APPLICATION NO:
F/2001/3558

LOCATION:
Land Rear Of 80 - 86 Oxford Road, Wokingham.

APPLICANT:
Millgate Homes

PROPOSAL:
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **Mrs B Polnik**

D6 1375

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

Application Number: F/2001/3558

Parish:	**WOKINGHAM**
Location:	**Land Rear of 80 - 86 Oxford Road, Wokingham.**
Proposal:	**Proposed erection of 2 dwellings (Amendment to consent F/2001/2032; revisions to garage serving plots 2 and 3 - changed from double to triple).**

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. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Planning Permission F/1999/0168 dated 22 May 2000 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

Reason
1. For the sake of clarity.

Informative
1. 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:

South East Area Local Plan Policies STV1, SBE1, SBE2, SH1 and SH8.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WBE11, WHE6 and WHE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/05/2001

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.

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2001/3558** 1

Land Rear Of 80 - 86, Oxford Road, , Wokingham.

Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 29.05.02.

Councillor Eke

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

3558

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

LL378

PLANNING SERVICES | HDT
POL | TLS
DC BP | ENF
11 JUN 2001
COPIES TO: | ACK:
FILE:

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/279
8th June 2001

Dear Mrs Polnik,

RE: TOWN& COUNTRY PLANNING ACT 1990 - REF NO F/2001/3558
80-86 OXFORD ROAD, WOKINGHAM

With reference to the above planning consent, received recently. In our meeting last week, (re: Bonhomie Court) I had mentioned to John Mitchell that the description within this consent did not include for the alterations of a double garage to a triple for plots 2 and 3.

You will recall that our original planning application submitted to you on the 13th February 2001 was only for the alteration of this garage, with subsequent additional amendments to plot 2 and 3 house types forwarded to you on 12th March 2001, which was to be included in this application as a whole.

This recent consent only refers to the amendments to the 2 dwellings, but for clarification and confirmation to the purchasers' solicitors we would wish that the consent notice be altered to also include the alterations to this garage.

John Mitchell did not see this as being a problem, and I am therefore writing to you to see whether this can be dealt with immediately.

Many thanks

Yours sincerely

G Meier

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 27, 2001
My ref. BP/PP/F/2001/3558
Your ref. GM/SC/279

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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 Mr Meier

RE: RESIDENTIAL DEVELOPMENT ON LAND REAR OF 80-86 OXFORD ROAD, WOKINGHAM

Further to your letter dated 8th June 2001, I enclose a revised decision notice amending the description of the development.

I hope this clarifies the matter.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Enclosure: copy of revised decision notice

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 27, 2001
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Mr G Meier
Millgate Homes
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I hope this clarifies the matter.

Yours sincerely

B. Polnik

MRS B POLNIK
Senior Planning Officer

Enclosure: copy of revised decision notice

Amended decision notice – to go out with letter attached

Tel: 0118 974 6450

Date: 15.5.01

My ref: F/2001/3558

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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: F/2001/3558
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

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 **Mrs B Polnik** on **0118 974 6450**. 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 24.5.2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2001/3558**
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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 6450

Date: 15.5.01

My ref: F/2001/3558

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Dear Councillor

Application Number: F/2001/3558
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2001/3558**
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Eke

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 6450

Date: 15.5.01

My ref: F/2001/3558

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 Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2001/3558
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

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 **Mrs B Polnik** on **0118 974 6450**. 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.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2001/3558**
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 27, 2001
My ref. BP/PP/F/2001/3558
Your ref. GM/SC/279

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Fax: (0118) 974 6484
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http://www.wokingham.gov.uk

Dear Mr Meier

RE: RESIDENTIAL DEVELOPMENT ON LAND REAR OF 80-86 OXFORD ROAD, WOKINGHAM

Further to your letter dated 8th June 2001, I enclose a revised decision notice amending the description of the development.

I hope this clarifies the matter.

Yours sincerely

B. Polnik

MRS B POLNIK
Senior Planning Officer

Enclosure: copy of revised decision notice

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
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Date June 27, 2001
My ref. BP/PP/F/2001/3558
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Mr G Meier
Millgate Homes
Millgate Court
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Dear Mr Meier

RE: RESIDENTIAL DEVELOPMENT ON LAND REAR OF 80-86 OXFORD ROAD, WOKINGHAM

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I hope this clarifies the matter.

