APPLICATION NO:
F/2001/5158

LOCATION:
80a Wargrave Road, Twyford Reading.

APPLICANT:
Mr J Knott C/O John R Hall

PROPOSAL:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **01/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: **Nicola Lake**

APPROVED

RAILEX
Marbleboard

D2

EASIFILE EP7

268

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Knott
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
***Berkshire* RG7 1AX**

Application Number: F/2001/5158

Parish: **TWYFORD**

Location: **80A, Wargrave Road, Twyford, Reading.**

Proposal: **Proposed erection of replacement dwelling. 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. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be

constructed in the first floor level or above of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The first floor bathroom windows in the north and south elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order 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
7. 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
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. 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
11. 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
12. 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
13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
14. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for and no development shall be carried out until a licence has been issued.

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

Condition
16. The applicant is required to incorporate gas protection measures into the design of the building. The proposed development shall be built in accordance with document C of the building regulations and the guidance given in the building research establishment report "Construction of new building on gas contaminated land". This will ensure that development is protected against the adverse effects of gas which may migrate into the building. For example, basic gas protection measures could be sub-floor ventilation, thicker damp course membrane, ventilation bricks, etc.

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

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

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

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

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

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

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

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

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

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

Reason
14. The proposed development may have an impact on bats, which are of international importance and protected by law.

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

Reason
16. To protect people on or close to the site from the risks associated with migrating gas.

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

Informative
1. This permission relates to the application as amended with letter dated 4th February 2002, stating that the velux windows in the north elevation of the garage shall be removed from the development and does not approve the proposals as originally submitted.

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

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

Informative
3. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground levels.

Anna Cronin
Head of Planning & Transportation
Date: 25/02/2002

Notice checked by: _____

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

Our Ref : SP/2001/004837-1/1
Your Ref : F/2001/5158

Date : 20 December 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL 5124 5	TLS
DC NL	ENF
APP	
CS	
24 DEC 2001	
COPIES TO:	ACK:

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

FAO: NICOLA LAKE

ERECTION OF REPLACEMENT DWELLING, DEMOLITION OF EXISTING DWELLING. 80A WARGRAVE ROAD, TWYFORD, READING, RG10 9PJ.

Thank you for your letter dated 7 November 2001, received on 9 November 2001. Please quote the following reference in any correspondence: SU77NE/9/51. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454 365 for further details.

ADVICE TO PLANNING AUTHORITY

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

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

Grid reference	Distance from site	Landfill name	Details
SU788766	88m	King Georges Field	Risk Unknown (R3)

Land Drainage

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

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

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

Our general criteria are:
· The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

ADVICE TO APPLICANT

Landfill Precautions

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Land Drainage & Flood Risk Issues

Surface Water Source Control

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

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Groundwater Protection

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

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

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

Wildlife Protection

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

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

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

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

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

Natural Drainage

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

Household Use

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

Domestic Appliances

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

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.

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

* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

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

Grey & Rain Water Recycling

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

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

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Site Enhancements

The Environment agency takes a proactive approach towards its involvment in the planning system an we see this as an integral part of our work to protect and enhance the environment. The enclosed case stduy illustraited how the surface water from a small housing development can be managed in a sustainable manner which deals with rinoff as close as possible to where the water falls. We encorage you to look at this example as an illustration of the range of possibilites for environmental enhancements and as an opportunity for securing better standards of development.

DECISION NOTICE

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

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

Yours faithfully

C. LARTEY

pp **SARAH PAXMAN**
Development Planning Officer

CC: MR J. KNOTT
CC: JOHN R. HALL

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

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 24 May, 2002
My ref. BC/DC/2001/5158

Mr J Knott
c/o John R Hall
Setley Cottage
Bsingstoke Road
Three Mile Cross
Reading
Berks. RG7 1AX

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

Dear Sirs

PLANNING PERMISSION 2001/5158
SITE: 80A WARGRAVE ROAD, TWYFORD

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 2001/5158 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

NICOLA LAKE
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 17 April, 2002

My ref. CD/FX2002/2903(5158)

Mr J Knott
C/o John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
READING
Berkshire
RG7 1AX

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:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT 80A WARGRAVE ROAD, TWYFORD

Thank you for your Building Regulations Application Number FX2002/2903 received on 20 March.

