APPLICATION NO:
O/2001/3561

LOCATION:
656 Reading Road, Winnersh Wokingham.

APPLICANT:
D E Chesterman C/O Andesign

PROPOSAL:
Outline application for the erection of a replacement dwelling.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Martin Durkan**

APPROVED

DO

RAILEX
Marbleboard

EASIFILE EP7

1378

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D E Chesterman
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: O/2001/3561

Parish: **EARLEY**

Location: **656, Reading Road, Winnersh, Wokingham.**

Proposal: **Outline application for the erection of a replacement 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. a) Approval of the details of the siting, design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), the means of access thereto and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. The permission hereby granted is for siting and means of access only and does not grant approval for the total floor area shown under the heading 'schedule' on drawing number AH/S/639 B.

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

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

Condition
5. The footprint of the building hereby permitted shall not exceed that of the existing building.

Condition
6. Safe, dry access shall be provided above the 1968 floodwater level of 39.08m AOD(N) from the dwelling to Reading Road.

Condition
7. The replacement dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1968 flood water level of 39.08m AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.

Condition
8. Openings and any associated grilles to the underfloor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Condition
9. Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.

Condition
10. No existing ground levels on the site shall be raised.

Condition
11. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
12. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
13. 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.

Condition
14. Before the development hereby approved is commenced, a bat survey of the building shall be carried out by a licensed bat worker and submitted to the Local Planning Authority for approval. Any bat habitats identified by the survey shall be dealt with in a manner prescribed by the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. Outline approval has been sought for siting and access only.

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

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

Reason
5. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
6. To allow the residents of the property opportunity of escape without resort to endangering life/health or reliance on the emergency services.

Reason
7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
8. To ensure that provision is made for the free passage of flood water through the underfloor voids of the buildings.
(Note: The Environment Agency should be consulted on any details submitted in compliance with this condition).

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and the reduction of flood storage capacity.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and the reduction of flood storage capacity.

Reason
11. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
12. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
13. To prevent pollution of groundwater.

Reason
14. To ensure the protection and sensitive treatment of any bat habitats.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters.
(*Contact Andrea Szabados on tel. no. 01276 45 4373 for details).*

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 LD3, C2, C6 and EN3.
Loddon Area Local Plan Policies LTV2, LC1, LC18, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WCC4 and WBE1.

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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

Tel. (0118) 974 6229 (Direct Line)
Fax. (0118) 974 6484
Email. Martin.Durkan@wokingham.gov.uk
Date July 3, 2001
My ref. O/2001/3561
Your ref. P1/4157/MJB/kam

Deputy Town Clerk
Earley Town Council
Council Offices
Radstock Lane
Earley
Reading RG6 5UL

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

Dear Sir

RE: PLANNING APPLICATION NO. 0/2001/3561

I refer to your letter of 27th June 2001 regarding the above planning application.

I can confirm that the site falls within an area identified in the Loddon Area Local Plan as an Area Liable to Flooding. Accordingly, the District Council consulted the Environment Agency on the proposed development. The Agency advised the District Council that it had no objections in principle to the development subject to certain conditions. The conditions suggested by the Agency were attached to the outline planning permission.

I enclose a copy of the Environment Agency's comments for your information.

Please contact me should you have any further queries on this matter.

Yours faithfully

MARTIN DURKAN
Senior Planning Officer

Enclosure: Copy of Environment Agency's comments

EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

My Ref: P1/4157/MJB/kam
Your Ref:

27 June, 2001

Dear Mr Durkan

Planning Application No. 0/2001/3561

The District Council's decision to grant planning permission in respect of the above planning application was discussed by Councillors at a recent meeting of the Planning Committee. The Town Council's observations on this application expressed concern that the site was, it was believed, in the River Loddon flood plain, and Councillors were, therefore, somewhat concerned to note that planning permission had been granted.

I have, therefore, been asked to write to you seeking clarification on this decision.

Yours sincerely

Madelyn Britton

Deputy Town Clerk

MD.

PLANNING SERVICES	HPT 45153
POL	TLB
DC MD	ENF
APP	
CS	
29 JUN 2001	
COPIES TO:	ACK:
	FILE:

Mr M Durkan
Planning Officer
Wokingham District Council

e.Mail: townclerk@earleytc.co.uk
Web site: www.earleytc.co.uk

Applicationo	Name & Address
O/2001/3561	Councillor Prue Bray 45 Bluebell Meadow Winnersh WOKINGHAM Berkshire RG41 5UW

App APPROVED
LETTER SENT
31/05/01

WORK SHEET FOR : Martin Durkan

Application Number : O/2001/3561

Applicant : D E Chesterman C/O Andesign.

Location : 656, Reading Road, Winnersh, Wokingham.
Proposal : Outline application for the erection of a replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 02/05/01

Date Registered : 14/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 09/05/2001. 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 :

1) EARLEY TOWN COUNCIL - RECOMMEND REFUSAL ! FLOOD RISK; SHOULD BE CONSIDERED NEW DEVELOPMENT. RATHER THAN REPLACEMENT.
2) ENVIRONMENT AGENCY - NO OBJECTION IN PRINCIPLE SUBJECT TO CONDITIONS.
3) HIGHWAYS - NO OBJECTION SUBJECT TO CONDITION.
4) LANDSCAPE OFFICER - NO OBJECTION SUBJECT TO CONDITION.
5) ENVIRONMENTAL HEALTH - NO OBJECTION.
6) LOCAL COUNCILLOR - CONCERNS RE. TREES, FLOODING, HIGHWAYS

Planning Issues :

SITE DESIGNATION

LALP - SEPARATION OF SETTLEMENTS (LC1)
AREA LIABLE TO FLOODING (LPS2, LPS3)

WDLP - GREEN GAP/WEDGE (WCC2)

MAIN ISSUES

1. IMPACT ON THE GREEN GAP/SEPARATION OF SETTLEMENTS.
2. DETAILS OF SITING AND MEANS OF ACCESS.
3. FLOOD RISK.

Application Number: 0/2001/3561

Appraisal:

1. Impact on the Green Gap Wedge/Separation of Settlements
The application is for outline planning permission for a replacement dwelling. The existing building is in an advanced state of disrepair and has been part demolished. According to the electoral register, it does not appear to have been occupied since 1980/1981.