Yours sincerely

B. Polnik

MRS B POLNIK
Senior Planning Officer

Enclosure: copy of revised decision notice

Applicationo	Name & Address
F/2001/3558	M H & S M Robson 4 Villiers Mead WOKINGHAM Berkshire RG41 2UB
APP APPROVED LETTER SENT 31/05/01	
AMENDED APP APPROVED LETTER SENT 28/06/01	

Rec'd 16.05.01 BY HAND.

Tel: 0118 974 6450

Date: 15.5.01

My ref: F/2001/3558

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2001/3558
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

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 **Mrs B Polnik** on **0118 974 6450**. 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 24.5.2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2001/3558**
Land Rear Of 80 - 86, Oxford Road, , Wokingham.
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 16/5/01

Councillor Malvern

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2001/3558

Applicant : Millgate Homes .

Location : Land Rear Of 80 - 86, Oxford Road, , Wokingham.

Proposal : Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : Neighbours consulted by letter

Date of Site Visit : 9.5.01

Date Registered : 13/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application will have expired on: 08/05/2001. 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 :

- Highway Authority : comments as per F/2000/~~0168~~ 2032 and 1999/0168
- Landscape Officer : landscape details acceptable
- Letter of representation : no objection to triple garage subject to fence/position of garage be relocated to original location, retention of shrubs/small trees and adequate drainage.

Planning Issues :

Proposal : Amendment to Plots 2 and 3 as originally approved on F/1999/0168 in May 2000 and subsequent revisions F/2000/2032 in October 2000. Current amendments only relate to plots 2 and 3. Siting of dwellings is identical to that previously approved. Principal revision relates to proposed garage - previously double garage proposed ; current proposal is for a triple garage with a slight re-orientation. Some alterations to external

Application Number: F/2001/3558

Appraisal :

A. Principle of development:
STV1 of SEALP; WOS2 of WOLP

Principle of development already established under F/1999/0168 and subsequent amendment F/2000/2032.

B. Impact on character/visual amenity of area

SBE1/2 of SEALP; WBE1 of WOLP

Proposed amendments would not adversely affect impact on character/visual amenity of area.

C. Impact on amenities of neighbouring occupiers

SBE1/2 of SEALP; WBE1 of WOLP

No objection to alterations to design of dwelling - no new openings proposed only changes to design of windows/doors and bay window.

Proposed triple garage would be located along the boundary with 4 Villiers Close - 1.6m at the nearest point tapering to 2.6m previous double garage was located 1.4m from the boundary ie. a difference of 0.8m. Height remains the same (5m) although length would be increased from 5.8m to 8.4m ie. by 2.6m. Landscaping is shown behind the proposed garage and boundary with adj. property. Although the proposal would result in an increase in massing, footprint and location it is not considered that the revision would so adversely affect the amenities of the occupiers of no 4. Villiers Close so as to warrant refusal. Discussed with Landscape Architect 1.6m considered sufficient width to provide adequate landscaping.

D. Highways
No ~~change~~ highway objection raised

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

Application Number F/2001/3558
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

Condition

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Planning Permission F/1999/0168 dated 22 May 2000 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

Reason

1. For the sake of clarity.

Informative

1. 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:

South East Area Local Plan Policies STV1, SBE1, SBE2, SH1 and SH8
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WBE11, WHE6 and WHE1

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 80 - 86 Oxford Road Wokingham.

APPLICATION NUMBER: F/2001/3558

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 9.5.01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

residential - mix of dwelling types and styles

3. DESCRIPTION OF SITE/BUILDING

Dwellings currently under construction

4. RELATIONSHIP TO ADJOINING PROPERTIES

4 Villiers Close

1.8m lapped fence - ground floor door in side elevation. Canopy to side of dwelling

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

RECEIVED 2/4/01
11·00 AM

PCL	TLS
DS BP	SMF
APP	
CS OBS	
02 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

4 Villiers Mead,
Wokingham,
Berks.
RG41 2UB.
Tel: 0118 978 8988

31st March, 2001

Y/ref: Mrs B Polnik
F/2001/3558

Development Control Manager,
Environment Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

Dear Sir,/MADAM .