I note that there are discrepancies between this application and the approved Planning Application Number F/2001/5158:

- Velux windows I the north elevation of the garage still on plans. An informative on the Planning approval state that these windows have not been approved. Your letter dated 4th February 2002 confirms.

Would you please submit 2 copies of suitably revised elevations for me to pass to Building Control incorporating and highlighting the above changes by 1 May.

It would be helpful if you quoted the above reference in all correspondence.

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

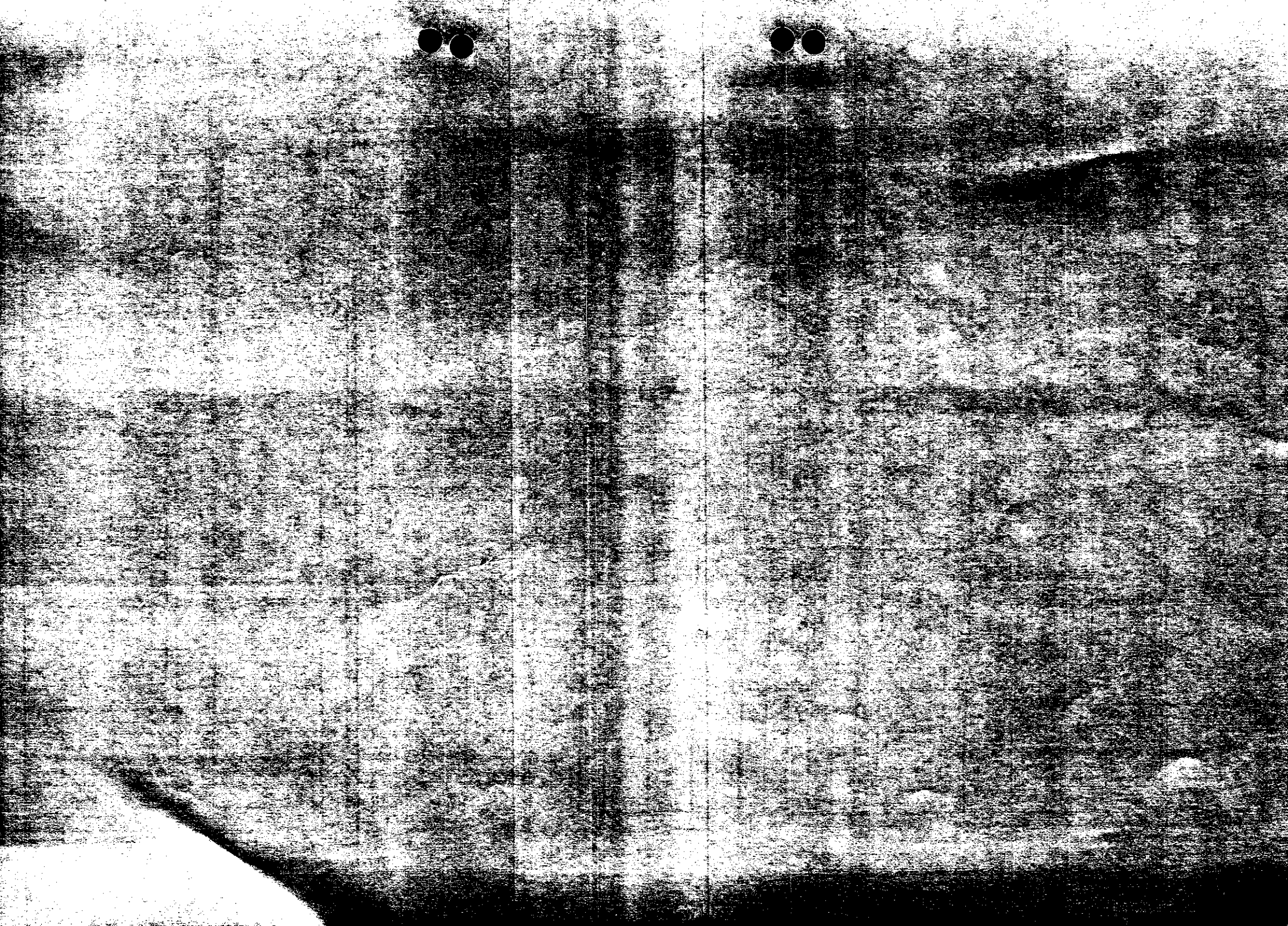
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5158	NL
BUILDING CONTROL NUMBER.	FX2002/2903	
~~APPLICANT~~/AGENT	John R Hall	
ADDRESS OF SITE	80A Wargrave Road TWICKENHAM	
DESCRIPTION OF PROPOSED WORK	demolish existing house + erect new detached dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1718/1	PBC/1718/1
ELEVATIONS	PBC/1718/2	PBC/1718/2
FLOOR PLANS	PBC/1718/1	PBC/1718/1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Informative - velux windows removed - letter dated 4/4/02	BC - velux windows still on BC plans	
DATE	11/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	17/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Received by Wokingham District Council

