APPLICATION NO:

F/2001/3439

LOCATION:
Woodley Timber Co Ltd Norton Works Norton Road, Woodley Reading.

APPLICANT:
Natta Country Homes Ltd C/O Owens Galliver Architects

PROPOSAL:
Proposed erection of six dwellings.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 18/04/2001

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Natta Country Homes Ltd
C/O Owens Gálliver
10 High Street
Pangbourne
Berks
RG8 7AB

Application Number: F/2000/1247

Parish: **WOODLEY**

Location: **Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.**

Proposal: **Proposed erection of 7 dwellings**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

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:

Berkshire Structure Plan Policies H5, H9, T6 and T7.

Loddon Area Local Plan Policies LH1, LH8, LBE5, LBE2, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WH1, Housing Density policy, WOS3, WBE1, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 30/11/2000

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.

3439

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 21 May 2001
My ref. JRM/SB/F/2001/3439
Your ref. 01-425\PLAN.03

Mr P Galliver
Owens Galliver Architects
10 High Street
Pangbourne
READING
Berkshire RG8 7AB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Galliver

PLANNING APPLICATION F/2001/3439 - ERECTION OF 6 DWELLINGS AT NORTON WORKS, NORTON ROAD, WOODLEY

I refer to your fax of 17 May 2001 to Anna Cronin, which has been passed to me for reply.

I have spoken to the case officer over this matter and looked at the plans. You will recall that your original application was recommended for approval but that Members turned it round and refused permission on the basis of an overdevelopment of the site. The application you have submitted does not address Members concerns; it by and large leaves the amount of built form on the site the same but deletes one dwelling. My view is that to meet the concerns expressed by Members the built form on the site needs to be reduced by the equivalent of one dwelling on the previous scheme.

My colleague, Miss Lake spelt out to you the realistic opportunities of gaining planning permission for the scheme as submitted at a politically sensitive time with elections approaching. As the previous application was recommended for approval it is likely that I would have recommended the current application similarly. However, I consider it most likely that Members would have refused planning permission as it does not meet their concerns over the previous proposal.

I will ensure that the application is placed on the agenda for the next committee meeting which is 20 June. Unless you intend to amend this scheme I see no advantage in holding a meeting at this time.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

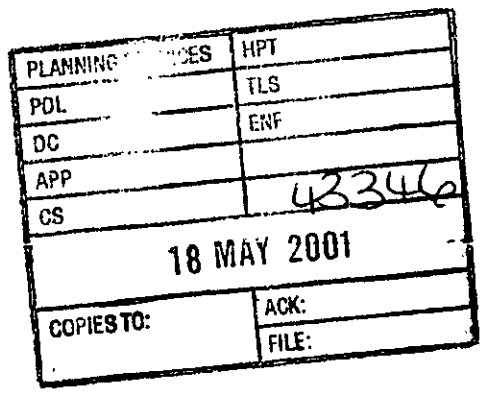
File

OWENS · GALLIVER

architects

Mrs. A. Cronin, Head of Planning and Transportation

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
RG40 1WR



our ref 01-425\plan.03
17.May.2001

Dear Mrs. Cronin

Proposed erection of 6 dwellings at Norton Works, Norton Road, Woodley
Current Application No. F/2001/3439

Firstly, my Client and I are very disappointed at the absense of a response to my letter of 19.April.

Secondly, this disappointment is greatly reinforced by gathering yeterday that the Application will not go to the Committee Meeting on 23.May. This is contrary to the view of the Planning Officer given only just over a week ago!

Thirdly, we cannot help but conclude that the Committee date has been postponed to await the Appeal decision for the original Application. This is unacceptable, particularly since I gather that the current Application was to be recommended for Approval.

In conclusion I repeat the request for a meeting, please telephone.

Yours sincerely

PAUL GALLIVER
cc. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

Sandra pl. book in

OWENS · GALLIVER

REPLY BY

4 MAY 2001

architects

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CG	42453

20 APR 2001

COPIES TO: ACK: 24/4/01 FILE: F/2001/3439

Mrs. A. Cronin, Head of Planning and Transportation

our ref 01-425\plan.02
19.April.2001

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
RG40 1WR

Dear Mrs. Cronin

Proposed erection of 6 dwellings at Norton Works, Norton Road, Woodley
Current Application No. F/2001/3439

The above Application for 6 houses follows an unsuccessful Application for 7 houses (F/2000/1247). In spite of our best efforts the first Application took nearly 8 months to determine, it was made on 7.April.2000 and the Refusal Notice is dated 30.November.2000. I enclose for your interest a copy of an open letter written just before the final Committee Meeting, which outlines events. You will note from the letter that the Application was recommended for approval. You will also note from the letter that it eventually became apparent that the Committee thought that seven houses was one too many.

