APPLICATION NO:
F/2002/6177

LOCATION:
Ager Insurance Services 43 Crockhamwell Road, Woodley Reading.

APPLICANT:
A Ager Esq C/O D L P Consultants Ltd

PROPOSAL:
Proposed erection of one detached dwelling.

EARLIEST DATE FOR DECISION: **09/05/2002**
13/5/02

APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Nicola Lake**

WITHDRAWN

12B

DO

56924

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

PLAN | DC NL | ENF | APP | 28 MAY 2002 | COPIES TO | ACK | FILE:

JB/GB/BKS369

27 May 2002

Ms N Lake
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Nicola

RE: LAND ADJOINING 43 CROCKHAMWELL ROAD, WOODLEY
APPLICATION F/2002/6177

Further to your letter of 16 May and our meeting of 24 May, I am writing to advise you that my client has asked me to withdraw this application.

I shall be submitting a new application, along the lines of our discussion on the 24th. I hope to be able to do this no later than Friday 31 May.

When I return from holiday on 17 June, I will make arrangements for you to visit the site and view the upstairs flat in order to ascertain the exact locations of the windows. I hope this is an acceptable arrangement. Many thanks for your assistance in this matter.

Yours sincerely

MKA UPDATED - 28/5/02

Jim Bailey BA (Hons) MRTPI
Director

cc A Ager Esq

WITHDRAWN

WORK SHEET FOR : Nicola Lake

Application Number : F/2002/6177

Applicant : A Ager Esq C/O D L P Consultants Ltd.

Location : Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.

Proposal : Proposed erection of one detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 03/06/2002. 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 :

Woodley Parish Council :- 'No comment'
Highways :- No objection subject to condition
Environmental Health :- No objection subject to condition.
Environment Agency :- No objection subject to condition
Letters :- 1 letter

Planning Issues :

Site Designation : within the identified settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene.

3.) Impact upon highway safety.

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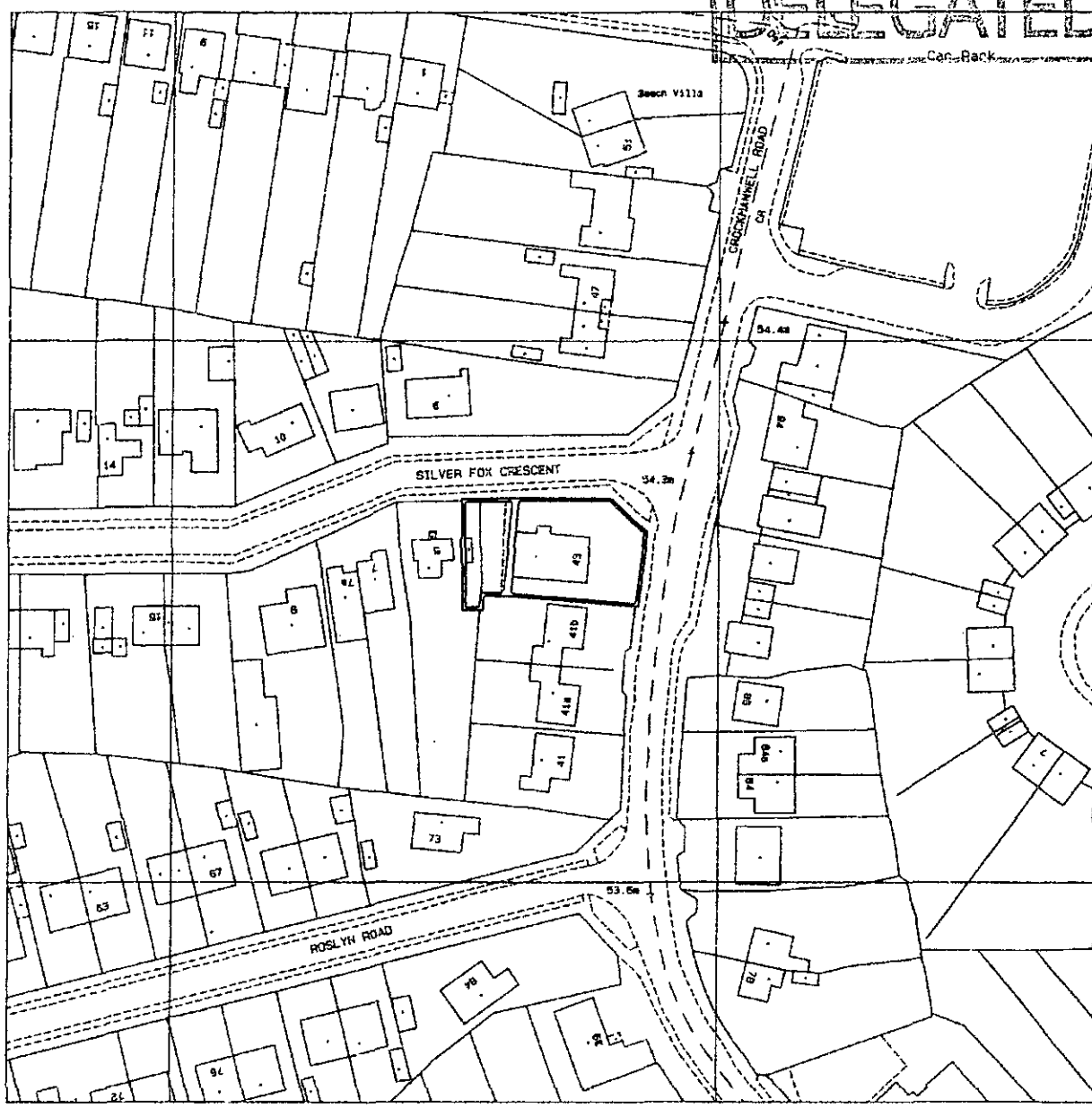
08 APR 2002* 6177