Application No: F/2001/5158

Proposal:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Location:
80a, Wargrave Road, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5158 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

07 November 2001

Applicationo	Name & Address
F/2001/5158	Hugh Gordon 82 Wargrave Road TWYFORD RG10 9PJ
F/2001/5158	Mr. P.E. Dunster The Haven 80 Wargrave Road TWYFORD RG10 9PJ
F/2001/5158	Davina Nead Herongate Longfield Road TWYFORD RG10 9AT
Application Approved	Letters sent 05.03.02.

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/5158

Applicant : Mr J Knott C/O John R Hall.

Location : 80a, Wargrave Road, Twyford, Reading.
Proposal : Proposed erection of replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22·11·01

Date of Neighbour Notifications : .....

Date of Site Visit : 22.11.01

Date Registered : 05/11/2001

Earliest Date for Decision : 01/12/2001

Latest Consultation Date/Site Notice Expiry Date : 01/12/2001

This application will have expired on: 31/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Twyford PC - no objection in principle, concerned about date of location plan.
Highways - no objection
Ecologist - concerned about location of Bats in Building
Landscaping - no objection subject to conditions
Environmental Health - no objection subject to conditions
Urban Design - concerned regarding the bulk and massing of the property.
Environment Agency - no objection subject to advice

Planning Issues :

Site Designation - within the Identified Settlement.

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the Streetscene.

Application Number F/2001/5158

Appraisal

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is for the erection of a replacement dwelling. The replacement dwelling would stand 7m further forwards than the existing main 2 storey frontage of the existing dwelling. The neighbouring dwelling a number 82, is a full 2 storey dwelling, which has a number of ground floor side facing windows. The side boundary is currently well screen with landscaping. However the proposed replacement structure would have one first floor side facing window which would serve a shower room and three ground floor windows. The first floor window could be obscure glazed and the ground floor windows could be screened with a 2m fence should the existing boundary landscaping be removed. The main rear elevation of number 82 currently stands approximately 50cm further back than the rear of number 80a. However number 82 does have an existing large rear conservatory. The rear of the proposed dwelling would stand 4m further forward than the rear of 82 and there would be a side gap of 9m retained between the two dwellings. As such there would be no overlooking overshadowing or overbearing of number 82.

Number 80, currently stands 10m further forward that number 80a. The proposed dwelling would be only stand 5m from the rear of number 80. There would be a gap of 5.5m between the sides of the two dwellings. The replacement dwelling would have one first floor side facing bathroom window and one door and window, which would serve a utility room. The first floor window could be conditioned to be obscure glazed. As such the proposed development would no overshadow, overbear or overlook number 80 Wargrave Road.

To the rear of the dwelling are two other dwellings Herongate which is to the south and Field House which is directly to the east. The proposed replacement dwelling would be located further forward of the site and as such would further from the existing rear dwellings. As such there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. Impact upon the character and appearance of the streetscene.
The main 2 storey elevation of the proposed dwelling would stand a further 7m forward of the existing dwelling on the site. It would also have a two storey front double garage that would adjoin the front of the main dwelling. However due to the pattern of development along this area of Wargrave Road, number 80 would stand completely to the front of the replacement dwelling. Number 82 would stand 10m back from the front of the garage. However dwelling further to the north then gradually start to come further forward to the highway.