In consequence the original Application has been taken to Appeal, and a second Application made for 6 houses. The second Application was acknowledged on 5.March with a determination date of 18.April, and it was therefore reasonably expected that it would go to the 2.May Committee Meeting at the latest. However I now understand from the Planning Officer that this cannot happen and that 23.May is the now the earliest Meeting.

Although protracted, the background to this Application, and its content are extraordinarily straightforward, and therefore my Client cannot understand why the 8 week period has been so readily exceded; certainly I am unaware of any difficulties. I am writing now, on behalf of my Client, to request a meeting at your earliest convenience to discuss this, and also to deal with any detail matters arising, so that the Application is certain to go to the 23.May Committee Meeting with a firm recommendation for approval..

Yours sincerely

PAUL GALLIVER
cc. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

Planning Services

Wokingham D. C.
Shute End
Wokingham
Berks
RG40 1BN

00-356\plan.17

24.November.2000

COPY

Dear Sir / Madam

Redevelopment of
Woodley Timber Yard, Norton Road, Woodley
Ref: F/2000/1247

I am writing on behalf of the Applicant, Natta Country Homes Ltd, to express their great dis-satisfaction that the above Application has still not been determined, and to inform of their conclusions.

I request that this letter be copied to all of the Councillors and any other interested parties.

BACKGROUND, PRE-COMMITTEE

On 3.March a pre-Application meeting was held with the Planning Officer; this was based upon a Site Layout and Dwelling Plans. There was no concern over the principle of seven houses, only design refinements to be considered to avoid overlooking and to eradicate undue impact upon adjoining properties.

The Application responded to all of these points, including the re-design of House 7 over concern with its relationship with 46 and 48, Rivermead Road. The Application was registered on 2.May, **28 weeks ago.**

Following a meeting on 16.June with the Planning Officer the design of House 7 was revised again.

Following a meeting on 21.August with the Planning Officer the design of House was revised for the third time.

The Report to Committee recommended Approval

In summary every effort was made to satisfy the concerns of the Planning Officer and Consultees.

COMMITTEE MATTERS

Now a Committee decision has been deferred twice, once for a Site Visit, and once for negotiation with the Applicant. It is the Planning Officer's informal view that the Committee will only approve a proposal for six houses, not seven, as the Application.

In respect of discussion at Committee it is worth noting the following.

1) It is a high density area. Inspection of an Ordnance Survey shows that Application is generally of a lesser density than the houses and flats adjoining. The density comfortably falls within Wokingham guidelines (albeit for larger sites).

2) There seems to be some Committee preference for houses over flats (as originally Approved).

3) Parking standards and overlooking guidelines are met. The gardens are of a good size for the location.

4) The site is surrounded on three sides by high walls giving excellent privacy and enclosure.

5) There has been much discussion at all levels of the relationship between House 7 and the Flats, 46 and 48, Rivermead Road. The site boundary wall here is 3 metres high and the ridge of House 7 is in excess of 6 metres away, such that the ridge falls within the 30 degree daylight guideline (in relation to the top of this wall).

6) At the last Committee Meeting Mr. Mitchell, Head of Development Control, noted that the proposal was "reasonable" and would do much to "enhance" the area, particularly when compared to the current use and existing buildings.

CONCLUSIONS

In the light of this protracted history the Applicant is not prepared to negotiate any further. Furthermore six houses are not financially viable. Therefore the Applicant requests that the current Application is determined at the next Committee Meeeting. Also I have been asked to inform that if the Application is refused then the Applicant will go to Appeal.