If the residential use of the building were to be regarded as abandoned, the case for resisting the erection of a new dwelling in this location would be considerably strengthened. However, this would involve establishing precisely when the building was last occupied for residential purposes and whether it has been used for any other purpose since then, as well as proving that there has been no intention to reoccupy the building for residential purposes. As it seems unlikely that abandonment could be conclusively proven, it is considered that the application should be treated as a proposal for a replacement dwelling rather than a new dwelling.

Policy LC2 of the Loddon Area Local Plan (LALP) states that development in Separation of Settlements land which would either detract from the undeveloped appearance or intensify sporadic development will not be permitted.

Policy LC18 of the LALP states that replacement dwellings in rural areas may be permitted subject to restrictions on size, siting and design to limit the impact on the rural environment.

Policy WCC2 of the Wokingham District Local Plan Deposit Draft (as amended) states that development in Green Gaps and Wedges that would affect or detract from their open or countryside appearance and character will not be permitted.

Policy WCC4 states that new buildings outside settlement boundaries should be well sited and designed, as well as of a size no larger than necessary for its intended use so as to have no adverse impacts upon the countryside.

The policies therefore permit replacement dwellings in principle in this Green Gap/ Separation of Settlements location provided that there is no adverse impact on the rural environment.

2. Proposed Siting and Means of Access
The application is in outline form with approval sought for siting and access only at this stage. The proposal is to site the dwelling in the same position as the existing building. The footprint would also be the same as the existing building.

The dimensions of the existing building as shown on the submitted drawing no. AH/S/639B have been checked on site. The dimensions of blocks 'A' and 'B' are correct; however, block 'C' has been demolished and so could not be checked.

The submitted drawing also shows a calculation of the total floor area of the original building on the site. However, this appears to have included the floor area of the loft

space, since the existing building is single-storey and not two-storey as stated on the drawing. Thus whilst there is no objection to the proposed siting and footprint of the replacement dwelling, a condition should be attached to any planning permission making it clear that approval is not being granted for the floor space indicated in this calculation.

There is an existing access to the site from Reading Road and Highways have raised no objections to its continued use to serve the new dwelling. There are therefore no objections to the proposed siting or means of access for the development.

3. Flood Risk

The Environment Agency has no objections to a replacement dwelling on the site since there appears to have been a dwelling of the same footprint on the site prior to the 1968 flood. They have, however, recommended a number of conditions to be attached to any planning permission.

Conclusion

There are no objections to the proposed replacement dwelling and, consequently, it is recommended that planning permission should be granted subject to conditions.

Recommendation: Approval. ✓ Refusal

Application Number O/2001/3561

Conditions

No	Std Con	Std Reas	Non Std Conditions/Reasons
1	C002	R002	-
2	-	-	The permission hereby granted is for siting and means of access only and does not grant approval for the total floor area shown under the heading 'schedule' on drawing no. AH/S/639 B. Reason: Outline approval has been sought for siting and access only.
3	C040	R040	-
4	C070	R070	*(Insert: 'parking and turning')*
5	-	-	The footprint of the building hereby permitted shall not exceed that of the existing building. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
6	-	-	Safe, dry access shall be provided above the 1968 floodwater level of 39.08m AOD(N) from the dwelling to Reading Road. Reason: To allow the residents of the property opportunity of escape without resort to endangering life/health or reliance on the emergency services.
7	-	-	The replacement dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1968 flood water level of 39.08m AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

8 - - Openings and any associated grilles to the underfloor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: To ensure that provision is made for the free passage of flood water through the underfloor voids of the building.
(Note: The Environment Agency should be consulted on any details submitted in compliance with this condition.)

9 - - Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and the reduction of flood storage capacity.

10 - - No existing ground levels on the site shall be raised.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and the reduction of flood storage capacity.

11 - - No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

12 - - Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Reason: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

13 - - 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.

14. **Before the development hereby approved is commenced, a bat survey of the building shall be carried out by a licensed bat worker and submitted to the Local Planning Authority for approval. Any bat habitats identified by the survey shall be dealt with in a manner prescribed by the Local Planning Authority.**

Reason: To ensure the protection and sensitive treatment of any bat habitats.

Informative

1. **Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters.** ***(Contact Andrea Szabados on tel.no.01276 45 4373 for details.)***

2. **N16**
   Loddon Area Local Plan Policies: LTV2, LC1, LC18, LPS2 & LPS3.

   Wokingham District Local Plan Policies: WOS2, WOS3, WCC1, WCC2, WCC4 & WBE1.

   Berkshire Structure Plan Policies: LD3, C2, C6 & EN3.

REDCOMMENDATION AND CONDITIONS/REASONS AGREED:.....
(Development Control Manager)

Date:.....

RECORD OF SITE VISIT

SITE ADDRESS: 656 Reading Road
Winnersh Wokingham.

APPLICATION NUMBER: O/2001/3561

OFFICER: Martin Durkan

DATE OF SITE VISIT: 02/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
NURSERY TO SOUTH-EAST. DWELLINGS TO EAST ('TEA GARDENS') AND NORTH (No. 660). RIVER LODDON TO WEST.