DELEGATED

Can Back



CLIENT

Mr A Ager

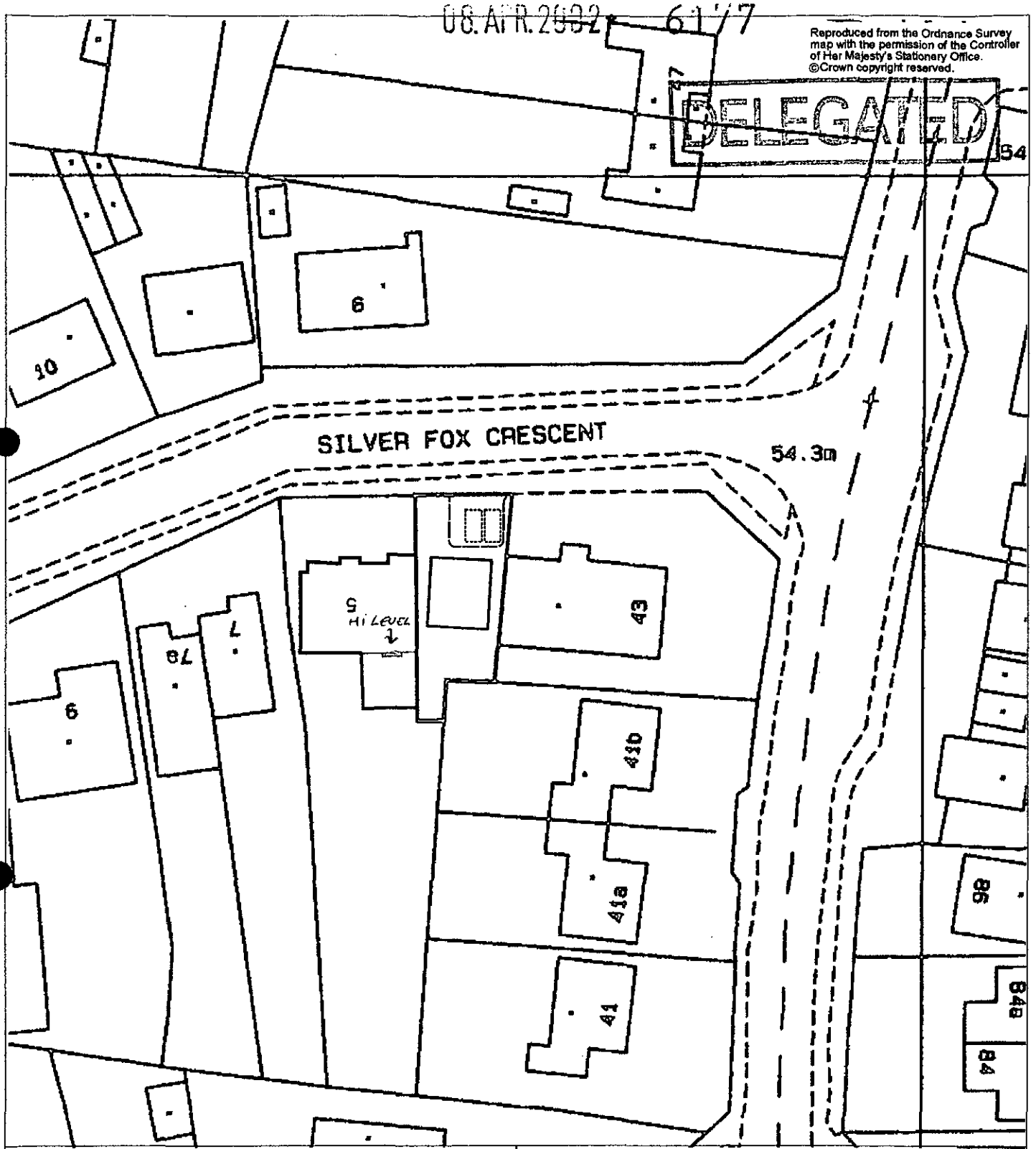
PROJECT

Land adjoining 43 Crockhamwell Road, Woodley

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

Date 07.12.01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:1250	Drawing no. 1	Checked jb	**LOCATION PLAN**
Job no. BKS369	Rev.		

08.APR.2002 6177



CLIENT Mr A Ager	DEVELOPMENT LAND & PLANNING CONSULTANTS LTD RITZ PLAZA HOUSE, 10 DENTON ROAD, WOKINGHAM, BERKS, RG 40 2DX TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551 email wokingham@dlpconsultants.co.uk Offices also at Bedford, Bristol, and Sheffield
PROJECT Land adjoining 43 Crockhamwell Road, Woodley	

Date 14.03.02	OS Ref.	Drawn by sj	DRAWING TITLE **SITE PLAN**
Scale 1:500	Drawing no. 2	Checked jb	
Job no. BKS369	Rev. b		