Application No. F/2001/3558 **site Address:** Land Rear of 80 - 86 Oxford Road **Proposed erection of 2 dwellings (Amendment to consent F/2001/2032)..**

Further to your letter of 21st March, regarding the amendment to change the garage into a double garage, we wish to comment as follows:

- We would accept the amendment on condition that distance between the fence backing onto 4 Villiers and the amended location of a double garage is amended back to its original distance.
- Also, we would like the small trees and shrubs, which are growing by the fence, to stay.
- Also, there is a tremendous amount of water which is staying - in fact it is like a pond - which has been caused due to the destruction of all plant life (bushes, trees and grasses), and we trust that some relief drainage will be installed alongside the edge of these properties, similar to the drainage which was installed alongside the edge of the properties in Villiers Mead.

We trust the above points which we have raised will be looked at favourably. If you have any queries regarding these comments, please do not hesitate to contact us.

Yours faithfully,

M. H. Robson and S M Robson
Occupants of 4 Villiers Mead

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 21 March 2001

Application Number: F/2001/3558

Proposal: Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Parish: WOKINGHAM TOWN

Site Address:
Land Rear Of 80 - 86, Oxford Road, , Wokingham.

Applicant:
Millgate Homes .

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).

Comments as per application no. 2000/0168.

Signed: _____ **Print name:** Adam Coggins
26/03/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Mrs B Polink DATE: 9th April 2001

Location:	Land Rear of 80-86, Oxford Road, Wokingham
Proposal:	Proposed erection of 2 dwellings (Amendment to consent F/2001/20320)
Application Number:	F/2001/3558

In response to your consultation dated 21st March 2001 for the above application, the tree and landscape comments are as follows:

I have visited the above site and note with alarm that the two plots (plot 2 and 3) for which planning application is sought are already under construction.

Plot 2 has been cleared and the foundation slab has been laid. Plot 3 has been cleared.

My comments are therefore restricted to ensuring that the existing trees to be retained are protected in accordance to BS 5837 : 1991 - Trees in Relation to Construction. To this end the applicant should be instructed to stop work on site until details have been submitted and approved.

The applicant should also be required to submit for approval a landscape scheme which should include a full planting plan on a separate drawing for the entire development (including Plots 1 and 4). This should detail all proposed plants and specify full species names, sizes at time of planting, densities, plant numbers for each bed and a schedule totalling all plants for the whole scheme.

ROBERT PETROW
Consultant Landscape Architect

Landscape plan seen and details are acceptable
Please see comments dated 3 April 2001

Catherine Bimble 9/4/2001

(RP)

To:
Landscape and Trees

23 MAR 2001

4

From: Mrs B Polnik

Date: 21 March 2001

Application Number: F/2001/3558

Proposal: Proposed erection of 2 dwellings (Amendment to consent F/2001/2032)..

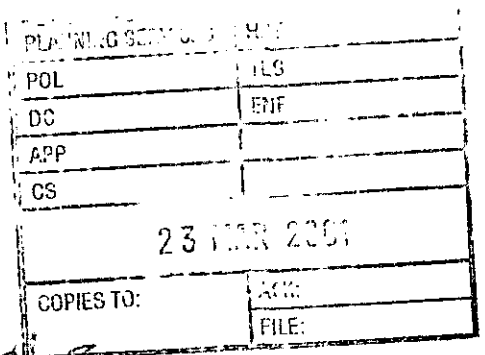
Site Address:
Land Rear Of 80 - 86, Oxford Road, , Wokingham.

Applicant:
Millgate Homes .

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

NO TPO

Plot 2 & Plot 3



Concern that plot 2
slabs
Plot 3 has cleared

Received by Wokingham District Council

Application No: F/2001/3558

Proposal:
Proposed erection of 2 dwellings (Amendment to consent F/2001/2032).

Location:
Land Rear Of 80 - 86, Oxford Road, , 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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

21 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid 13 MAR 2001

Start date: ~~16 FEB 2001~~ 13 MAR 2001 ~~01 MAR 2001~~

Map No. 75B Site ...033...