3. DESCRIPTION OF SITE/BUILDING
SINGLE-STOREY DERELICT HOUSE. PART DEMOLISHED. IN ADVANCED STATE OF DISREPAIR.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO IMMEDIATELY ADJOINING PROPERTIES.

5. SITE CONSTRAINTS

TREES WITHIN SITE, INCL. ALONG RIVER BANK.

ACCESS/PARKING EXISTING ACCESS FROM READING ROAD

LEVELS EVEN

BOUNDARY TREATMENT NO PHYSICAL BOUNDARIES APART FROM 2M FENCE ADJOINING No. 660.

OTHERS

Tel: (0118) 974 6446

Date: 10/05/01

My ref: O/2001/3561

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: O/2001/3561
656, Reading Road, Winnersh, Wokingham.
Outline application for the erection of a replacement 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 **Martin Durkan** on **(0118) 974 6446**. 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 21/05/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **O/2001/3561**
656, Reading Road, Winnersh, Wokingham.
Outline application for the erection of a replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Bray

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 6446

Date: 10/05/01

My ref: O/2001/3561

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 E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: O/2001/3561
656, Reading Road, Winnersh, Wokingham.
Outline application for the erection of a replacement 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 **Martin Durkan** on **(0118) 974 6446.** 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 21/05/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **O/2001/3561**
656, Reading Road, Winnersh, Wokingham.
Outline application for the erection of a replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6446

Date: 10/05/01

My ref: O/2001/3561

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: O/2001/3561
656, Reading Road, Winnersh, Wokingham.
Outline application for the erection of a replacement 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 **Martin Durkan** on **(0118) 974 6446**. 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 21/05/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **O/2001/3561**
656, Reading Road, Winnersh, Wokingham.
Outline application for the erection of a replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Our ref: SP\2001\003461\001
Your ref: O/2001/3561

Date: 18th April 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 42395
POL	TLS
DC MD	ENF
APP	
CS	
20 APR 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Martin Durkan

Dear Sir

REPLACEMENT DWELLING - 656 READING RD, WINNERSH

Thank you for your letter dated 23 March 2001 which was received on 28 March 2001. You are asked to quote the following reference in any correspondence: SU77SE/7/5. The Environment Agency has the following comments:

Development Control:

This site is within the 1968 floodplain of the River Loddon, and is therefore within an area where new development is to be strictly controlled.

This property is believed to have been a dwelling at its existing size prior to the 1968 flood. Therefore I have no objections in principle to a replacement dwelling at this site provided that
- Rebuilding the dwelling does not result in an increase in the building footprint,
- Floor levels are raised above the 1968 floodwater level of 39.08m AOD (N), and
- Dry access above the 1968 floodwater level is provided from the house to Reading Road, and therefore out of the floodplain.

I would point out that it will be necessary to compensate for the provision of the dry access, as the Environment Agency would not be prepared to see any loss of flood storage at the site.

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: The building footprint of the existing building shall not be exceeded.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

CONDITION: Safe, dry access shall be provided above the 1968 floodwater level of 39.08m AOD (N) from the dwelling to Reading Road.
REASON: To allow the residents of the property opportunity of escape without resort to endangering life/health or reliance on the emergency services.

CONDITION: The replacement dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1968 flood water level of 39.08 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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 required for any discharge of sewage or trade effluent into controlled

Cont/d..

waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO APPLICANT

Watercourses:

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.

Environment 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.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Andesign, 9 Perkins Way, Wokingham, Berks RG41 2TN

45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

E-mail: prue@bray.telinco.co.uk
Tel: 0118 989 4139

17 April, 2001

Dear Martin,

O/2001/3561 – 656 Reading Road, Winnersh

I would like to make a couple of comments on this application.

The first is that the area from the roundabout up to and including this property has been the subject of a major application for redevelopment in the not too distant past. I am fairly sure that comments were made at the time about wildlife and the preservation of trees, which are probably applicable to this application also, given that it has a number of mature trees around it and on the site itself. I would not wish to see any environmental damage as a result of a new house being built.

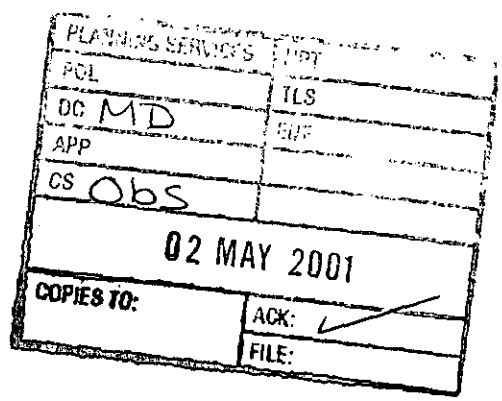
I would also like to be sure that this site is not prone to flooding, given its proximity to the Loddon.

I assume that as this is a replacement dwelling there are no highways problems because of the access.

Yours sincerely,

P. Bray.

Prue Bray
District Councillor for Winnersh (Liberal Democrat)



HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 23 March 2001

Application Number: O/2001/3561

Proposal: *Outline application for the erection of a replacement dwelling.*

Parish: EARLEY TOWN

Site Address:
656, Reading Road, Winnersh, Wokingham.

Applicant:
D E Chesterman C/O Andesign.

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

✓ below as applicable;

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

Comment

The Highway Authority have no objection in principle to the proposals, subject to the following conditions: C120, R120.