08.APR.2002* 6177

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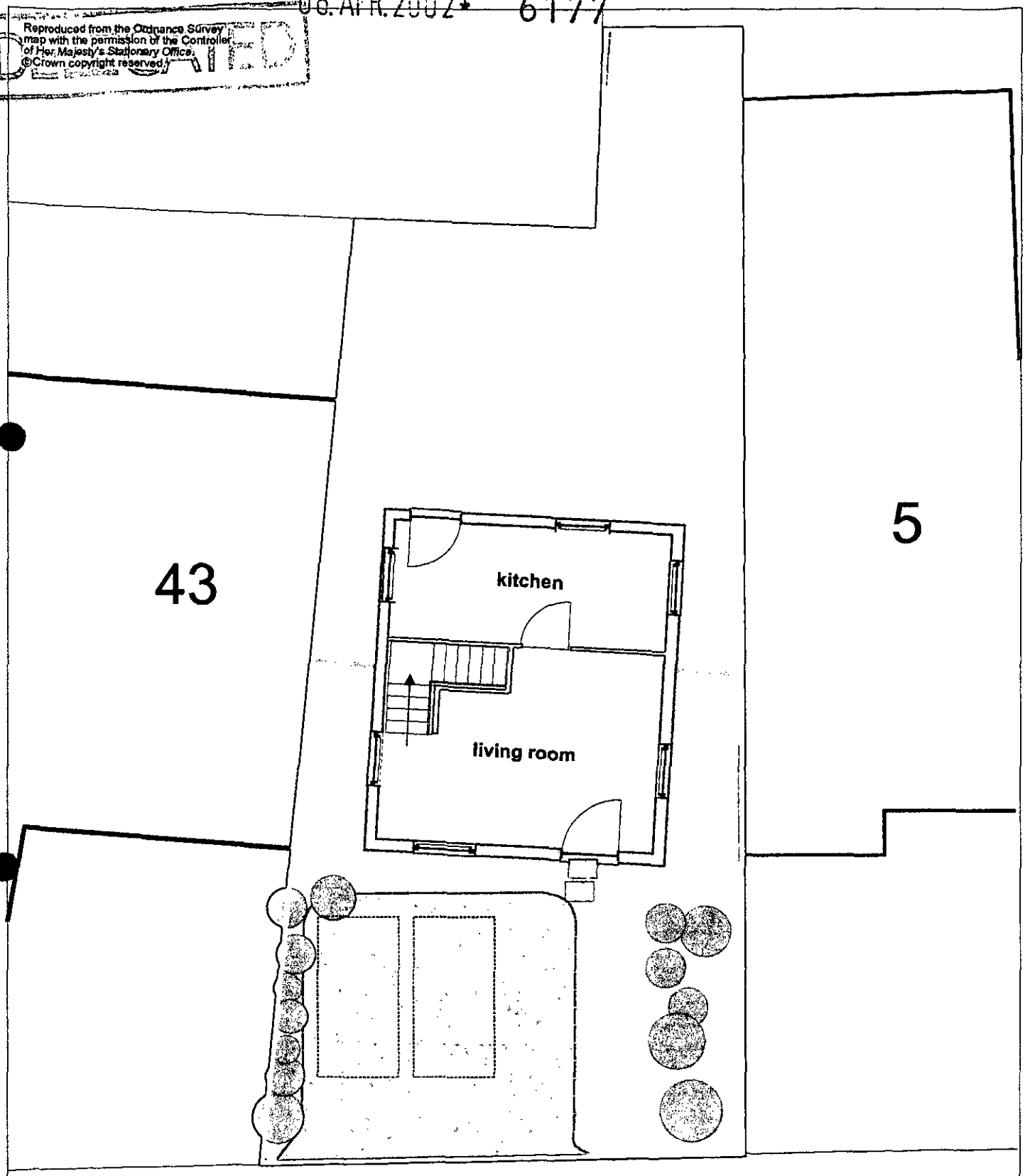

CLIENT Mr A Ager			DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
PROJECT Land adjoining 43 Crockhamwell Road, Woodley			wokingham@dlpconsultants.co.uk
Date 05.04.02	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:100	Drawing no. 3	Checked jb	**PROPOSED GROUND FLOOR PLAN**
Job no. BKS369	Rev. d		

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08. APR. 2002* 6177

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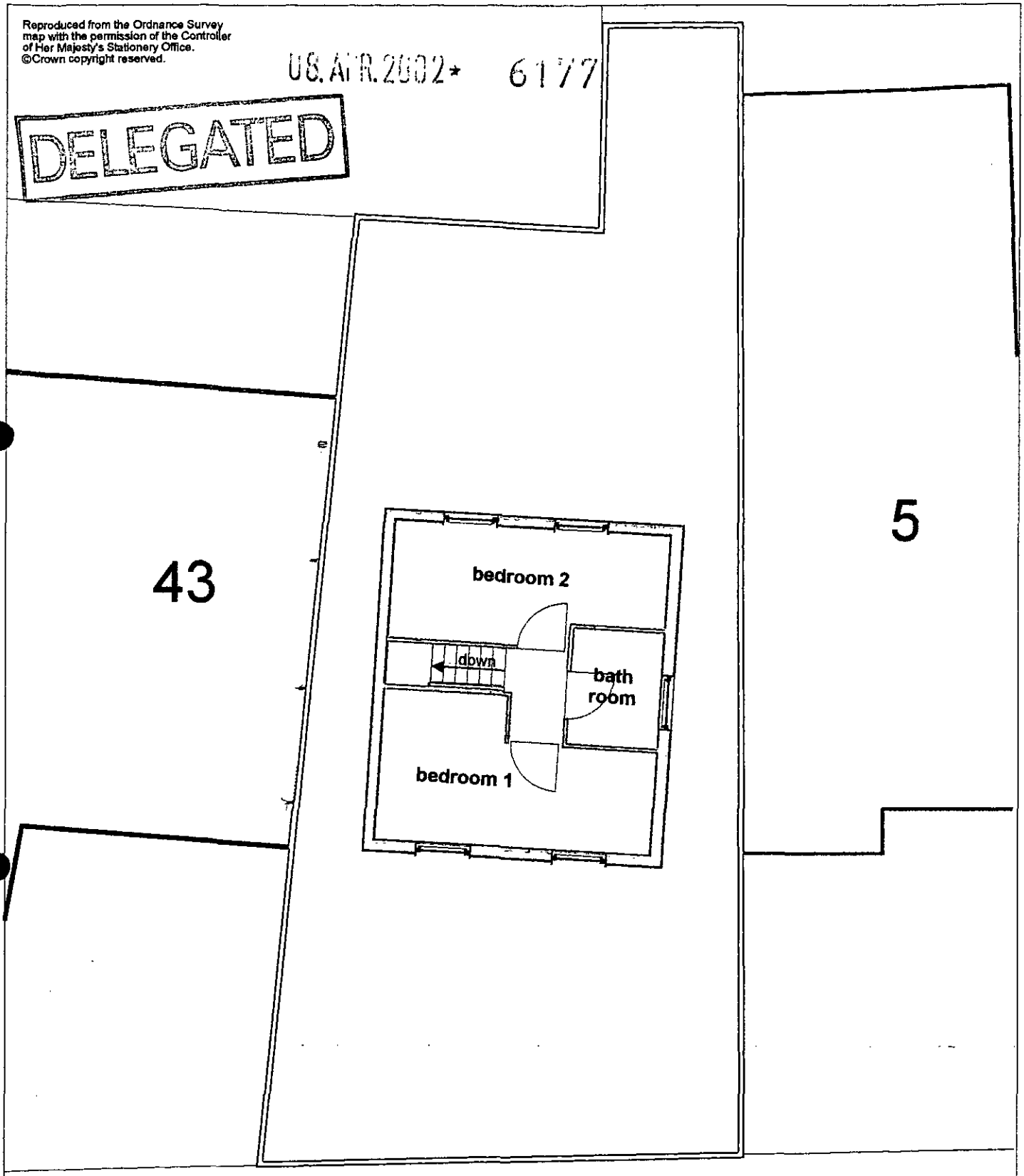
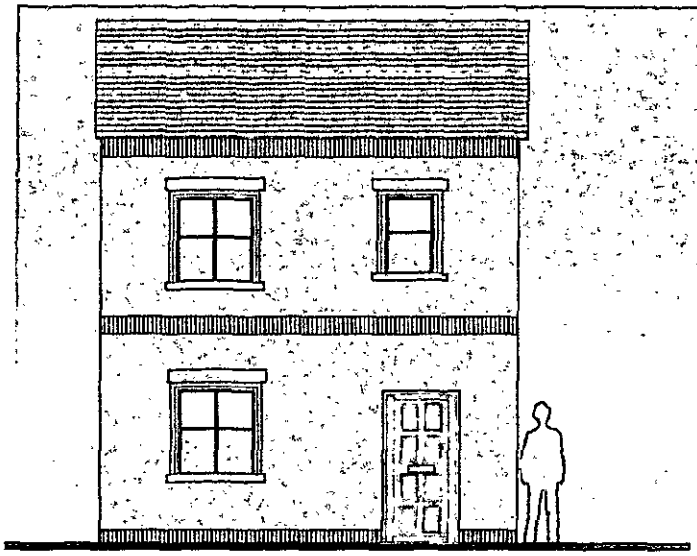
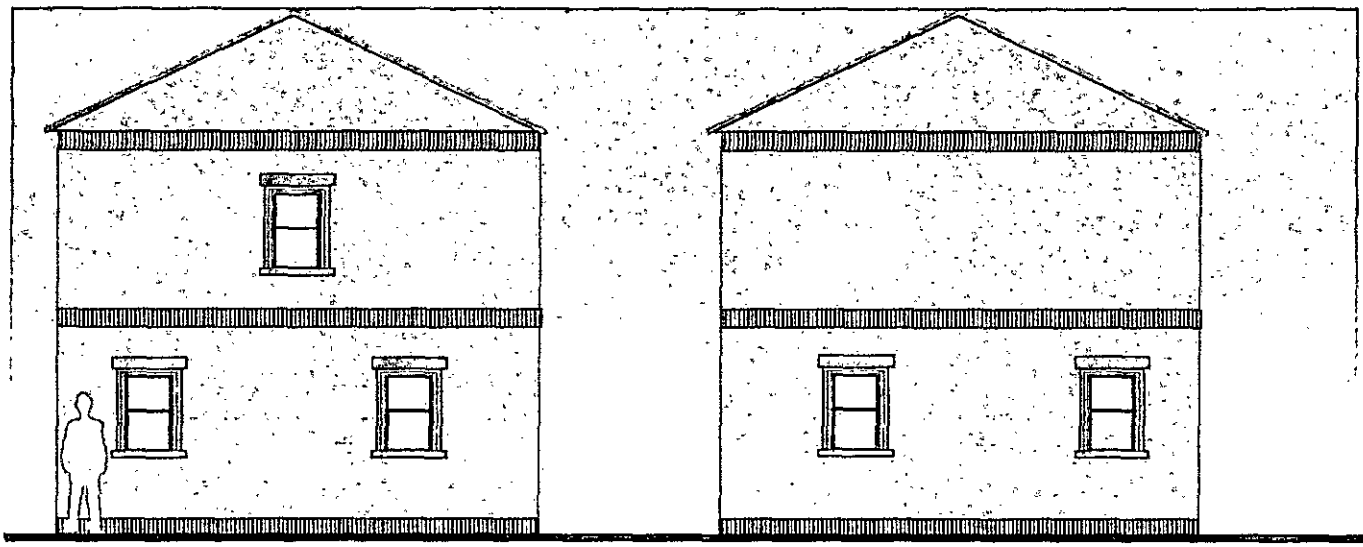