Officer: BP | Application No. F/2001/3558

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F...) PROPOSED ERECTION OF 2 DWELLINGS (AMENDMENT TO CONSENT F/2000/2032)

Location: LAND R/O 80-86 OXFORD ROAD

Parish: WOKINGHAM Ward: Emmbrook. 21.3.01 IS

Applicant: MILLGATE HOMES

Fee received ✓ 380-00 fee paid 1999/0188 No fee paid 2000/2032

Fee Received ~~00-00~~ Required ~~760-00~~ Additional ~~760-00~~ Refund .....

for 2 dwellings. Requested 22/2/01 01 MAR 2001

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	None		01 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	which garages are being changed?	22/02	01 MAR 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	plans not correct.	✓	13 MAR 2001
6	Floor plans	phoned - to follow 1/3		
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 : 21.3.01 ✓ 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 .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S/N + See map ✓
..... + 13 & 37 Arthur Road .....
..... Mr J. Barnes, Mayfield, Croft Lane, Hartley Wintney, Hants. .....
..... 10x, 98, 104, 108 Oxford Road .....
..... as previous app = + 20 Heelas Road, Wokingham .....
.....
.....
.....
.....

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

13.MAR2001* 3558

41070

13 MAR 2001

COPIES TO: | ACK: | FILE:

Mrs. C. Hurst
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

12th March 2001

Dear Mrs Hurst

Re: Land to the rear of 80-86 Oxford Road, Wokingham

With reference to our recent planning application regarding the amendments to the garages for plots 2 and 3 we have pleasure in enclosing six copies of drawings, numbers: 105/ARCH/2481/200A, 200B, 300B and 302B showing the minor amendment to these two plots.

Please could you ensure these changes are dealt with as part of the garage application, and that the application is registered and dealt with without further delay.

Yours sincerely

Greg Meier
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

1789/a

SECTION 66 CERTIFICATE

Application No.

13.MAR2001 * 3558

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . MILLGATE HOMES . . . . . .

Date . . . 13/02/01 . . . . . .

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

ADDRESS 84 OXFORD ROAD PARISH HOK

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
E/1999/0168	Millgate Homes	Land r/o: 4 det. dwellings + garages	22.5.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

LAND ADJOINING 84 OXFORD ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	2733						
P.19	~~2733~~	9.9.48	Private dwellinghouse, orchard, garden and Tennis Court	10.2.49	Unc		
E/1999/0168		9.12.99	Land r/o: erection of 4 det dwellings plus garages	22.5.00	APP		
E/2000/2032		21.7	Millgate Homes. Erect 4 Dwellings	18.10.00	APP		

80, OXFORD ROAD

ORD 75B

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	8783X	30.7.72	Erection of double garage		4.5.72		
R/74/72		30.3.72	ditto	8.5.72C			
1999/0168		9.12.99	Erection of 4 detached dwellings + garages (Land r/o)	22.5.00	APP		

82 OXFORD ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	9435M	27.4.73	Extension to kitchen and re-siting of bathroom		11.5.73		
	9864M	11.10.73					
185/73			Exten. to living room, utilisation of roof space and erection of double garage (Reconstruction of existing, conversion of kitchen to living room)	19.10.73	19.10.73 REFUSED 8.11.73 APPROVED		
				22.10.73 GA			
	BR 9468		GARAGE (MR. HEARMON)		16.10.78 APP		
7300				23.11.78 GA			
of 115.			REPL. GARAGE	10.8.88 GA			
1999/0168		9.12.99	Land r/o: 4 detached dwellings + garages	22.5.00	APP		

86 OXFORD ROAD

ORD 75B

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
TP50	6/12/48		Harris / Erect brick building as store & garage	10/2/49 app			
TP1203			Lunt / Extension	9/8/56 app			
0/38/65			Goffe / Demo exist house erect 8 det hses & garages & construct roads on land	28/4/65 REF			
0/70/65			Goffe / Erect 2 dwellings on land (84A & 88)	23/12/65 C			
8/25/66			Goffe / Erect bungalow & garage adj 86 (88)	30/6/66 C			
R/96/67			Howship / Access to highway (25/66)	30/8/67 C			
R/110/68			Howship / Erect garage & workshop	4/9/68 C			
F/999/0/68		9.12.99	Land r.o. - erection of 4 det dwellings + garages	22/5/00 APP			

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

13 MAR 2001 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

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKS
	POST CODE	RG42 5HZ PHONE 01344-489966
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	AS ABOVE.
	POST CODE	PHONE
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 AT REAR OF 80-86 OXFORD ROAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED ERECTION OF 2 DWELLINGS AND TRIPLE GARAGE. (AMENDMENT TO CONSENT F/2000/2032).
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A.
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	1:1250 LOCATION, 105 AREA/2481/502 REV C. 2481/01/REV C - 2481/04 REV A - 2481/03 REV A.