Signed: _____ **Print name:** Adam Goggins

29/03/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 9th April 2001

Location:	656 Reading Road, Winnersh
Proposal:	Outline application for the erection of a replacement dwelling
Application Number:	O/2001/3561

In response to your consultation dated 23rd March 2001 for the above application, the tree and landscape comments are as follows:

Whilst I have on objections to the proposal in principle the site contains a number of mature trees and shrubs and is covered by a Tree Preservation Order (TPO 552/1992). However, the site contains a derelict building and the trees are sufficiently widely spaced to enable the successful retention of the trees provided that sympathetic and sensitive building is proposed.

In order to ensure the successful retention of these landscape features. I should wish a condition imposed at a detailed planning application stage that requires the production of a tree survey and tree protection details. These should be submitted for approval and accord with BS 5837 : 1991 - Trees in Relation to Construction.



ROBERT PETROW
Consultant Landscape Architect

RP

26 MAR 2001

To:
Neil Etherington
Landscape & Trees

From: Martin Durkan

Date: 23 March 2001

1

Application Number: O/2001/3561

Proposal: Outline application for the erection of a replacement dwelling..

Site Address:
656, Reading Road, Winnersh, ~~Wokingham~~

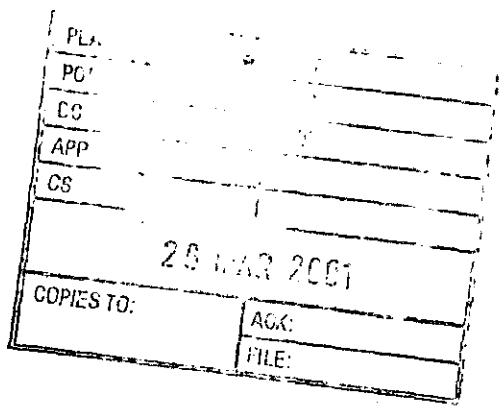
Applicant:
D E Chesterman C/O Andesign.

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

TPO 552/1992 (WH)
See attached plan.

Flooding?
Site contains number of mature trees — survey & protection.

No objections in principle



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20005735

To: Martin Durkin
Development Control

Your Ref: O/2001/3561

Date: 28 March 2001

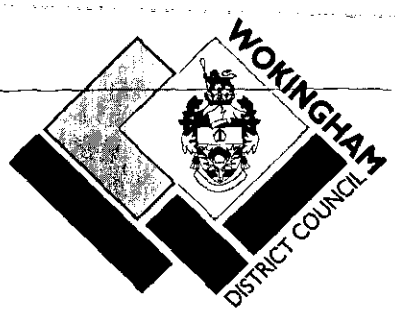
Outline application for the erection of a replacement dwelling.
656, Reading Road, Winnersh.

I have reviewed the proposals and I have no environmental health objections to the application.

Suzanne McLaughlin

	TLS
JC	
APP	
CS	
COPIES TO:	

Martin Durkan



From: Andy Glencross
Sent: 06 April 2001 16:46
To: Martin Durkan
Subject: Planning Application No O/2001/3561

Hi Martin

My comments on the above application are as follows : -

If the development involves changes to or works on the existing loft spaces then I recommend the following. All buildings have potential to act as roost sites for bats which are legally protected species. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

Aside from this there appear to be no ecological grounds to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/3561 PLANNING OFFICER: M. Durkan

PARISH: Earley

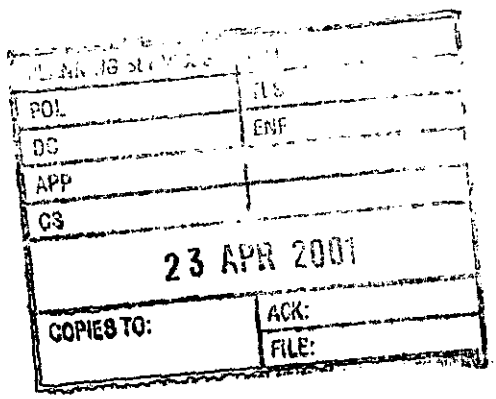
PROPOSAL: Outline application for erection of replacement dwelling (neighbouring parish consultation)

ADDRESS: 656 Wokingham Road, Winnersh.

APPLICANT: D. E. Chesterman

Councillors felt that this application should be refused. Because of its close proximity to the River Loddon, it is understood that the site floods regularly, and this has, of course, been particularly noticeable over the last few months.

It is understood that the current building on the site has not been occupied at least since 1973. In view of this, it is considered that any proposals for the site should be looked on as a new development, rather than the replacement of any existing dwelling.



SIGNED: _____ DATE: 19 APR 2001

CLERK TO EARLEY TOWN COUNCIL

With compliments

Sent to Earley Town Council in error.
We have already received the adjoining
Parish Consultation.



Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com
Webpage: www.earleytc.co.uk

FROM: Martin Durkan

DELEGATED

DATE: 23 March 2001

EARLEY TOWN CONSULTATION SHEET

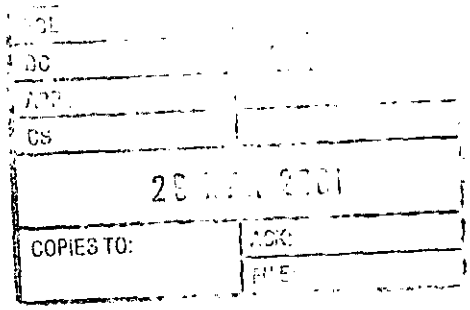
Application Number: O/2001/3561

Proposal: Outline application for the erection of a replacement dwelling..

Site Address: 656, Reading Road, Winnersh, Wokingham.

Applicant: D E Chesterman C/O Andesign.

Your observations are required in respect of this application **by 16/04/2001** .