Therefore although the proposed dwelling would be larger than that of the original dwelling and would stand further forward in the pattern of development, there would be no detrimental impact upon the character or appearance of the streetscene.

Application Number:F/2001/5~~294~~ 158
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C012	R012	
3.	C017	R017	
4.	C044	R044	First floor level and above.
5.	C045	R045	First floor, bathroom windows in the north and south elevations...(delete 'It shall be fixed shut, and be permanently so retained thereafter.)
6.	C049	R049	
7.	C122	R122	
8.	C129	R129	
9.	C130	R130	
10.	C100	R100	
11.	C150	R150	
12.	C151	R151	
13.	C153	R153	
14.			Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for and no development shall be carried out until a licence has been issued.
		Reason	The proposed development may have an impact on bats, which are of international importance and protected by law.
15.	c070	r070	
16.			The applicant is required to incorporate gas protection measures into the design of the building. The proposed development shall be built in accordance with document C of the building regulations and the guidance given in the building research establishment Report "Construction of new building on gas contaminated land". This will ensure that development is protected against the adverse effects of gas which may migrate into the building. For example basic gas protection measures could be sub-floor ventilation, thicker damp course membrane, ventilation bricks etc.
		Reason	To protect people on or close to the site from the risks associated with migrating gas.

25/2/02

17.	C137	R0137	Insert 'Dwelling'.
Informatives.			
1.	N16		BSP: OS1, EN1
			LALP: LBE1, LBE2
			WDLP: WOS3, WBE1.
2.			No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3metres in depth below existing ground levels.
3.			~~as~~ insert "... as amended by the letter dated the 4th Feb 2002 stating that the velux windows in the rear elevation of the Garage shall be removed from the development"



RECORD OF SITE VISIT

SITE ADDRESS: 80a Wargrave Road Twyford Reading. APPLICATION NUMBER: F/2001/5158	OFFICER: Nicola Lake DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Front of site

2. DESCRIPTION OF SURROUNDINGS

Residential / Settlement

3. DESCRIPTION OF SITE/BUILDING a large two storey dwelling with about 1/3 with a cat slide roof on the front

4. RELATIONSHIP TO ADJOINING PROPERTIES No 82 has a large near conservatory with some Ground floor side facing windows however there are very dense conifers on the boundary at this point. No 80 is set further forward with 2 small Ground floor windows on this side. They also have a conservatory with large conifers along the boundary. Pheron gate has only a small near garden. Check photo's for windows of Field House + Hartsbourne.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 18 Feb 2002.

My ref: F/2001/5158

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

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

Application Number: F/2001/5158
80a, Wargrave Road, Twyford, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6481

Date: 18 Feb 2002.

My ref: F/2001/5158

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/5158
80a, Wargrave Road, Twyford, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 Feb 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5158**
80a, Wargrave Road, Twyford, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Tel: (0118) 974 6481

Date: 18 Feb 2002.

My ref: F/2001/5158

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2001/5158
80a, Wargrave Road, Twyford, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

ATTN NICOLA LAKE

PLANNING SERVICES	HPT 52685
POL	TLC
DC NL	ENF
APP	
CS	
04 FEB 2002	
COPIES TO:	ACK:
	FILE:

4/2/02

80A WARGRAVE RD
TWYFORD
READING
RG10 9PJ

F 2001 - 5158

RE :- ABOVE ADDRESS AND TELEPHONE CONVERSATION TODAY, I CONFIRM THE VELUX WINDOWS WILL BE TAKEN OUT AS PER CONVERSATION ABOVE GARAGE,

P Knott
pp J.S.J KNOTT

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 07 November 2001 [illegible]

Application Number: F/2001/5158

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling..

Site Address:
80a, Wargrave Road, Twyford, Reading.

Applicant:
Mr J Knott C/O John R Hall.

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

THE PROPOSED REPLACEMENT DWELLING IS LARGE AND CAPABLE OF ACCOMMODATION AT SECOND FLOOR / ROOF SPACE.