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	☐		

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — 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: No — 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.

REFER TO CONDITION PLAN REF No F/99/0168

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.

REFER TO PLAN REF No F/99/0168

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING STORM.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

REFER TO PLAN REF No F/99/0168.

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	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — 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 — If YES, please ask for and complete Part 3 of the form

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

£380.00.

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

SIGNED [signature] ON BEHALF OF MILLGATE HOMES. DATE 27/02/01.

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It *will first be checked to see if it is complete and if it is, it will be registered.*

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

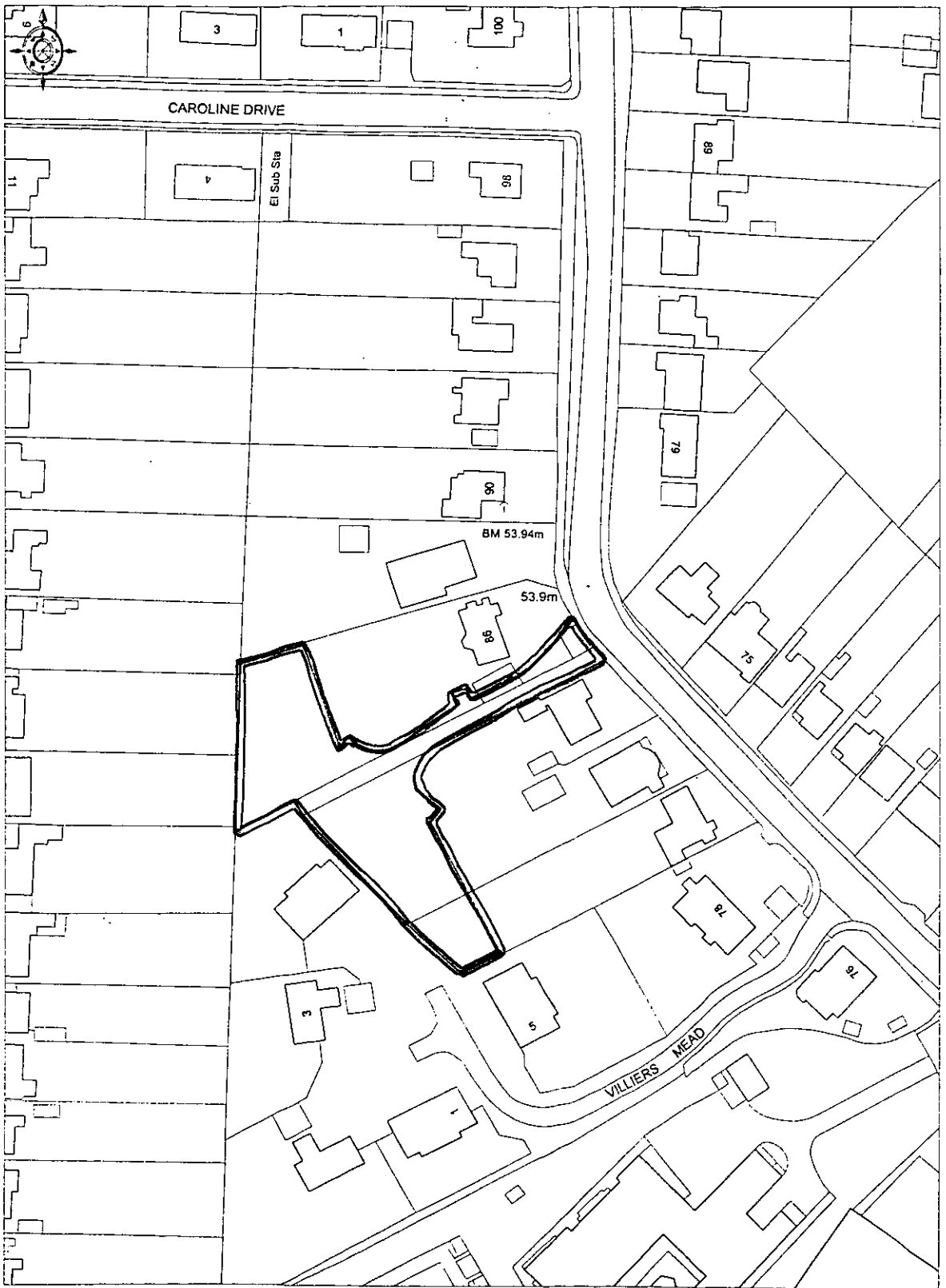
DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