SIGNED: _____ DATE: _____

Clerk To Earley Parish/Town Council.

656 Reading Road

Rang Mr Hester re. which matters he wanted considered at this stage. He confirmed that it was just means of access and siting.

M. Durkan
17/04/01

Received by Wokingham District Council

Application No: O/2001/3561

Proposal:
Outline application for the erection of a replacement dwelling.

Location:
656, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

23 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/3561
CASE OFFICER: Martin Durkan

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2001/3561**
CASE OFFICER: **Martin Durkan**
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				

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 JAN 2001~~ Valid 14 MAR 2001	Map No. 53. Site 0:23
Officer: MD	Application No. O/2001/3561
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(D.) OUTLINE APPLICATION FOR THE ERECTION OF A REPLACEMENT DWELLING

BRIDGE HOUSE,

Location: 656 READING ROAD (TEA GARDENS)

Parish: WINNERSH Ward: WINNERSH 23.03.01

Applicant: D E CHESTERMAN

Fee Received 380-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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	all returned (as per phone call)	5/3	14 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.03.01 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 re wildlife Heritage Site
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Dinton Pastures - re wildlife Heritage Site ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : Harley ✓
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency Flood Zone ✓

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

HERITAGE BODIES

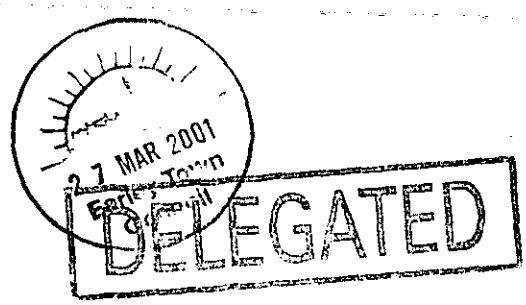
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Green Gap / Wedge Rural Area)

.....
.....
No pre-apps

NEIGHBOURS:

S/N + See map.



Received by Wokingham District Council

Application No: O/2001/3561

Proposal:
Outline application for the erection of a replacement dwelling.

Location:
656, Reading Road, Winnersh, Wokingham.

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

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

Head Planning and Transportation

23 March 2001

Mr A Hester
Andesign Building Plans
9 Perkins Way
Wokingham
RG41 2TN

14.MAR2001* 3561

BERKSHIRE RECORD OFFICE

9 Coley Avenue Reading
Berkshire RG1 6AF
Tel: 0118 901 5132
Fax: 0118 901 5131
Email: ARCH@Reading.gov.uk

Date: 15 February 2001

Our Ref: JT/BE/E01H

Your contact is: Jeremy Taylor

Dear Mr Hester

Thank you for your letter of 9 February 2001 and cheque for £7.50, for which I enclose a receipt.

I checked the electoral registers for Winnersh, 1976-1984, 1987, 1990, 1993, 1996 and 1998, and found Bridge House, Reading Road, Winnersh, with no street number, listed in the years 1977 to 1981 inclusive, but not in the other years. It appears at or near the end of the numbering of Reading Road.

In 1977-1979 the voters listed are Thomas White, Sophie White and Colin White. In 1980-1981 only Thomas White and Sophie White are listed.

I hope you find this information helpful.

Yours sincerely

Jeremy Taylor

JEREMY TAYLOR
Archivist

By hand 13.3.01

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr L. Thorp
Principal Development Control Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3957

14.MAR2001* 3561

12th March 2001

Dear Mr Thorp,

re: **Bridge House,656 Reading Road, Winnersh**

Further to your letter dated 17th January 2000, I must first of all apologise for the long delay in replying but you will appreciate that you did in your letter raise a considerable number issues which have taken time to resolve. In particular obtaining information from Berkshire Record Office regarding the previous occupants of the property. You will be aware from your colleague Mrs C. Hurst that we have taken back all of the documents on the the current application and re-assembled them together with a considerable amount of further information covering the points you raised. I am now enclosing the re-submitted application for your formal consideration, and I would ask you to bear in mind that this is still an Outline application and we should not get carried away at this stage by to much detail. As regards the specific points raised in your letter I would comment as follows:-

1. An additional drawing has been prepared showing the footprint of the existing dwelling and indicating the sections of the two storey dwelling.You may be interested to know that the history of this building goes back to the 30's when it was actually a centre of social acitivity with a Dance hall and the river used as a lido from this land. Exactly when it was converted totally to a dwelling is not clear.

2. The existing vehicular access is of a good standard and we have no problems achieving the satisfactory sight lines for a domestic dwelling

by utilising the public land which is immediately adjacent to the existing public footpath. I do not believe at this stage it is necessary to go into any further detail.

3. As referred to above we have enclosed plans of the existing dwelling, but the elevations are irrelevant to the application.

4. The siting of the dwelling will be for the current purposes exactly the same as the existing dwelling but you will appreciate that the height of the dwelling will vary as it will no doubt have a different design and have to take into account the flooding potential of the site in the same manner that was dealt with by the erection of Tea Gardens adjacent which is on a raised floor level.

5. The tree survey has been added to the site plan based on the Surveyors information taken from a full site survey carried out in connection with the recent appeal.

6. I am enclosing a letter dated 5th February 2001 from the Berkshire Record Office which quotes the entries on the Electorial Role.

7. The description of the dwelling has been amended to Bridge House, 656 Reading Road, Winnersh.

8. In order that there can be no misunderstanding we have purchased the relevant ordnance survey sheets from your office at a cost of £24. 42p.

I trust the additional information will be sufficient for your purpose and again I would ask you to remember that this is an Outline Planning application.