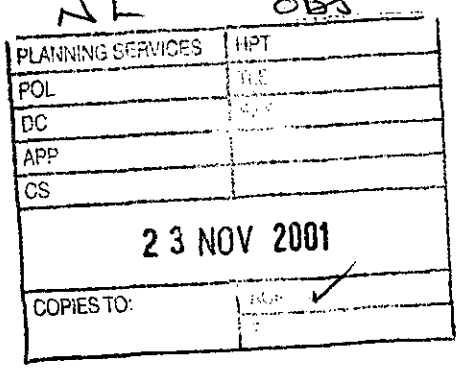
THE DOUBLE GARAGE + OVER ACCOMMODATION AT FIRST FLOOR WITH SEPARATE STAIRCASE REINFORCES THE SCALE, BULK AND GENERAL MASS OF THE PROPOSED DWELLING.

THE PLAN FORM SELECTED GENERATES A BUILT FORM MUCH LARGER THAN THE ADJOINING PROPERTIES IN THE ROAD.

A REPLACEMENT IS ACCEPTABLE TO ME. A MORE MODEST DWELLING WOULD APPEAR MORE APPROPRIATE IN THIS LOCATION.

Harold Sanders
23/01
/11

Mr P E Dunster
The Haven
80 Wargrave Road
Twyford Berks RG10 9PJ
Tel & Fax: 01189 345131



Ms Nicola Lake
Wokingham District Council
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

20 November 2001

Dear Madam

Application No.F/2001/5158
Site Address: 80a Wargrave Road Twyford Berks
Erection of Replacement Dwelling – Demolition of Existing Dwelling

Further to my telephone conversation with you last week following our viewing the plans I make the following observations with regard to this application:

According to the plans of our property the owner of 80A Wargrave Road is responsible for the boundary fence between 80 and 80A and for the leylandii trees that overhang our boundary/property.

We are proposing that the leylandii trees on the boundary between 80 and 80A be completely removed and a replacement wooden fence put in place of, say 6ft in height, as a division between our two properties - with the front gardens divided by, say a 4ft fence. Additionally, more suitable species of trees or beech hedging could then be planted for additional screening between the properties, where necessary, for privacy.

This would benefit the new property considerably as follows:

1) Give more available garden to the 80A plot.
2) These 25ft high trees cast considerable shadow over the 80A plot and overhang it by some 8ft.
3) The trees grow so vigorously they have to be cut back each year by tree surgeons - if they were removed this expense would not arise
4) The trees overhang our considerably smaller plot by approximately 8ft which is a nuisance and, again, each year tree surgeons have to be hired for them to be trimmed back. We feel this is completely unreasonable.
5) We have the very valid concern that the roots of the trees close to our property (No. 80) will undermine its foundations, which are very close to this boundary.

We are very happy to discuss our above comments with the purchaser should they so wish.

Yours faithfully,

P E Dunster

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5158
From:	Tom Payne Environmental Health	My Ref:	20015224
		Date:	26 November 2001

PROPOSED ERECTION OF REPLACEMENT DWELLING. DEMOLITION OF EXISTING DWELLING.

80A WARGRAVE ROAD, TWYFORD

These proposals have been evaluated and I have the following comments:

According to our records, there is one landfill site within 60 metres of the proposed development. This landfill is known as the King George's Playing field, Twyford (SU 788 765) and is believed to be filled in the 1950's with domestic waste. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The applicant is required to incorporate gas protection measures into the design of the building. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building. For example basic gas protection measures could be sub-floor ventilation, thicker damp course membrane, ventilation bricks etc. **Reason**: To protect people on or close to the site from the risks associated with migrating gas.

2. 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 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

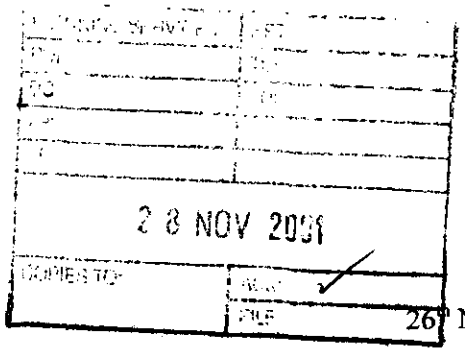
Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc. Paul Eggleton, Building Control

NL 088



Davina Nead
Herongate
Longfield Rd
Twyford
Berks
RG10 9AT

26th November 2001

Nicola Lake
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WT

Ref. Planning Application Number F/2001/5158 (80a Wargrave Road, Twyford Reading)

Dear Nicola

Further to your letter on the 7th of November we wish to make some comments for consideration with reference to the above planning application.

