees trimmed.

We did finally, this summer reach an agreement with the previous owner of this site, to have these trees lopped (at our expense) but the contractor was prevented from reducing them by the agreed amount due to the further imput by the previous owners.

We would request that the Leylandii are ideally replaced by another variety which do not grow so tall or if not that the existing trees are cut back and kept to a reasonable height of say 15 feet whence they could be maintained as a reasonable hedge and screen, as we presume was originally intended.

We would appreciate your help in contacting the new developer/ builder whom we have tried to contact through his agent ,but as yet we have not had any response, with a view to getting an agreement on these trees. In our opinion they need to be seen by the builder and the council from our garden and sorted before new building work is allowed to commence.

Yours faithfully

Susan and Hugh Morris

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We have measured the site and there are 24 metres (79feet) from the road to the front of the existing house.From the back of this house to the boundary fence is 16.4 metres (54feet).The new proposal means that there will be less than 48 feet to the boundary fence totally unacceptable when there is so much space in front.

We object to this development as it will have considerable impact on us as the proposed houses are quite tall and have dormer windows on the second floor.All windows at the rear of this proposed development will look directly into our bedrooms , kitchen, dining room and lounge.We have very large windows, as was common in the seventies when this house was built.Any new building erected should therefore I am sure you agree be placed as far away as possible and not nearer to our property.I also note that the new plans show only one of the proposed new dwellings are to be moved back even though the existing Reading Road is equidistant from them both on the original plan.

Finally,we tried to contact Natalie Brown yesterday to find date and time of any new meeting and was told she was was on holiday and when I queried that we only had five working days in which to respond to this application I was told to . write before Monday 6th. When is Natalie Brown going to respond to our letter and telephone calls as she keeps promising?

I am enclosing a copy of our original letter and hope that the points stated there and in this letter can now be addressed before new building work is allowed to commence.

Yours faithfully

Susan and Hugh Morris

c.c. Natalie Brown

SMS

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ
03/11/00

NB

John Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

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H Morris

S. Morris

Susan and Hugh Morris

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

Ms. Natalie Brown
Planning Officer
Wokingham District Council
Shute End
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28/09/2000

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Demolition of house on Reading Road and erection of two new dwellings.

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Susan and Hugh Morris

NAB

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

36141
2000
ACK:
FILE:

Ms. Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks.

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S Morris H. Morris

Susan and Hugh Morris

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RG41 3XQ

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Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks.

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c.c. Natalie Brown

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ
03/11/00

John Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

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Re.- Application No.F/2000/2298 194 Reading Rd

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d) **Moving development at 194 Reading Road 1.5 metres nearer to 5 Windmill Close.**

We wrote re plan **b)** on 28/09/00 noting our concerns re the boundary fence and the existing Leylandii trees. I, Susan Morris, telephoned on 10/10/00 and spoke to Natalie Brown again re- iterating my concerns. She said she would speak to someone and would ring me back.
I was originally told by the Planning Department that the Council meeting re plan **b)** was to take place on 30/10/00.
I rang Natalie Brown again on 26/10/00 to enquire the time of the meeting as we wished to be present and also why had she not been in contact with me as promised. She apologised, said she would speak to someone, took my telephone no. and would ring me back.
During our conversation she told me that the meeting was not taking place as the plans had been amended and we would receive notification shortly(which arrived on Sat 28/10/00). She said the proposed dwellings were now being moved back on

the plot by 1.5 metres as the proposed dwellings would be forward of the proposed extension on 192a and would detract light from it. Also all development taking place along the Reading Road was to be set back so as not to overpower the look of the Reading Road.I told her I found the last statement difficult to comprehend as the development, now taking place at the old Ambulance Station site was certainly not back from the Reading Road.We have since wondered why the light issue was relevant as the plans to erect the two dwellings at 194 were submitted prior to the proposed first floor extension to 192a.

We have measured the site and there are 24 metres (79feet) from the road to the front of the existing house.From the back of this house to the boundary fence is 16.4 metres (54feet).The new proposal means that there will be less than 48 feet to the boundary fence totally unacceptable when there is so much space in front.

We object to this development as it will have considerable impact on us as the proposed houses are quite tall and have dormer windows on the second floor.All windows at the rear of this proposed development will look directly into our bedrooms , kitchen, dining room and lounge.We have very large windows, as was common in the seventies when this house was built.Any new building erected should therefore I am sure you agree be placed as far away as possible and not nearer to our property.I also note that the new plans show only one of the proposed new dwellings are to be moved back even though the existing Reading Road is equidistant from them both on the original plan.