MILLGATE HOMES

APPROVED

13.MAR2001 • 3558



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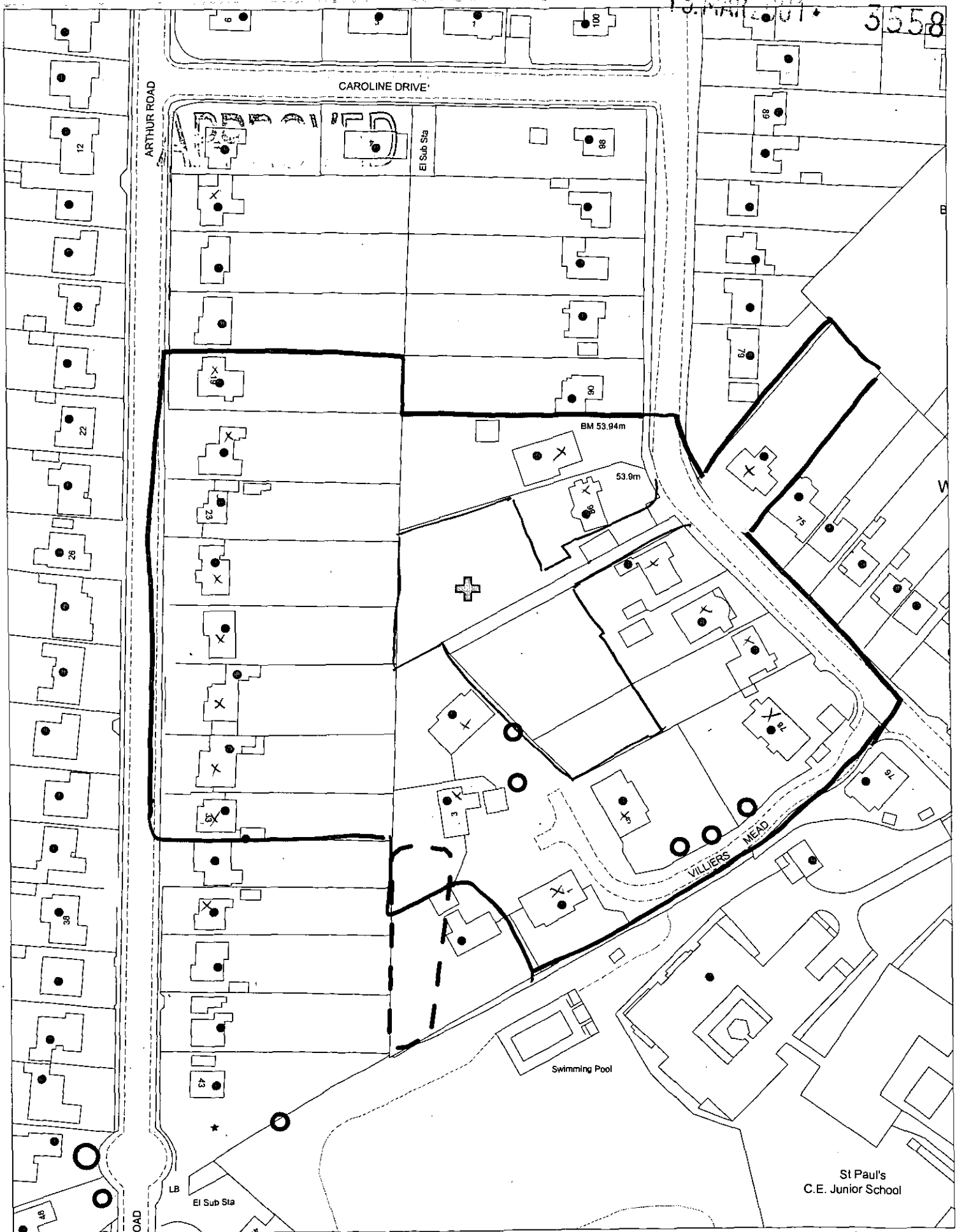
Ordnance Survey
Value Added Reseller

13 MAR 2001

3558



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

Scale: 1 : 1250

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