On viewing the plans it would seem that the replacement property will be moving further down the drive way towards Wargrave Road, hence creating a larger back plot, if that is the case then in terms of property positioning we have no concerns. However, if the replacement property were to be moved further into the back garden, we would most definitely object to the application as it would both hinder our privacy and natural light to our property and hence future sale / value potential.

Based on the assumption that the proposed position is moving further down the driveway, we have no objections however would insist that the following areas are a stipulation of the application acceptance: -

1. The shrubbery trees, which form the boundary to the rear of our property remain in the current format, removal of these items would seriously impact on the privacy of our property again affecting future sale / value potential.
2. Major outside construction takes place during the normal working week within normal working hours and is not permitted at weekends and public holidays, as the noise disturbance during our leisure time is not acceptable.

I hope that the above items are given careful consideration and look forward to hearing the outcome and future progress.

Yours sincerely

DNead

Davina Nead

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 28 November 2001

Location:	80a Wargrave Road, Twyford
Proposal:	Proposed erection of replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2001/5158

In response to your consultation dated 7 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the erection of a replacement dwelling. Although it will be moved forward within the site it will not affect the existing boundary vegetation nor the small trees at the front of the site. As the proposed house is larger than the existing with limited planting along the front boundary, the applicant will need to submit a landscape scheme reinforcing the planting along this boundary to help limit the views into the site and to enhance amenity of Wargrave Road which is designated as a Green Route.

Catherine Brimble

Catherine Brimble
Landscape Architect

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/5158 relates.

Address of site 80A Wargrave Rd

Signed

Date 14/11/01

DS
15 NOV 2001
DESPATCHED

Postage
will be paid
by licensee

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

[redacted]

[redacted]

Business reply service
License no. RG147

1

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

F/2001/5158

80A Woodgrove Road

Tongham

14.11.01

Mr. Peter Dunster telephoned he is the neighbour to the development site and is concerned about the conifer hedge along their boundary. They project into his garden and are very difficult to maintain. He would like them removed, if possible and replace with a 2m high closed board fence.

I explained that we couldn't make them remove them but we could ask if they would be willing

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 07 November 2001

Application Number: F/2001/5158

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.

Parish: TWYFORD PARISH

Site Address:
80a, Wargrave Road, Twyford, Reading.

Applicant:
Mr J Knott C/O John R Hall.

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).

C04G, R04G
C122, R122.
C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** AC 8/11/01

FROM: Nicola Lake

DATE: 07 November 2001

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5158

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling..

Site Address: 80a, Wargrave Road, Twyford, Reading.

RECEIVED
09 NOV 2001

Applicant: Mr J Knott C/O John R Hall.

Your observations are required in respect of this application **by 01/12/2001** .

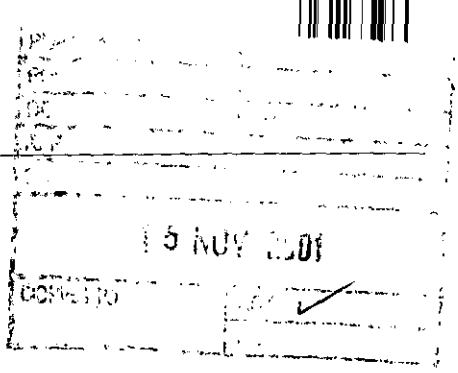
My Council has the following comments;

No objection in principle. Noted that they should use up to date location plans-the layout of the houses to the rear has changed in recent years.

PLANNING SERVICES
POL
DC
APP
CS
22 NOV 2001
COPIES TO

SIGNED: _____ DATE: 9/11/01

Clerk To Twyford Parish/Town Council.