CLIENT Mr A Ager			DEVELOPMENT LAND & PLANNING CONSULTANTS LTD wokingham@dlpconsultants.co.uk
PROJECT Land adjoining 43 Crockhamwell Road, Woodley			
Date 21.02.02	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:100	Drawing no. 4	Checked jb	**PROPOSED FIRST FLOOR PLAN**
Job no. BKS369	Rev. b		

UC.AI R.2002* 6177

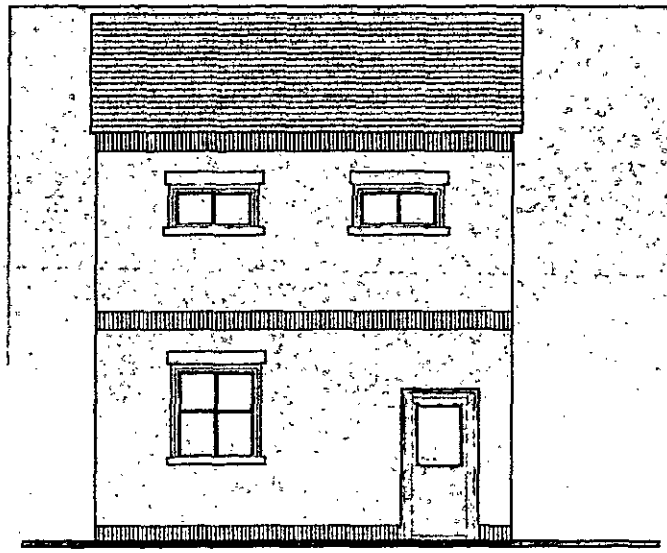


North Elevation



West Elevation

East Elevation



South Elevation

CLIENT Mr A Ager			DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
PROJECT Land adjoining 43 Crockhamwell Road, Woodley			wokingham@dlpconsultants.co.uk
Date 05.04.02	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:100	Drawing no. 5	Checked jb	**PROPOSED ELEVATIONS**
Job no. BKS369	Rev. c		

06.AUG.2002* 6177

DELEGATED



43 Silver Fox Crescent | Proposed dwelling | 5 Silver Fox Crescent

CLIENT	Mr A Ager		
PROJECT	Land adjoining 43 Crockhamwell Road, Woodley		
Date 29.01.02	OS Ref.	Drawn by sj	DRAWING TITLE **ILLUSTRATIVE STREET SCENE**
Scale nts	Drawing no. 6	Checked jb	
Job no. BKS369	Rev. a		