Yours faithfully,

A. Hester

14.MAR2001* 3561

Tel: (0118) 974 6444 (Direct Line)
Fax: (0118) 974 6484
Date: 17 January 2001

14.MAR2001* 3561

My ref: DC/MLT
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

Andesign
9, Perkins Way
Wokingham
Berks, RG41 2TN.

Dear Sirs,

TOWN & COUNTRY PLANNING, ACT, 1990 (AS AMENDED)
RE: 656, READING ROAD, WINNERSH

I refer to your planning application dated 16 January 2001, concerning proposed development at the above site for a 'REPLACEMENT DWELLING'.

I am writing under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine your application unless the following information is supplied:

1. The description of development is too vague to be capable of being assessed as it makes no reference to the size of dwelling. Therefore please will you clarify the size of dwelling in terms of number of bedrooms, total floorspace, total footprint area and height. This is particular important given that the application site is located in an area designated as Rural (Separation of Settlements) in the Loddon Area Local Plan and as Green Gap/Wedge in the Deposit Draft Wokingham District Local Plan, where development would not normally be permitted

2. Precise details of the means of vehicular access, including sight-lines. If the area within the sight-lines is not within the control of the applicant, then a statement should be made clarifying how it would be ensured that the sight-lines would be kept clear of obstructions above a height greater than 600mm above ground level.

3. A measured survey of the existing dwelling to be replaced. This does not need to be detailed, but should include all three dimensions (including height), total floor area and total footprint area. The latter two areas should be for the derelict house only, excluding any outbuildings . Block plans and elevational outline plans at a scale of 1:50 or 1:100 would be helpful.

4. The siting of the building being determined, or for an illustrative plan to be submitted showing an acceptable location for a dwelling of the size applied for (see paragraph (1) above). Part of the application site is the subject of a group Tree Preservation Order and it is necessary for the Local Planning Authority to be able to assess the impact of your proposals upon trees.

5. As stated above, part of the application site is the subject of a Tree Preservation Order. Therefore we require a tree survey of the site indicating all existing trees. The tree survey should indicate the size (including branch spread), type and condition of every tree, together with details of those proposed to be retained and those proposed to be removed.

6. The submitted plans describe the existing building as 'derelict house'. Please advise when the house was last occupied, and supply evidence to substantiate such statement. Appropriate evidence may include extracts from the electoral rolls for the last year for which there was an entry.

7. The application form describes the address Tea Gardens, Reading Road, whereas the submitted plans show the land to the south-east outside the application site as labelled Tea Gardens. The application plans include what appears to be an O.S. plan which labels the building on the site as No.656. Please will you therefore confirm in writing that the correct address for your application is "656, Reading Road".

8. The submitted location plan appears to be an O.S. plan, but excludes the usual O.S. copyright statement, and scale etc. Please will you supply a location plan with a stated scale. Please note that O.S. plans are subject to stringent copyright restrictions. If you are uncertain as to whether they have been met, we are able to sell such plans conforming with O.S. copyright. Please telephone 0118-974 6485 or 6434 for further information.

Until this information is supplied, the application will be considered to be invalid.

I look forward to receiving this information at your earliest convenience

Yours faithfully,

14.MAR2001* 3561

M L THORP
Principal Development Control Officer

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14.MAR2001 * 3561

1.	APPLICANT'S NAME	D.E. CHESTERMAN
	ADDRESS	TEA GARDENS, READING ROAD, WINNERSH, BERKS
	POST CODE	PHONE 9772141
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACEMENT DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.2 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. *List all the plans and drawings submitted* with the application	PLANS/DRAWINGS	AH/S/639A AND O.S. SHEET

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

OUTLINE PERMISSION	X	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	☐

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

VACANT RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO XXXX

If no, please give details

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

EXISTING VEHICULAR ACCESS

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£380

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

SIGNED (ANDESIGN) ON BEHALF OF D.E. CHESTERMAN DATE 16/1/2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

E

ADDRESS 656 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7671 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/314/64	Messrs. Maxwell M. Hart (Lond) Ltd	Outline - redevelopment	15.5.65	N/A. Def
1923/73	Maxwell M. Hart Ltd.	Outline - demo 2 dwellings & erect 10 uses.	8. 2 74	N/A Refu
01480.	" " "	Redev. for dev + Res	31 10 74	N/A Refus
98/68661/0				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 552/92

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No. 14.MAR2001* 3561

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.