Finally,we tried to contact Natalie Brown yesterday to find date and time of any new meeting and was told she was was on holiday and when I queried that we only had five working days in which to respond to this application I was told to . write before Monday 6th. When is Natalie Brown going to respond to our letter and telephone calls as she keeps promising?

I am enclosing a copy of our original letter and hope that the points stated there and in this letter can now be addressed before new building work is allowed to commence.

Yours faithfully

H Morris

S. Morris

Susan and Hugh Morris

c.c. Natalie Brown

The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ
03/11/00

John Mitchell
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.

Re - Application No F/2000/2430 192a Reading Rd
Re.- Application No.F/2000/2298 194 Reading Rd

a) Initially we received notification that 192a Reading Rd had applied for planning permission to erect a ground floor extension.

b) We then received notification that it was proposed to demolish 194 Reading Rd and replace it with two dwellings.

c) Next we received notification that 192a Reading Rd wished to erect a first floor extension.

d) **Moving development at 194 Reading Road 1.5 metres nearer to 5 Windmill Close.**

We wrote re plan **b)** on 28/09/00 noting our concerns re the boundary fence and the existing Leylandii trees. I, Susan Morris, telephoned on 10/10/00 and spoke to Natalie Brown again re- iterating my concerns. She said she would speak to someone and would ring me back.
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During our conversation she told me that the meeting was not taking place as the plans had been amended and we would receive notification shortly(which arrived on Sat 28/10/00). She said the proposed dwellings were now being moved back on

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We have measured the site and there are 24 metres (79feet) from the road to the front of the existing house.From the back of this house to the boundary fence is 16.4 metres (54feet).The new proposal means that there will be less than 48 feet to the boundary fence totally unacceptable when there is so much space in front.

We object to this development as it will have considerable impact on us as the proposed houses are quite tall and have dormer windows on the second floor.All windows at the rear of this proposed development will look directly into our bedrooms , kitchen, dining room and lounge.We have very large windows, as was common in the seventies when this house was built.Any new building erected should therefore I am sure you agree be placed as far away as possible and not nearer to our property.I also note that the new plans show only one of the proposed new dwellings are to be moved back even though the existing Reading Road is equidistant from them both on the original plan.

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Yours faithfully

H Morris

S. Morris

Susan and Hugh Morris

36321

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS

COPIES TO: ACK:

Case officer: Natalie Brown

Application Number: F/2000/2298

Proposal: Proposed erection of two dwellings and demolition of existing dwelling

Site Address: 194 Reading Road, Wokingham

Applicant: Gilder Reynolds Partnership C/O Mr C Brench

Your observations are required in respect of this application by **06/11/2000**

No objection to revisions to plot 1 and the vehicle access as shown on drawing no 194/W3 Revision A

SIGNED: _____ **DATE:** 01/11/00

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 7th November 2000

Location: 194 Reading Road, Wokingham.

Proposal: Erection of two dwellings and demolition of existing dwelling.

Application Number: F/2000/2298

In response to your consultation dated 27th October 2000 for the above application, the arboricultural comments are as follows:

I have no objection to the revisions.

Please see my previous comments regarding conditions.

Neil Etherington
Senior Arboriculturist

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 22 November 2000
My ref: NB/BP/F/2000/2298

Mr & Mrs Morris
The Anchorage
5 Windmill Close
Wokingham
Berks
RG41 3XQ

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

Dear Mr and Mrs Morris,

APPLICATION: F/2000/2298
SITE: 194 READING ROAD

I refer to your letters received on the 29 September 2000 and 8 November 2000 in response to the consultation of the above planning application.

With regard to your comments with the Leylandii trees along boundary between yourselves and 194 Reading Road. As I said to you in our telephone conversation of 11 October 2000, this is not a planning issue as the trees are already there, so their replacement/cutting back and being kept at a reasonable height is a matter to for you to discuss with the applicant/agent. I did try to phone a couple times in late October, further to your original telephone call and phone call of 26 October 2000, but there was never any answer. You can contact the agent (Colin Brench) on 01635 523865.

With regard to the 'time of the meeting' you mention in your most recent letter, the application is currently a delegated application. This means that the application is not heard before the Development Control Committee, unless a Councillor for the ward wishes the application to be listed. In due course, I will be making a recommendation to the Development Control Manager, then letters will be sent out to the local Councillors, notifying them of the recommendation, and if no request is received within a 10 day period for the application to be considered by Development Control Committee, a decision notice will be issued. As an objector to the application you will be notified of the outcome, and be able to view the decision notice at the Council Offices. If the application is listed, you would be notified that the application is due to be considered at Committee and you will have a chance to speak at the committee meeting.