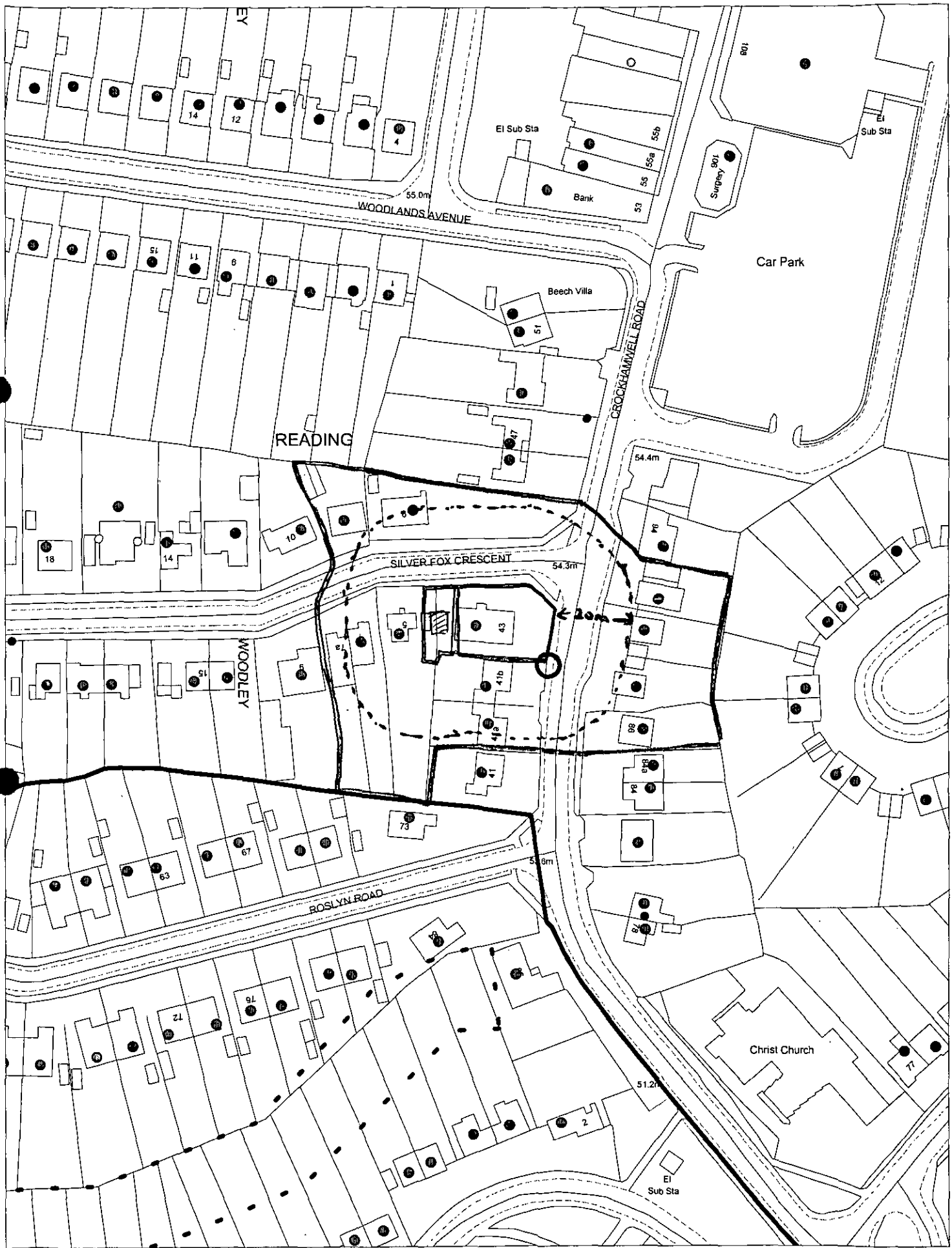
DEVELOPMENT LAND & PLANNING CONSULTANTS LTD

wokingham@dlpconsultants.co.uk

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6177
CASE OFFICER: Nicola Lake

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



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Development Control Section, Environmental Services, Wokingham District Council.
26 March 2002 Scale: 1 : 1250

N
W E
S

Telephone Number: (0118) 9746428

Date: 6 June, 2002

APPLICATION NUMBER: F/2002/6177

Robert & Lesley Cant
41b Crockhamwell Road
WOODLEY
Berkshire
RG5 3JZ

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Telephone Number: (0118) 9746428

Date: 6 June, 2002

APPLICATION NUMBER: F/2002/6177

WOKINGHAM UNITARY
Aiming for Excellence

Richard Brandon and Rita Pani
5 Silver Fox Crescent
WOODLEY
Berkshire
RG5 3JA

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

Dear Sir/Madam

Application No: F/2002/6177

Location: Ager Insurance Services 43, Crockhamwell Road, Woodley Reading

Proposal: Proposed erection of one detached dwelling.

Thank you for your recent observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Withdrawn** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

Received 16/5/02 11.55am

5 SILVER FOX CRESCENT, WOODLEY, READING RG5 3JA

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

For the attention of Case Officer: Nicola Lake

May 2002

Dear Sir

Reference: Application No. F/2002/6177 - Proposal for erection of one detached house

We refer to the above application, made following the refusal of a previous application on appeal, in October 2001, Ref: APP/X0360/A/01/1067998. Noting the comments of the Inspector, and in view of our close proximity (at 5 Silver Fox Crescent) to the proposed development, we wish to make the following comments for your consideration.

"Developments should respect the scale, form, impact and character of their surroundings." This further application for change of use, to replace the present two garages and parking area with a detached house, once again seeks to 'shoehorn' an unsuitable dwelling into a totally inadequate space.

As is clearly evidenced on Plan No.2, the proposed two bedroomed house would have a ground area totally out of keeping with all the surrounding properties both in Crockhamwell Road and Silver Fox Crescent. Indeed the average area of the seven properties shown on the plan (excluding that of the applicant's own business premises at 43 Crockhamwell Road) is almost 2.4 times the size of the proposed new building. The difference in the total area of the proposed plot is even more marked, when compared with that of the surrounding properties. We believe that these figures alone show how totally unsuitable to the immediate area is the proposed dwelling

(Developments) **"should not adversely affect the character of an area through, among other things their scale, form and massing."** It seems quite evident, therefore, that the proposal, in terms of environmental constraints falls considerably short of the requirements set out by Mr R G Wilson in numbered paragraphs 3, 4 and 6 of his Appeal Decision of 22nd October 2001. The visual impact of the proposed property as shown in drawing No. 6 speaks for itself, emphasising both its smallness and characterless design.