Your sincerely

PAUL GALLIVER
cc Mr. P. Scott, Natta Country Homes

42453

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 24 April 2001
My ref. AC/SB/F/2001/3439
Your ref. 01-425\plan.02

Mr Paul Galliver
Owens Galliver Architects
10 High Street
Pangbourne
READING
Berks
RG8 7AB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Galliver

PROPOSED ERECTION OF 6 DWELLINGS AT NORTON WORKS, NORTON ROAD, WOODLEY
PLANNING APPLICATION NO. F/2001/3439

I acknowledge receipt of your letter dated 19 April which is receiving attention and I will be in touch shortly.

Yours sincerely

SB

ANNA CRONIN
Head of Planning & Transportation

FACSIMILE TRANSMITTAL MEMO

TO: NICOLA LAKE	NO OF PAGES: 1
COMPANY: CASE OFFICER	FROM: DAVID ADAMS
FAX: 01189 746484	COMPANY: —
DATE: 19-6-01	FAX:
	PHONE: 01784-482333

44454.

PLANNING SERVICES	HPT
	TLS
DC NL	ENF
APP	
CS	
20 JUN 2001	
COPIES TO:	ACK:
	FILE:

69, Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH
19th June 2001.

Your Ref: F/2001/3439

Dear Madam,

I am writing to you about the above proposal because my wife and I cannot attend the Development Control Commitee meeting on Wednesday 20th June.

With regard to the above proposal, we feel that this is no different to the 7 dwelling plan, that has apparently got the go ahead after appeal, because of its impact and positioning in relation to us

However we would like to reiterate our feelings about this development

1) Loss of light due to the close proximity
2) Loss of privacy due to the close proximity
3) Gain of intimidation due to the close proximity

We do not oppose building on this site but would obviously like to see the buildings moved closer to the middle of the site to reduce the problems that are obviously going to occur.

It seems very apparent that ours, along with other peoples concerns, are not listenened to or acted upon in any way as nothing on this project has changed to our benefit from DAY 1.

We are thoroughly disgusted in the way this matter has been handled and mismanaged by people who have no feeling or concern about peoples valid worries

Yours faithfully

David T. Adams

FROM: Nicola Lake

DATE: 05 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3439

Proposal: Proposed erection of six dwellings..

Site Address: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant: Natta Country Homes Ltd C/O Owens Galliver Architects.

Your observations are required in respect of this application **by 29/03/2001** .

COMMENTS:

DELEGATED

Five residents were present and the Chairman adjourned the meeting to enable them to put forward their comments and objections to the plan.

Residents were concerned that the new plans were insufficiently changed from the original, so that the concerns already expressed had not been addressed. Although the number of properties had been reduced, the sizes had increased so that the overall impact of the development was the same.

The meeting was reconvened and Members fully supported the neighbours' concerns, and recommended that the plan should be further revised. Previous concerns and objections have not been adequately addressed.

Members also commented that despite the reduction in the number of properties to six, the impact on the site was unchanged. More space had been created, but on the side that has the least impact on the current properties. In particular, the impact on Nos. 46,48 & 69 Rivermead Road , and Nos. 9 & 10 Triumph Close remains the same.

SIGNED: D Nicola Lake DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3439

Proposal:
Proposed erection of six dwellings.

Location:
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2001. 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

05 March 2001

Tel: (0118) 974 6481

Date:

My ref: F/2001/3439

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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2001/3439
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposed erection of six dwellings.

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/3439**
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposed erection of six dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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

Tel: (0118) 974 6481

Date:

My ref: F/2001/3439

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2001/3439
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposed erection of six dwellings.

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/3439**
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposed erection of six dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor C E Clacey

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

Tel: (0118) 974 6481

Date:

My ref: F/2001/3439

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

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2001/3439
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposed erection of six dwellings.

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** / Application Number: **F/2001/3439**
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposed erection of six dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D Thair

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

(3)

ADDRESS BUILDERS YARD REAR of 18-20-22-24 NORTON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20350	WOODLEY TIMBER CO LTD.	ALTER ROOF & WALL OF		
A		BOARD STORE.	17.11.83	N/A C/A.
BR 21937	"	ALTS. TO ROOF & ELEC. TO STORE	5.1.84	APP N/A
21063	"	"	5 4 84	N/A REF
BR24575	"	"		REF N/A
BR24763	"	RE-ROOF & COMM. BUILDING	20.6.85	REF N/A
BR25062	"	"	24.7.85	APP N/A
99/70018/F	B MOOR ESQ.	Redev. - Block of 6 Flats + Parking	12.10.99	C/A
F/2000/1247	Natta Country Homes	Erect 7 Dwellings	30.11.00	REF