The remainder of your comments with regard to the setting back of Plot 1 only by 1.5m, will be considered when the application is determined.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

NBS

Natalie Brown
(Case Officer)

PLANNING SERVICES	PT 35961
POL	TLS
DC	ENF
APP	
CS	WB
31 OCT 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 27/10/00

---

194 READING ROAD, WOKINGHAM F/2000/2298 ERECTION OF TWO DWELLINGS.

Having considered the above application I recommend the following condition be attached should planning consent be granted:

Condition : CO70

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Nicola Lake **Date:** 08 September 2000

Application Number: F/2000/2298

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Parish: WOKINGHAM TOWN

Site Address:
194, Reading Road, , Wokingham.

Applicant:
Gilder Reynolds Partnership C/O Mr C Brench.

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).

The proposed additional access would increase the number of points at which vehicles enter and leave the A329, Reading Road and this would adversely affect road safety and the flow of traffic.

Signed: _____ **Print name:** Adam Coggins

19/10/00.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

COPIES TO: ACK: FILE:

Case officer: Nichola Lake

Application Number: F/2000/2298

Proposal: Proposed erection of two dwellings and demolition of existing dwelling

Site Address: 194 Reading Road, Wokingham

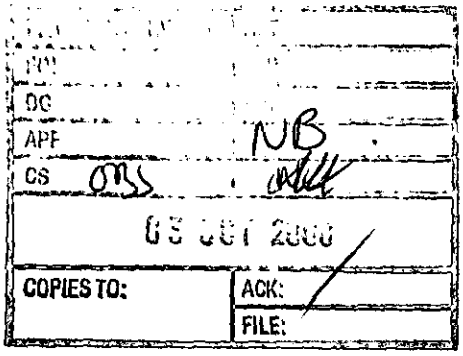
Applicant: Gilder Reynolds Partnership C/O Mr C Brench

Your observations are required in respect of this application by **02/10/2000**

No objections

SIGNED: _____ **DATE:** 04/10/00

CLERK TO Wokingham Town Council



202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Nicola Lake
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

1st October 2000

Dear Ms Lake,

Re: ***APPLICATION No: F/2000/2298 194 Reading Road, Wokingham***

We are local residents who feel strongly about the proposal and wish to object in the strongest terms possible against this development.

194 is a magnificent property of a period disappearing from the town. We feel strongly that the council should endeavour to retain such properties within the town. 194 is a much sought after large family home within the locality and therefore should be retained as such.

We are also mindful of increasing traffic congestion on Reading Road, duplication on land will further exacerbate this problem. We appeal to you to reject this planning application on our behalf.

It would be appreciated to be informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Ralph & Elaine Higson

FAX COVER SHEET

02 October 2000 17:22:13

To: Wokingham District Council
Attention: Nicola Lake
Fax #: 01189746486

From:
Fax: 1 page and a cover page.

202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Nicola Lake
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

1st October 2000

Dear Ms Lake,

Re: ***APPLICATION No: F/2000/2298 194 Reading Road, Wokingham***

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It would be appreciated to be informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Ralph & Elaine Higson

FAX COVER SHEET

02 October 2000 17:18:57

To: Wokingham District Council
Attention: Nicola Lake
Fax #: 01189746486

From:
Fax: 1 page and a cover page.

Note:

Dear Nicola,

Just to inform you a hard signed copy of this letter is in your internal post.

Yours sincerely

Ralph & Elaaine Higson

202 Reading Road
Wokingham
Berkshire
RG41 1LH

Case Officer
Nicola Lake .
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG41 1WR

1st October 2000

Dear Ms Lake,

Re: ***APPLICATION No: F/2000/2298 194 Reading Road, Wokingham***

We are local residents who feel strongly about the proposal and wish to object in the strongest terms possible against this development.

194 is a magnificent property of a period disappearing from the town. We feel strongly that the council should endeavour to retain such properties within the town. 194 is a much sought after large family home within the locality and therefore should be retained as such.

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It would be appreciated to be informed firstly when the application is due to be heard and secondly to be personally informed of the outcome.

Yours sincerely,

Ralph & Elaine Higson

10, BLACKROVE LANE
WOKINGHAM
BERKS
RG41 4BA

31st October 2000

CC: OBS NB

COPIES TO: ACK: FILE:

Wokingham Planning Department.
For the attention of:

Nicola Lake,

RE: Application F/2000/2298
194 Reading Road.