....."the gaps (between the houses) **give a sense of spaciousness in the street scene".**
The East and West boundaries of the proposed building would each be approximately one metre from the adjoining properties. On the Eastern boundary, the occupants of the mixed-use corner building owned by the applicant, would have both their upstairs windows and ground floor entrance door and windows closely overlooked, and overlooking, the proposed dwelling. There must, at the very least, be a question of light restriction (let alone environmental impairment) for the present or any future occupants of 43 Crockhamwell Road (incorrectly shown on Drawing 2 as 43 Silver Fox Crescent.) It should also be borne in mind that the wall to the West is, for most of its length over six metres high. Thus the comments made in numbered paragraphs 13 and 14 of the Appeal Decision letter would still appear to stand.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 16 May 2002
My ref: NL/F/2002/6177
Your ref:

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

Mr Jim Bailey.
Development Land & Planning.
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX.

Dear Mr Bailey,

PROPOSED ERECTION OF A DETACHED DWELLING ON LAND AT 43 CROCKHAMWELL ROAD, WOODLEY. APPLICATION NUMBER F/2002/6177.

I write regarding the above stated development.

I have now had an opportunity to carry out a site visit to the proposed development site and have discussed the application with the section's team leader. There are three main areas of concern in relationship to the proposed development scheme.

I noticed that there are currently two existing first floor windows in the west elevation of the number 43 Crockhamwell Road. The proposed dwelling would be set a minimum of 1m from this elevation. As such the proposed development would have a significant impact upon the amenity of this existing first floor in terms of overbear and overshadowing of these windows. These windows appear to be the sole windows to this part of the flat.

The second area of concern is the proposed parking area, as shown on drawing BKS369/3. The parking spaces are shown as being set 1.1m from the front living room window of the proposed dwelling. However when this area is measured it becomes clear that the proposed parking spaces are shown as only measuring 3m in length. A standard parking space must measure at least 2.4m by 4.8m. This would means that the parking spaces would be virtually the same size as the proposed parking area. I would refer you to paragraph 11 of the inspector's statement on application F/2001/3494, where he highlights his concern about the relationship between the living room windows, the front door and the parking spaces. The proposed parking area would be only 0.7m from the living room window. I understand that there are two other windows proposed to the living room area. However these windows would be only just over 1m away from two storey brick walls.

The third issue is relating to the Inspector's comment in paragraph 16 of his statement, where the inspector raised the issue of the lack of clarity as to where the occupiers of the existing flats would park their cars. To overcome this concern, you would need to

submit a parking scheme for the host site showing the available parking space for both the existing office and residential uses on the host property.

While it maybe possible to overcome the concerns regarding the third area of concern with additional information, it is considered that the first and second issues relating to the proximity of the parking space to the living room and the existence of two first floor side facing windows, would take substantial alterations to the proposed development. I would therefore suggest that the present application be withdrawn within 7 days from the date of this letter or the application will be determined as it stands.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 16 May 2002.

TO: Mr Jim Bailey

FROM: Miss. N. Haka. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3.

RECIPIENT FAX NUMBER: 0118 978 6551

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: _____

NOTES:

_____

_____

_____

_____

Appeal Decision

Site visit made on 25 September 2001

by R G Wilson BA Dipl. Arch RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square,
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

22 OCT 2001

Appeal Ref: APP/X0360/A/01/1067998
Land adjacent to 43 Crockhamwell Road, Woodley, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A E Ager against the decision of Wokingham District Council.
- The application (ref: F/2001/3494), dated 3 March 2001, was refused by notice dated 22 May 2001.
- The development proposed is 2 one-bedroom flats.

Summary of Decision: The appeal is dismissed.

Preliminary Point

1. The development is of 2 one-bedroom houses, spanning 2 floors each having living rooms and kitchens on the ground with bedrooms and bathrooms above.

Main Issues

2. In my opinion, the main issues are the effect of the proposed development on: -
   (i) the character and appearance of the Silver Fox Crescent street scene, and
   (ii) the living conditions for future occupiers of the proposed development having particular regard to external amenity area.

Development Plan and other Planning Policies

3. The development plan for the area includes the *Berkshire Structure Plan* adopted in August 1997. **Policy OS1** is a strategic policy designed, among other things, to provide sustainable development. Within that policy it would restrain development to within the limits set by environmental and other constraints. **Policy EN1** stresses the importance of the character and environmental quality of urban areas. Developments should respect the scale, form, impact and character of their surroundings.

4. The *Loddon Area Local Plan* was adopted in May 1995. **Policy LTV1** identifies Woodley as an area where development will normally be permitted. **Policies LBE1** and **LBE2** seek, among other things, to ensure that developments are to a high standard of design, and appropriate to the character of the surrounding area, and their relationship with adjoining sites and buildings; they should not adversely affect the character of an area through, among other things, their scale, form and massing.

5. The *Wokingham District Local Plan Deposit Draft*, amended in April 1999, September 1999 and February 2000, is the emerging Local Plan. It is at an advanced stage in the process towards adoption and thus I am able to give it considerable weight.

by buildings. Refuse could be housed in bins, albeit they would be unenclosed and close to kitchen windows. For these reasons, I do not find this level of private amenity space acceptable and as a result, the living conditions for future occupiers of the houses would be unsatisfactory.

14. I have allowed for the proximity of more general open recreational space in Woodley, but this would not overcome or outweigh my objections set out above. Accordingly, I conclude on this issue that the development would not provide a satisfactory level of outdoor amenity space, contrary to the aims of development plan policies set out earlier in particular **Policy LBE1(b).**

Other matters

15. I have considered the thrust of the Government's Planning Policy Guidance (PPG) No.3: *Housing*, and its encouragement to use urban land more efficiently. However, this guidance and that of PPG 1: *General Policy and Principles*, also encourage good design and a regard for the surroundings of a development and satisfactory living conditions for occupiers, aspects that this proposal would not meet.