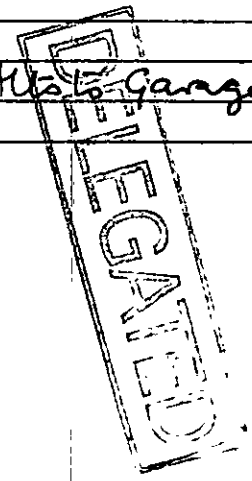
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Mr. D. Cooper - Alts to Garage - 9/8/99

DRAINAGE

091074



① SITE OF BUILDERS YARD. REAR OF 18-20-22-24.

ADDRESS NORTON ROAD. PARISH WOODLEY. E

PLOT No. ORD. SHEET No. S.U.7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
002/52	Mr. C.J Harris	Office, Lab Block 12, Store shed, Carriage & Machine Shop	14.10.52	App. C/A.
184/54	"	Use as Builders Yard	11.5.54	App. C/A.
R/129/65	Mr C. Harris	conversion of former office/dwelling house	10-6-65	App – App
962/71	"	Toilets & Screen Wall	30.9.71	App Refuse
964/71	"	Treble garage	30.9.71	App Refuse
1189/71	Woodley Timber Co	Retention of Shop & Office ext. & Storage shed – reconstruction to enclose the building for cyclone extraction plant & wood waste storage	25.11.71	App C/A
1741/73	"		22-11.73	– Refuse
BR227	"		15.3.74	App N/A
00237	"	DITTO	14/3/74	N/A C/A.
BR 612	"	Change of use from garages to Office & storeroom.	8.5.74	App. N/A

DATE OF COMPLETION

MINISTRY DECISION APPEAL

SPECIAL ORDERS

DRAINAGE

DELEGATED

②

ADDRESS BUILDER YARD REAR OF 18, 20, 22, 24 NORTON ROAD. PARISH WOODLEY.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00603	Woodley Timber Co. Ltd Mr. L. Cook	Change from garage to office	28 11 74	N/A Refused
9071	"	IND. TO STORAGE (5 No) NEW STRUCTURES	28.9.78	N/A Ref
BR 9347	"	"	25.9.78	APP. N/A
09567	"	CYCLONE EXTRS. PLANT & STORAGE OF WASTEWOOD	WITHDRAWN	
09568	"	IND. TO STORAGE (5 No) NEW STRUCTURES	WITHDRAWN	
10008	"	REC. ROOM & TIMBER STORE	15.2.79	N/A C/A
12512.	Woodley Timber Co Ltd	widening of existing access and proof 2 add parking spaces	14. 3 80	N/A C/A
15160	" " "	demolition No 2 & replace with Showroom shop & flat also car parking area	9.4.71	APP Ref

DATE OF COMPLETION

MINISTRY DECISION 00603 – NO FURTHER ACTION TAKEN - 9.7.75 (SEE APPEAL DECISION ACK)

SPECIAL ORDERS APPEAL AGAINST ENFORCEMENT NOTICE RE INCREASE IN USE - WOODLEY ROAD

DRAINAGE USE OF LAND AT REMOVED CAR PARK, WOODLEY ROAD, REFUSED - 10.3.75

091074

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2001/3439

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

C G Comley & Sons Ltd.
Norton Works
Norton Road
Woodley
Reading
RG5 4AH

Dear Sirs

PLANNING PERMISSION F/2001/3439
SITE: NORTON WORKS, NORTON ROAD, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3439 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Senior Planning Officer

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Natta Country Homes Ltd
C/O Owens Galliver Architects
10 High Street
Pangbourne
Reading
Berkshire
RG8 7AB

Application Number: F/2001/3439

Parish:	**WOODLEY**
Location:	**Woodley Timber Co Ltd, Norton Works, Norton Road, Woodley, Reading.**
Proposal:	**Proposed erection of six dwellings.**

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

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

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

Condition
3. No dwelling shall be occupied until the vehicle parking spaces shown on the plans hereby approved have been laid out and surfaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

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

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

Condition
7. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition
8. Before development commences a landfill gas risk assessment shall be submitted to and approved by the Local Planning Authority. Where a risk from migrating gas is identified, details of works to mitigate the effect of gas shall be submitted to and approved by the Local Planning Authority. Development shall proceed only in accordance with the measures approved.