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

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

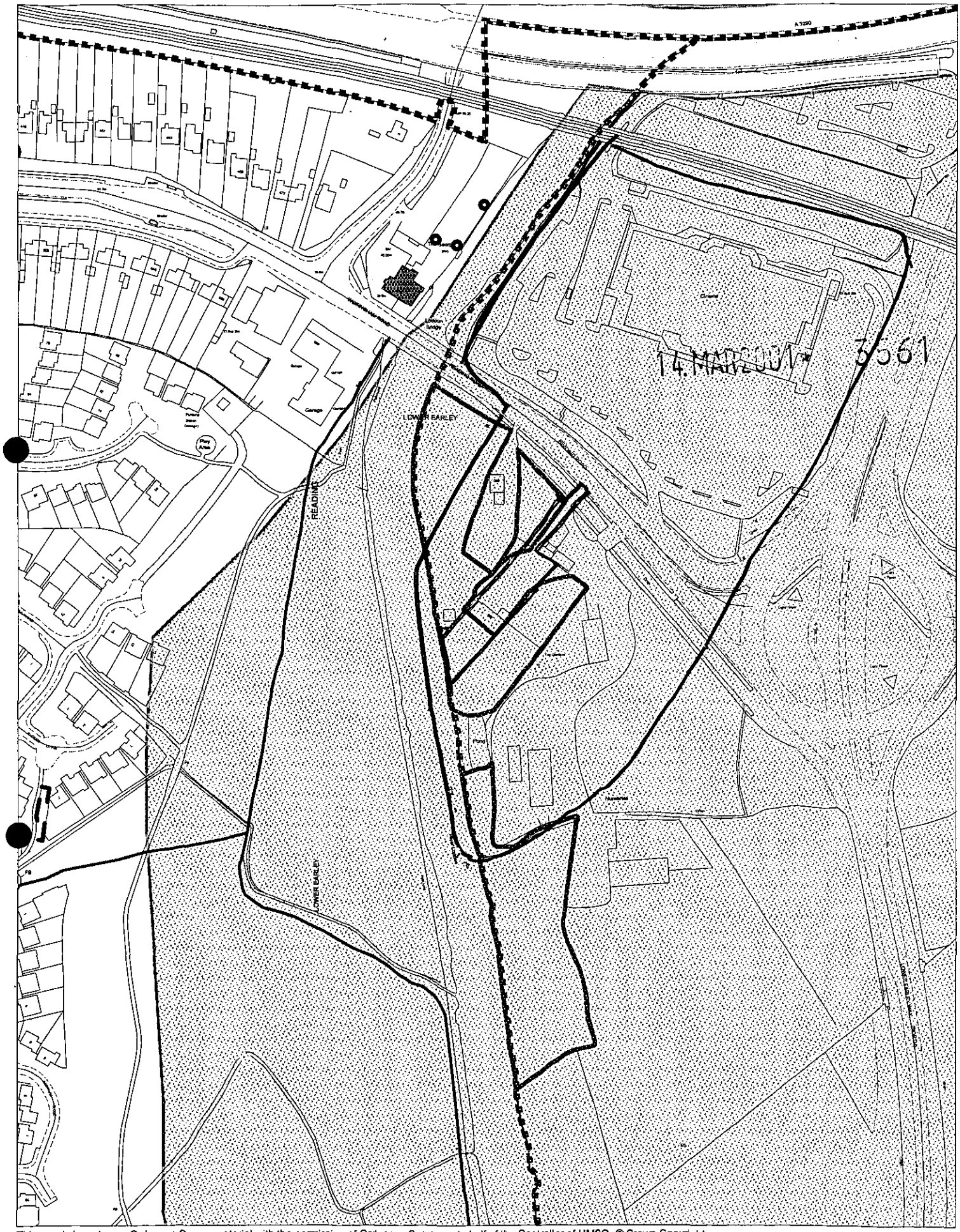
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . (LANDESIGN) . . . .

On behalf of . . . D. E. CHESTERMAN . . . .

Date . . . . 12/3/2001 . . . .

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



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Development Control Section, Environmental Services, Wokingham District Council.

16 March 2001

Scale: 1 : 2500

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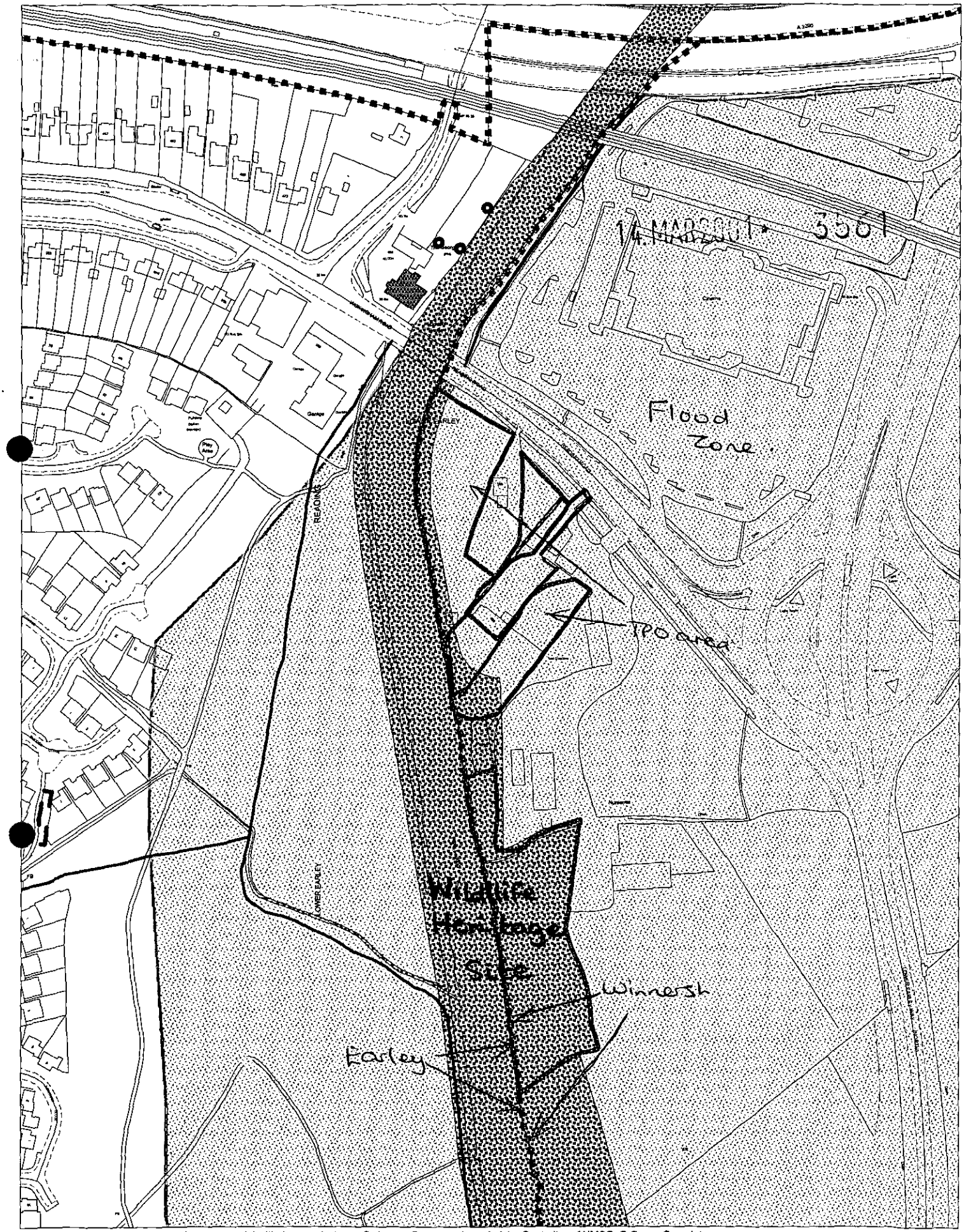