16. The present site is currently used for parking, as is the forecourt of the corner building. There are also parking restrictions operating on the adjoining roads that would put pressure on any intensification of the use of this site. I have already noted that 3 spaces would be available for the development and this would accord with current Government advice in PPGs 3: *Housing* and 13: *Transport*. However, it is not clear from the proposals how, with the present garages and parking removed, the adjoining flats would be serviced with any necessary car spaces. I regard this a further failing in this scheme.

17. Notwithstanding the points made earlier regarding street scene issues, the living conditions of adjoining neighbours at No.5 Silver Fox Crescent and 41b Crockhamwell Road would not, in my opinion, be adversely affected.

Conclusion

18. For the reasons given above and having regard to all other matters raised I shall dismiss the appeal.

Formal Decision

19. In exercise of the powers transferred to me, I dismiss the appeal.

Information

20. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

Roger Wilson

INSPECTOR

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
01 MAY 2002
COPIES TO Ack.

Nicola Lake

From: Susan Verdin
Sent: 01 May 2002 13:04
To: Nicola Lake
Subject: FW: Planning Application No F/2002/6177

We have received this email via the general WDC address with a request that it be passed to yourself, if you can help please can you arrange a response and copy it to me for our logging system.

Thank you
Sue Verdin
Wokingham District Council
www.wokingham.gov.uk

-----Original Message-----
From: robert.cant [SMTP:robert.cant@ntlworld.com]
Sent: Tuesday, April 30, 2002 5:06 PM
To: wokinghamdc@wokingham.gov.uk
Cc: ann.keenan@woodley.gov.uk
Subject: Planning Application No F/2002/6177

ATTENTION: Nicola Lake

RE: PROPOSED ERECTION OF DWELLING AT 43 CROCKHAMWELL ROAD, WOODLEY RG5 3JZ
PLANNING APPLICATION NO F/2002/6177

We have no objections in principle.

Our only reservations are:

1. Possible loss of privacy from the top two bedroom windows facing onto our garden - are these frosted or above viewing level (whilst standing)?

2. Any damage to our shed and boundary fence, from the demolition of existing building or building works, be made good.

Robert and Lesley Cant
41/B Crockhamwell Road
Woodley
Reading RG5 3JZ
Ph: 0118 961 8868
email: lesley@ntlworld.com <mailto:lesley@ntlworld.com>

FROM: Nicola Lake

DATE: 15 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6177

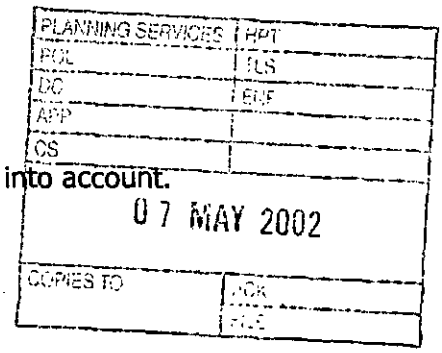
Proposal: *Proposed erection of one detached dwelling..*

Site Address: Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.

Applicant: A Ager Esq C/O D L P Consultants Ltd.

Your observations are required in respect of this application **by 09/05/2002** .

Members had no comment to make on this application.
but particularly asked that any neighbours comments be taken into account.



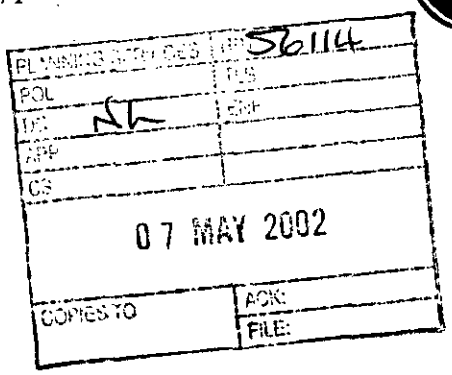
SIGNED: _____ DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005617-1/1
Your Ref : NL/F/2002/6177

Date : 03 May 2002



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

FAO: Nicola Lake

Dear Madam

ERECTION OF ONE DETACHED DWELLING

AGER INSURANCE SERVICES 43 CROCKHAMWELL ROAD WOODLEY READING

Thank you for your letter dated 15 April 2002, received on 17 April 2002. Please quote the following reference in any correspondence: SU77SE/12/61. The Environment Agency has the following comments:

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: 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.

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.

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

Land Drainage

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.

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.

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.

Wildlife Conservation

Wildlife Enhancement

Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

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

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

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

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.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: DLP Consultants Ltd

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/6177 relates.

Address of site 43 CROCKHAMWELL RD

WOODLEY

Signed [signature]

Date 18 · 4 · 02

PC	
CS	
APP	
CS	
19 APR 2002	
COPIES TO	AC
	FILE

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Nicola Lake
Development Control

Your Ref: F/2002/6177

From: Tom Payne
Environmental Health

My Ref: 000925

Date: 26 April 2002

PROPOSED ERECTION OF ONE DETACHED DWELLING.

AGER INSURANCE SERVICES 43, CROCKHAMWELL ROAD, WOODLEY.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. 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 8am and 7pm 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.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 15 April 2002

Application Number: F/2002/6177

Proposal: Proposed erection of one detached dwelling.

Parish: WOODLEY TOWN

Site Address:
Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.

Applicant:
A Ager Esq C/O D L P Consultants Ltd.

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).

1, C122, R122
2, Driveway to be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this.
R: IHSHC.

Signed: _____ **Print name:** Adam 18/04/02

(*) PRE-APPS ATTACHED (*)

Application Number : F/2002/6177	**Map No :** 47
Case Officer : NL	**Site Area :** 0.02
Valid Date : 8/4/02	**Received Date: 20/03/2002**

Level : Delegated Application

Description : Proposed erection of one detached dwelling.

Location : Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.

Parish : WY **Ward : SOU**

Applicant : A Ager Esq C/O D L P Consultants Ltd.

Fee Required: ~~£0~~ **Fee Received: £0** resubmission 3496 refused.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Windows & doors – many are shown different size or position on floor plans/elevations. (eg. Living room N-facing window, r.hand window in blr 1, size of bathroom window etc)	phoned 4/4 left message	✓ 8/4
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

(Landscape) ✓

(Trees) ✓

(Environmental Health) ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Groundwater Protection Zone

Railtrack

Police Arch Officer

(Thames Water) re drainage ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2x S/N (Crockhamwell Rd Silver Fox Crescent)

.....

+ See map

.....