Condition
9. The surface water source control measures shall be carried out in accordance with the details which shall be submitted to and approved by the Local Planning Authority before development commences.

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

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

Reason
3. To safeguard highway safety.

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

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To safeguard the future health and safety of the future occupiers of the development and adjacent residents.

Reason
8. To safeguard the future health and safety of the future occupiers of the development and adjacent residents.

Reason
9. To prevent the pollution of underground water.

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:

Berkshire Structure Plan Policies: H5, H9, T6 and T7.
Loddon Area Local Plan Policies: LH1, LH8, LBE5, LBE2, LT5 and LT6
Wokingham District Local Plan Policies: WH1, Housing Density policy, WOS3, WBE1, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/06/2001

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 JUNE 2001 FROM 7.00 PM TO 10.10 PM

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

Also present under Standing Order 39:- Mrs P Bray, Mrs ANMC Drake, Mrs D King, Mrs T Marinos and Mrs C Smith.

PART I

4. MINUTES

The Minutes of the meeting of the Committee held on 18 June 2001 were confirmed as a correct record and signed by the Chairman.

5. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

15. APPLICATION NO: 2001/3439, PROPOSED ERECTION OF SIX DWELLINGS, WOODLEY TIMBER NORTON WORKS NORTON ROAD WOODLEY, FOR: NATTA COUNTRY HOMES LTD

The Committee considered a report on this Application set out on Agenda pages 153 to 168.

In discussing the proposal, Members commented on the recent allowed planning appeal at the site and;

RESOLVED: That Application No: 2001/3439 be approved subject to the conditions set out on Agenda pages 156 to 157.

Application No **Received** **Woodley.**
F/2001/3439. **21.02.01**

Applicant: **Natta Country Homes Ltd.**
Location : **Woodley Timber, Norton Works, Norton Road, Woodley.**
Proposal : **Proposed erection of six dwellings.**

1. **Planning History** – Planning permission (99/70018/F) was granted on the 12 October 1999 for the redevelopment of the former timber yard to provide a block of six flats with parking spaces. This would provide a two storey building in an 'L' shape located towards the centre of the site. Parking for the flats is located to the north, with communal open space to the south.

   A further application (F/2000/1247) was submitted for the erection of 7 dwellings with associated parking and landscaping. The officer's recommendation on the application was for approval. However that application was refused planning permission at the Development Control Committee of 8 November 2000, for the following reason:

   "The proposed development would have an adverse effect upon the character of the area by reason of its scale, form, bulk and massing. Therefore the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and, WBE1 of the Wokingham District Local Plan."

   The applicant has since appealled this decision. The inspector report of the 11 June 2001, allowed the appeal. A copy of the report is attached.

2. **Proposal** – The proposed development is for the erection of 6 dwellings with associated parking. The proposed dwellings would form an 'L' shaped pattern, with two detached dwellings backing onto the north west boundary and the remaining 4 dwellings backing onto the south west boundary of the site. The proposed parking and landscaping areas would be located to the front of the dwellings within the north east corner of the site.

3. **Consultations** -
   - ***Woodley Town Council:*** Previous concerns and objections have not been adequately addressed (see attached comments).
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Landscaping:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Letter:*** There have been 6 letters of objection received. These objections can be summarised as follows:
     - Overlooking and loss of privacy.
     - Overbearing.
     - Loss of light.
     - Concerned over the boundary treatment.
     - Subsidence to the existing dwellings.

4. **Appraisal** – Main issues:

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
C. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
D. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
F. Concerns of Local Residents and Woodley Town Council.

A. Principle of Development.
The site is located within the identified settlement where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site would be designated as 'previously-used land' as it was previously used as a timber yard. Therefore, the principle of development would be in accordance with the guidance as outlined in local policy and PPG3 – Housing. The previous approval for of application 99/70018/F established the principle of residential redevelopment of the site.

B. Housing Mix and Density.
The application site is 0.176 hectares, which would create a housing density of approximately 34 dwellings per hectare, which is within the guidelines laid down in revised PPG3 and would be in line with the Council's Housing density Policy.