This letter constitutes a formal objection to the above Planning Application on the following grounds:

1) Destruction of one of the few remaining, older, character properties in Wokingham Town. Wokingham's key differentiator from the sprawling housing estates of Bracknell and surrounding areas is the architecture and range of old and new buildings. However the number of character properties is in continual decline.

2) Replacing one property with two increases cars and traffic flow on the already congested Reading – Wokingham link road. There are better places to build, with less impact on pollution and congestion.

3) Pressure on local schools. If every single property was demolished and replaced by two the already pressurised education system ~~does~~ would not benefit. Whilst new building programmes have to continue, the location of 194 Reading Road is unsuitable given its position in Wokingham.

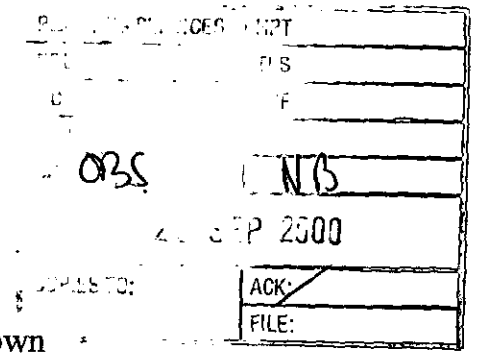
4) Choice for local families. Property developers who destroy older properties, for no other reason than commercial gain, are removing the choice of this type of property from the domestic, local population. It is increasingly difficult to find property ~~of the~~ like that of 194 Reading Road, (that provided family accomodation for the previous owners for 27 years: the only reason the previous occupiers didn't move in that time was the lack of choice and available, similar, character, property.

I hope the above outlines the reasons for the objection. I want to see Wokingham continue as a character, different market town. This planning application, if it succeeds, will be yet another blow to Wokingham's future as a lovely place to live.

Yours faithfully,

A.T. Heyworth. & SAHeyworth

MR. A.J. HEYWORTH MRS S.A. HEYWORTH.



The Anchorage
5 Windmill Close
Wokingham
Berkshire
RG41 3XQ

Ms. Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks.

28/09/2000

Re.- Application No.F/2000/2298
Demolition of house on Reading Road and erection of two new dwellings.

We would like to make it known that along the rear boundary of the above property Leylandii trees were first planted after 1983.The saplings were planted against the existing boundary fence and over the last five years we have requested the height be reduced and the trees trimmed.

We did finally, this summer reach an agreement with the previous owner of this site, to have these trees lopped (at our expense) but the contractor was prevented from reducing them by the agreed amount due to the further imput by the previous owners.

We would request that the Leylandii are ideally replaced by another variety which do not grow so tall or if not that the existing trees are cut back and kept to a reasonable height of say 15 feet whence they could be maintained as a reasonable hedge and screen, as we presume was originally intended.

We would appreciate your help in contacting the new developer/ builder whom we have tried to contact through his agent ,but as yet we have not had any response, with a view to getting an agreement on these trees. In our opinion they need to be seen by the builder and the council from our garden and sorted before new building work is allowed to commence.

Yours faithfully

S. Morris H Morris

Susan and Hugh Morris

192a Reading Road
Wokingham
Berks RG41 1LH

LS 005 NB	
21 SEP 2000	
COPIES TO:	ACK: /
	FILE:

20 September 2000

Application Number: F/2000/2298

Dear Mr Mitchell

As the owner of the property immediately adjoining Plot 1 of the proposed application, I would like to make the following comments:

- I would like it specified that the existing laurel hedge alongside 192a at the rear of plot 1 be as being retained, as is the case with the laurel boundary on plot 2.

- There is a comment against the boundary between Plot 2 and the existing Reading Road property 196&? that "the boundary is over grown and the final line is to be determined and agreed with the adjoining owner" I would like this condition to apply to the boundary between my property 192a and the proposed Plot 1.

The planning application granted to build my own property on 18th January 1991, Application No. 37024 (F), states that "The windows on the first floor of the flank elevations shall not at any time be glazed other than with uncoloured obscure glass". This condition was placed to help prevent the overlooking of and loss of privacy to the occupiers of the adjacent property. With the proposed development having side windows at both the first and second floor I would like a similar restriction placed on ~~the~~ any approved planning application.

I look forward to receiving your comments on the above.

Yours faithfully

MARK GRIFFITHS.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 8th September 2000

Location: 194 Reading Road, Wokingham.

Proposal: Erection of two dwellings and demolition of existing dwelling.