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 14 November 2001 16:10
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

15 NOV 2001

NL

****

NatureofEmail: Object
ApplicationNumber: F/2001/5158
Correspondent_FullName: Hugh Gordon
Correspondent_StreetAddress: 82 Wargrave Road
Correspondent_Address2:
Correspondent_Town: Twyford
Correspondent_County: Berkshire
Correspondent_PostCode: RG10 9 PJ
Correspondent_Telephone: 0118 932 0104
Correspondent_Email: clovahil@aol.com

Comments:

We live next door to the above planning application. Although we knew the property was for sale, we were not informed that there were any plans to demolish and replace the property. The normal orange information sign has never been displayed in front of the property at any time to date, so until we received your letter we were not aware of any planned changes. Having been to view the plans we would like to object to any windows that may overlook our property, including the two dormer windows planned for the room above the double garage. If the purchasers wish to put in windows on the ground level facing our property, can we insist that they erect a fence or wall, at their own expense?

Nicola Lake

From: Andy Glencross
Sent: 19 November 2001 17:01
To: Nicola Lake
Subject: Planning Application F/2001/5158 80a Wargrave Rd Twyford

Hi Nicola

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Cheers

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~22 OCT 2001~~ 05 NOV 2001

Officer: NL | Application No. F/2001/5158

Map No. 29 Site 9:13

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF REPLACEMENT DWELLING. DEMOLITION OF EXISTING DWELLING.

Location: 80A WARGRAVE ROAD

Parish: TWYFORD Ward: TWYFORD

Applicant: MR J KNOTT

Fee (9) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Door & window ground floor not shown on south elevation.	1/11	5/11
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

Drinton Pastures - Andy Hencross ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco Groundwater Protection Zone
Environment Agency 250m landfill consultation zone ✓

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

HERITAGE BODIES

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

OTHERS:

Groundwater Protection Zone - see guidance note from Mike/Conrad
No pre-apps

NEIGHBOURS:

S/N + see map

05.NOV.2001* 5158

John R. Hall ARICS

Chartered Surveyor

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel. 0118 988 2883

Date 5th November 2001

My ref

Your ref

To

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

Dear Mrs Hurst,

80A, Wargrave Road, Twyford.

Proposed redevelopment.

Further to your letter dated the 1st November concerning the above I enclose the application with amended elevation as requested.

The application was lodged with you on the 19th October and I was not on leave until the 29th November. As the application has been returned for such a minor matter I am somewhat dismayed that it could not be registered or at least, dealt with more expediently as this has now resulted in a two week delay.

Yours sincerely,

509/ab

7

PLANNING APPLICATION PART 1

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

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

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR J. KNOTT
	ADDRESS	20 WAKEMANS COPSE
		UPPER BASILDON
	POST CODE	RG8 8JE Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	JOHN R HALL
	ADDRESS	SETLEY COTTAGE BASINGSTOKE RD
		THREE MILE CROSS, READING
	POST CODE	RG7 1AX Tel No. 0118 9882883
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	80A WARGRAVE ROAD
		TWYFORD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.13 HECTARE
5. Give brief details of the proposal	ABOUT THE APPLICATION	REDEVELOPMENT TO REPLACE
		EXISTING HOUSE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☑
- OTHER

9. What type of Planning application are you applying for ?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

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

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

PRIVATE RESIDENTIAL.

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

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF GEMINI TILES OR SIMILAR.
WALLS. RED BRICK.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	1
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	NIL.

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

YES / NO

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190

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

SIGNED [signature] ON BEHALF OF Mr J. KNOTT. DATE 19/10/01

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

1789/a

SECTION 66 CERTIFICATE

Application No. 05.NOV.2001* 5158

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 of . . . . Mr. J. Knott . . . . .

Date . . . . . 19/10/01 . . . . . .

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

ADDRESS WIVELSFIELD 80^ WARGRAVE ROAD PARISH TWYFORD

PLOT No.

ORD. SHEET No. SU. 7876 09

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/65/67	MR. D. BAYLISS	2/ADD DET. HOUSE & GARAGE	16.5.67	N/A CLA
78/67	"	"	16.5.67	APP CLA
6R 15476	MR. A. ALLAN	CHANGE TO STUDY / NEW GARAGE	19.8.80	APP N/A
13930	"	"	28.8.80	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5158**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
31 October 2001

Scale: 1 : 1250

N W E S