The proposed development is for 2 four-bedroomed dwellings, 3 three-bedroomed dwellings and 1 two-bedroomed dwelling. This would create a housing mix of 30% four-bed, 50% three-bed and 20% two-bed. Whereas the Council would normally wish to see a mix of 45% one and two bedroomed units, 25% three bedroomed units and 30% four+ bedroomed units. Therefore the proposal is not directly in line with the requirements of policy WH6, refusal on this ground, on sites with similar numbers of dwellings, have not been up held on appeal.

C. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development has been amended from the previously refused application, by replacing the proposed terrace of 3 three-bedroomed dwellings along the north west boundary, with two detached four-bedroomed dwellings. The proposed dwelling on plot one would be 2.2m from the boundary with number 22 Norton Road, compared with 1.6m on the previously refused application. The distance to the rear boundary of plots 1 and 2 are the same

as the original application, as is the height of the proposed dwellings. However the proposed plots 1 and 2 would be detached with hipped roofs, which would result in a reduction in the bulk and massing, breaking the previously proposed block into two separate units Therefore while the number of proposed houses have been reduced from 7 to 6, the proposed amount of built development on the site is similar to that of the previous development.

The design and appearance of units 3-6 of the current application is unchanged from that of the previous application. The distance of the proposed dwellings on units 3-6 would still be located 20m from the rear building line of number 61-69 Rivermead Road, and would still have a height of 7.2m. Officers continue to consider that , as in the report on the previous application that there would be no significant overlooking, overshadowing or overbearing of the neighbouring dwellings.

The inspector in his statement agreed that the proposed dwellings would be closer to the adjacent existing dwellings, but considered that this did not automatically follow that harm would be caused that would justify the refusal of permission. The inspector took particular note of the dwellings of the dwellings mentioned by the council and examined the effects of the development. However in each case he was satisfied that the proposed development would not adversely impact upon the residential amenity of the adjacent dwellings. (Para.8)

D. Impact upon the character and appearance of the surrounding area.
As stated above the main alterations in the development have been to the proposed dwellings which back onto the north west boundary of the site. However the application has amended the proposed layout of the courtyard area. These alteration have included the proposed creation of two detached garages against the south east boundary of the site, together with increased planting to the front of plots 1 and 2.

The site itself is located to the rear of the frontage dwellings of Norton Road, and is accessed via the existing accessway which passes between number 22 and 24 Norton Road. Hence, the site and the proposed development would not be openly visible from the surrounding area. Therefore, the proposed development would have no significant adverse impact upon the character or appearance of the surrounding area.

The inspector again considered the proposed development's impact upon the surrounding area and stated that he was unable to find that the proposal would be likely to harm the character of their surroundings by virtue of their scale form and massing. (Para.9.)

E. Impact upon Highways Safety.
The proposed development has reduced the number of dwellings from 7 to 6. However there has been an increase in the size of the dwellings on plots 1 and 2, from three-beds to four-beds. As such, the proposed development's parking standards would remain unchanged. However the developer has reduce the number of parking spaces by two. Nevertheless, the highway authority is satisfied that the proposed development would be able to incorporate the additional two parking spaces that would be required for the proposed development, within the courtyard area. Therefore, the highway officer is

satisfied that subject to the imposition of a suitable conditions the proposed development would have no detrimental impact upon the highway safety of the surrounding area.

F. Concerns of Local Residents and Woodley Town Council.
The concerns of the local residents and Woodley Town Council have been noted and a number have been addressed in the above appraisal. Neighbours were also concerned about the height and design of the proposed boundary treatment. It is suggested that the imposition of a condition could control the full details of the proposed boundary treatment for the application site.

A local resident has also stated the concern that the proposed development would result in his property being adversely effected by subsidence. This would be a civil matter as developers are normally liable for any damage they cause to neighbouring properties and as such is not a planning issue.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the adjacent dwellings or the character and appearance of the surrounding area.

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

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

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

3. No dwelling shall be occupied until the vehicle parking spaces shown on the plans hereby approved have been laid out and sufaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

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

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the

completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

7. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

8. Before development commences a landfill gas risk assessment shall be submitted to and approved by the Local Planning Authority. Where a risk from migrating gas is identified, details of works to mitigate the effect of gas shall be submitted to and approved by the Local Planning Authority. Development shall proceed only in accordance with the measures approved.