Application Number: F/2000/2298

In response to your consultation dated 8th September 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The proposed development will result in the loss of 2 Weeping Ash trees from the back garden, 1 Silver Birch and a number of conifers. None of these trees are particularly significant in the surrounding landscape. There are 4 good Oaks and 1 Beech at the front of the site that are shown to be retained. These are all important trees and are highly significant in the street scene. They are growing next to the Reading Road, which is designated as A Green Route in the Wokingham District Local Plan (policy WBE12). I will include these trees in a Tree preservation Order to ensure their long term preservation and eventual replacement when necessary.

Should planning permission be granted conditions should be imposed requiring that details of the following are submitted and approved prior to demolition and development commencing:

- Tree protection measures, to include details of where site huts, materials and machinery will be placed during development.
- Construction and finish of driveways.
- Routes of existing and proposed underground services.
- Any work proposed to be carried out to trees shown to be retained.

Neil Etherington
Senior Arboriculturist

21 Naseby Rise
Newbury
Berks. RG14 2SF

3rd September 2000
Planning Dept.
Wokingham District Council
Shute End
Wokingham.

04 SEP 2000

04.SEP.2000* 2298

Attention of Mrs. Hurst

Re 194 Reading Road Wokingham.

Dear Sirs

We enclose herewith 6no. copies each of drawings 194/W4 and W5, illustrating the handed version of the proposed house. The attached drawings relate to plot 1, whilst the original application drawing 194/W1 relates to plot 2.

If any further queries arise please do contact the undersigned.

Yours faithfully

C.Brench

04.SEP.2000* 2298

21 Naseby Rise
Newbury
Berks. RG14 2SF

13th August 2000

Planning Dept.
Wokingham District Council
ShuteEnd
Wokingham.

Re 194 Reading Road Wokingham

Dear Sirs

We enclose herewith a planning application in respect of a proposed development at the above. The scheme involves demolition of an existing detached residential dwelling, and construction of two new detached dwellings. The design of which is similar to a scheme on the adjoining site (192 Reading Road) which was carried out by Berkeley Homes some time ago

The layout also takes account of the existing landscaping on the site, removing the less important trees but retaining the more important specimens, particularly those along the road frontage.

Should any queries arise as a result of this application, then please do not hesitate to contact the writer.

Yours sincerely

C.Brench

ADDRESS 194 READING ROAD PARISH WOK

ORD. SHEET No. 68

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 17991	MR. MANOSLIP	GARAGE	8.1.82	REF. N/A
BR 18157	"	"	10.2.82	APP N/A
16854	"	"	11.2.82	N/A CLA
29750	"	2/S.H.F. & CONSERVATORY	19.2.88	CLA
BRA4473	"	"	13.6.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD END - GARAGE - 24.1.96

DRAINAGE

091074

DELEGATED

04.SEP.2000* 2298

1789/a

SECTION 66 CERTIFICATE

Application No. 04.SEP.2000* 2298

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

DELEGATED

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf GILDER REYNOLDS PARTNERSHIP. . . . . .

Date . . . . . 12 AUGUST 2000. . . . . .

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

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 XX — 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 XXX — 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.

FACING BRICKWORK PLAIN CLAY ROOF TILES AND VERTICAL TILE HANGING

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.

EXISTING PERIMETER BOUNDARY REMAINS AND CLOSE BOARDED 1800mm HIGH TO DIVIDE PLOTS.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO XXXX — If no, please give details

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

ONE PLOT SERVED BY EXISTING VEHICULAR ACCESS AND EXTRA PLOT SERVED BY NEW ACCESS TO READING ROAD.

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	2 / 18	*	0 / 0	*	1 / 0	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO XXXX — 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 XX — If YES, please ask for and complete Part 3 of the form

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

£380.00

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

SIGNED [signature] ON BEHALF OF GILDER REYNOLDS PARTSHP DATE 12AUG. 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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	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.

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

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

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.

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.'

04.SEP.2000* 2298

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

DELEGATED

1.	APPLICANT'S NAME	GILDER REYNOLDS PARTNERSHIP
	ADDRESS	WHEATLANDS LINES ROAD
		HURST. WOKINGHAM
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR. C. BRENCH
	ADDRESS	21 NASEBY RISE
		NEWBURY. BERKS.
	POST CODE	RG14 2SF PHONE 01635 523865
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	194 READING ROAD WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLISH EXISTING DWELLING AND ERECT TWO DETACHED DWELLINGS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	AS DRAWING
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	6NO. EACH OF 194/W1. W2. W3 & 2174/200/01

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?	CHANGE OF USE		REDEVELOPMENT	X
Tick the boxes(x)	ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

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

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

		SITING	
EXTERNAL APPEARANCE		*DESIGN*	
MEANS OF ACCESS		LANDSCAPING	