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16 March 2001 Scale: 1 : 2500

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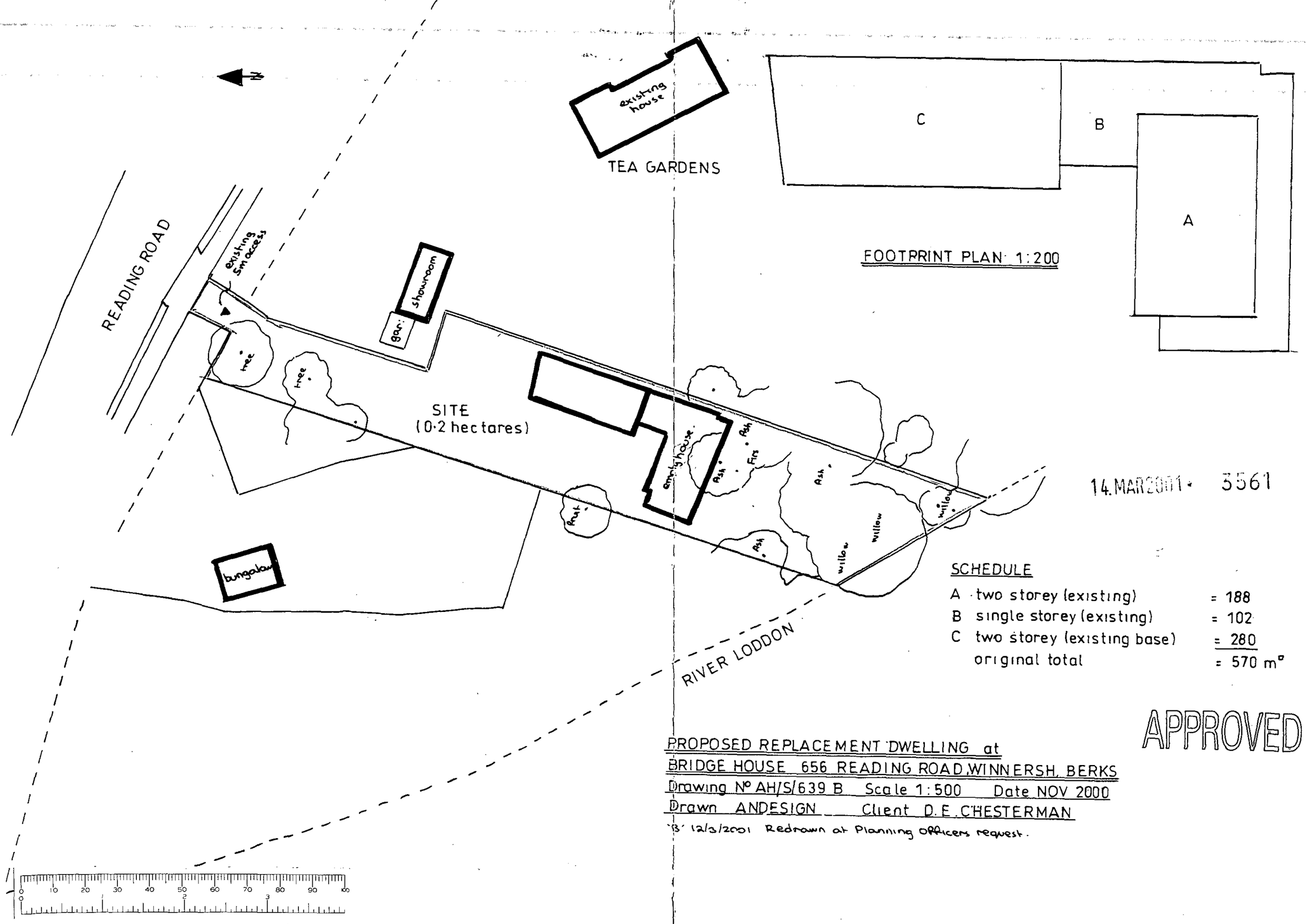

14.MAR2001 3561

SCHEDULE

A	two storey (existing)	= 188
B	single storey (existing)	= 102
C	two storey (existing base)	= 280
	original total	= 570 m²

APPROVED

PROPOSED REPLACEMENT DWELLING at
BRIDGE HOUSE 656 READING ROAD, WINNERSH, BERKS
Drawing Nº AH/S/639 B Scale 1:500 Date NOV 2000
Drawn ANDESIGN Client D.E.CHESTERMAN
'B' 12/3/2001 Redrawn at Planning Officers request.



Site Plan, Scale: 1 to 2500

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Date: 6 March 2001

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