+ notify 43 Crockhamwell Rd. (site inside blue line)

+ Mr H. Middleton
5 Silver Fox Crescent
Woodley
RG5 3JA

2 relevant pre-apps attached

Organisation_Name	Building_Name	address1	Postcode
		92CROCKHAMWELL ROADREADING	RG5 3JY
		86CROCKHAMWELL ROADREADING	RG5 3JZ
		88CROCKHAMWELL ROADREADING	RG5 3JZ
		90CROCKHAMWELL ROADREADING	RG5 3JZ
		5SILVER FOX CRESCENTREADING	RG5 3JA
		6SILVER FOX CRESCENTREADING	RG5 3JA
		7SILVER FOX CRESCENTREADING	RG5 3JA
		8SILVER FOX CRESCENTREADING	RG5 3JA
	43A	43ACROCKHAMWELL ROADREADING	RG5 3JZ
	41A	41ACROCKHAMWELL ROADREADING	RG5 3JZ
	41B	41BCROCKHAMWELL ROADREADING	RG5 3JZ
AGER INSURANCE SERVICES		43CROCKHAMWELL ROADREADING	RG5 3JZ

SURGERY WITH FLAT OVER

ADDRESS 43 CROCKHAMWELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/288/62	Dr. V. C. Morris	Doctors Surgery	29.11.62	App C/A
O/289/64	"	outline – Extension to Surgery with Flats over.	18.2.65	N/A C/A
R/328/65	"	Extn. to Exist. Surgery with 2 Staff Flats over	30.12.65	App C/A
BR 7547	Dr. V Morris	treatment room Partitioning of Office	6.1.78	APP N/A
34514	Dr V Morris	staff room to Surgery Dram Park Cover	22.11.89	C/A
BRA 8395	"	Lt & Alts.	15.1.40	APP
37869	AGER INS. SERVICES	GR. FLOOR SURGERY TO INS. BROKERS.	22.8.91	C/A
F/2001/3494	Mr Ager.	2/st ext to form 2 flats.	22/05/01	Ref

DATE OF COMPLETION September 1963

MINISTRY DECISION 3494 Appeal dismissed 22.10.01

SPECIAL ORDERS

DRAINAGE

**********FILE COPY**********

Tel: (0118) 974 6481

Date: 15 April 2002

My ref: F/2002/6177

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2002/6177
Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.
Proposed erection of one detached dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Nicola Lake** on **(0118) 974 6481** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2002/6177**
Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.
Proposed erection of one detached dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Rowland

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6481

Date: 15 April 2002

My ref: F/2002/6177

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

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

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Trevor Watson
Development Control Manager

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Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.
Proposed erection of one detached dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C Lawley

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6481

Date: 15 April 2002

My ref: F/2002/6177

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/6177
Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.
Proposed erection of one detached dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Nicola Lake** Application Number: **F/2002/6177**
Ager Insurance Services 43, Crockhamwell Road, Woodley, Reading.
Proposed erection of one detached dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor K Gilder

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6177

Proposal:
Proposed erection of one detached dwelling.

Location:
Ager Insurance Services 43, Crockhamwell Road, Woodley, 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/2002/6177 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 09/05/2002. 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.

Trevor Watson
Development Control Manager

15 April 2002

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

DELEGATED

JB/GB/BKS369

19 March 2002

Ms N Lake
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

08.APR.2002* 6177

Dear Ms Lake

RE: PROPOSED ERECTION OF ONE DETACHED HOUSE ON LAND ADJOINING 43 CROCKHAMWELL ROAD, WOODLEY

Further to your letters dated 12 February and 14 March and our related telephone conversations, I enclose for your attention a full planning application in respect of the above. I enclose the following:

- 6 copies completed planning application form
- Section 66 certificate A
- 6 copies drawing no. 1, location plan
- 6 copies drawing no. 2b, site plan
- 6 copies drawing no. 3c, proposed ground floor plan
- 6 copies drawing no. 4b, proposed first floor plan
- 6 copies drawing no. 5b, proposed elevations
- 6 copies drawing no. 6a, illustrative street scene

You will note that no fee cheque is enclosed, as a full fee was paid with the previous planning application on this site, F/2001/3494.

Following on from your letter of 12 February, we have amended the scheme by increasing the amount of landscaping at the front. The building has been moved slightly forward in order to align with the front building line of adjoining buildings. The gaps between the 3 dwellings have been slightly increased and the amount of amenity space at the back has also been increased.

With regard to the problem of overlooking, we have deleted the secondary side windows and included only high-level windows in the first floor rear elevation. The issue of windows and openings can be conditioned and we would accept the removal of permitted development rights in order to ensure that the privacy of neighbours is not compromised in the future.

As you are aware, the previous application for 2 no. 1-bedroom flats was dismissed on appeal on 22 October 2001. The inspector refused consent because he considered that the proposed building would appear cramped in its setting, would fill the gap between buildings and would excessively harden the street scene. We consider that the smaller building proposed, with larger gaps between buildings and scope for more landscaping at the front, overcomes the inspector's concerns in this regard.

The inspector was also concerned about the lack of amenity space, which would provide inadequate living conditions for future occupiers. With this scheme, we have increased the rear amenity space by reducing the size of the proposed building and pulling it forward. In our opinion, the amount of amenity space provided at the rear of the property is adequate for a small 2-bedroom house in this location.

Consequently, we consider that the proposed dwelling overcomes the concerns of the previous inspector and complies with Government advice in PPG3 in that it will make better use of under-used urban land and it will provide a small dwelling unit for which there is great demand in this area.

It is hoped that you will agree with the above views, as stated in your letter of 14 March, and proceed expeditiously to a positive recommendation with regard to this application. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Mr A Ager

1789/a

SECTION 66 CERTIFICATE

DELEGATE

WOKINGHAM DISTRICT COUNCIL

Application No. 08.APR.2002 6177

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

on (d) . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

DELEGATED PART 1

WOKINGHAM DISTRICT COUNCIL

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

08.AUG.2002* 6177

1.	APPLICANT'S NAME	A Ager Esq
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DLP Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land adjoining 43 Crockhamwell Road Woodley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of one detached house
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.015
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	1) Location Plan 4) First Floor Plan 2) Site Plan 5) Proposed Elevations 3) Ground floor plan 6) Illustrative Street Scene

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

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

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

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

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

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