9. The surface water source control measures shall be carried out in accordance with the details which shall be submitted to and approved by the Local Planning Authority before development commences.

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

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

3. To safeguard highway safety.

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

5. In the interests of visual amenity.

6. In the interests of visual amenity.

7 & 8. To safeguard the future health and safety of the future occupiers of the development and adjacent residents.

9. To prevent the pollution of underground water.

Informatives.
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:
Berkshire Structure Plan Policies: H5, H9, T6 and T7.
Loddon Area Local Plan Policies: LH1, LH8, LBE5, LBE2, LT5 and LT6
Wokingham District Local Plan Policies: WH1, Housing Density policy, WOS3, WBE1, WT6 and WT7.

Nicola Lake.

Appeal Decision

Site visit made on 08 May 2001

by M J Culshaw MA(Cantab) MA MRTPI

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

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

Date 11 JUN 2001

Appeal Ref: APP/X0360/A/01/1058463
Former Timber Yard, Norton Works, Norton Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Natta Country Homes Ltd against the decision of Wokingham District Council.
- The application (Ref.F/2000/1247), dated 7 April 2000, was refused by notice dated 30 Novem[illegible] 2000.
- The development proposed is the erection of 7 dwellings.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. The main issue in this appeal is the impact of the scale, form and massing of the proposed development on the character of the area.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan adopted in 1995 and the Loddon Area Local Plan, also adopted in 1995. An emerging local plan is the Wokingham District Local Plan, which has not yet completed its course through the statutory process of adoption, and can only therefore be afforded less weight.

3. Structure plan policies considered relevant by the Council to this case are Policies EN1, which aims at the protection and enhancement of the character and quality of environment in towns, villages and other built up areas; H5, which amongst other things indicates that part of the housing provision made in the plan will be achieved through the redevelopment of existing buildings; H9, which indicates that favourable consideration will be given to proposals for residential development which adds to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local needs; LD5, which states that the requirements of all users of transport will be taken into account in considering proposals for development; T6, which aims at the control of the availability of on-street and off-street parking in new areas of development; and T7, which indicates that appropriate traffic management measures to improve safety will be incorporated into new development. Policy OS1 sets out objectives for sustainable development and improvement to the quality of life in Berkshire.

4. Of these, the Council has only referred to EN1 and OS1 in its reasons for refusal of planning permission.

5. Policies of the Loddon Area Local Plan referred to in the reason for refusal are LBE1 and LBE2. The former aims at a high standard of design for development, making a positive contribution to its setting and character, creating a safe and attractive environment and retaining natural, man-made or landscape features of the site compatible with good design. LBE2 indicates that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted.

6. Local plan policies considered relevant by the Council, but not alleged to be breached by this proposal, include LTV1, which indicates that development will normally be allowed within identified settlements; LH1 which establishes criteria for the consideration of infilling, rounding off and redevelopment within the identified settlements; LH8, which aims at a mix and balance of house types on sites over 0.4 hectares; LBE5, which aims at securing good daylighting conditions and adequate sunlight penetration for new development; LBE8, which relates to the appropriate landscaping of new development; LT5, which aims at promoting road safety, and LT6 which looks to the provision of car parking in new development.

Reasoning

7. In dealing with this appeal I am aware that a previous proposal for the erection of a block of 6 flats on this site has been permitted by the Council. The Council in their representations have referred to this permission, but consider that the 3 blocks of houses in this proposal would be closer to neighbouring dwellings, and the occupants of Nos 20 and 22 Norton Road, 46-48 and 61-69 Rivermead Road and 9&10 Triumph Close would find the development much closer to their properties. That is certainly true, but it does not automatically follow that harm would be caused which would justify a refusal of permission. Evidence of such harm needs to be demonstrated by reference to the effects of individual parts of the development on specific properties.

8. Unfortunately the Council's statement does not provide any such evidence. At my site visit I therefore took particular note of the dwellings mentioned by the Council, and examined the effect of the development on them. In the case of 20 and 22 Norton Road, the rear of their houses would face the side elevation of Plot 1 of the proposed development at a distance of about 15 metres. The boundary between the two is at present part of a building, the wall of which is to be retained and capped. Although the new dwelling would be visible above this wall, it would have a hipped roof, reducing the height of flank wall exposed to view. In the case of 46 and 49 Rivermead Road, the flank wall of the house on plot 7 would be close to and alongside the boundary of the rear garden. A wall of an existing building is to be retained at about 3m high along this boundary, and only the roof of plot 7, sloping away from the boundary, would be visible. 61-69 Rivermead Road face towards new plots 4-7 at a distance of about 20m. This distance would in my view be sufficient to prevent any significant loss of privacy through intervisibility between buildings. A new intervening fence about 1.8m high has already been erected along this boundary, and would be supplemented by a row of new trees, which would add to the privacy of gardens. 9 and 10 Triumph Close at present face a rear wall of a large building along the north west boundary of the property, which is to be retained at a height of about 2.5m, and existing openings are to be filled in. The new houses on plots 1-4 would be at a lower level than Triumph Close, and window-to-window distances would be about 21m.

9. Whilst I can understand the concern of neighbouring residents at development which is proposed close to them, in none of the instances cited by the Council do I find the proposals likely to harm the character of their surroundings by virtue of their scale, form or massing. These aspects of the development would in my view accord with Policy LBE2 of the local plan. By redeveloping an unsightly timber yard surrounded by residential development whilst retaining protective features in the form of high boundary walls the proposal would in my judgement attain a standard of development which would accord with Policies EN1 and OS1 of the structure plan, and LBE1 of the local plan.

10. I have noted allegations by a local resident that the plans accompanying the application are inaccurate. At the beginning of my site visit I took some measurements to check against dimensions scaled from the 1:200 scale application plan and found no inaccuracies. From this, and a visual inspection of the surrounding property, both from the appeal site and from the surrounding roads, I see no reason to suspect that the plans are significantly inaccurate.

11. I note that in their report to members the officers of the Council drew attention to the compliance with government advice in Planning Policy Guidance Note 3: Housing in ter[redacted] of its density and its re-use of a previously developed site. PPG3 expresses the government's commitment to promoting more sustainable patterns of development by making more efficient use of land by maximising the re-use of previously-developed land. The present proposal would result in 7 houses on a site where 6 flats had previously been permitted, in a form which in my view satisfactorily respects the privacy and amenity of surrounding dwellings. It therefore accords in this rspect with government advice.

Conditions

12. The Council have suggested that, if I am minded to grant planning permission a total of 23 conditions should be imposed. It is necessary to examine the justification for each of these suggested conditions.

13. Condition 1 is the standard time limit on the commencement of development required by the Act. Condition 2 requires the submission of details of proposed external materials. Since these are not specified on the submitted application plans I agree a condition is necessary to ensure that these materials are appropriate to their surroundings, and I will include in t[redacted] condition details of the infilling and capping of the existing boundary walls. Condition [redacted] seeks to control details of all boundary treatments. However apart from the material to be used in infilling and capping these details are specified on notes on the application plans. A condition is unnecessary.

14. Condition 4 would prevent the erection of any lighting on the site without prior permission from the Council. This would control not only street lighting but also security and garden lighting, and is not justified. Conditions 5 and 6 aim to bring under planning control extensions, alterations and the addition of windows in the buildings which would normally be permitted by the Town and Country Planning (General Permitted Development) Order 1995. Circular 1/95 makes it clear that such conditions, removing a normal freedom from detailed control, should only be imposed in exceptional circumstances. The density of this development is not unusually high, and the conditions are not in my view justified.

15. Condition 7 aims to ensure that parking spaces are not used for other purposes, causing parking problems elsewhere. I support this aim, and will impose a suitable condition, which will also deal with the aims of conditions 13 and 14. Whilst it is desirable for services to be

laid underground wherever feasible, and is normal practice in modern developments, I do not consider a condition prohibiting other solutions necessary or reasonable. Conditions 9 and 12 aim to control the construction process, limiting hours of working, and requiring measures to prevent mud and litter being deposited in surrounding streets. These are laudable aims, but for a development of this scale are capable of being secured through other legislation, including nuisance laws. The requirement in condition 11 that provision shall be made for all vehicles associated with the construction to be accommodated within the site is in my view unrealistic given the size of the site. Condition 10, which requires the submission of details of slab levels of the proposed dwellings, is justified to ensure that a satisfactory relationship of the proposed dwellings with their surroundings is achieved.

16. Conditions 15-18 deal with landscaping, and I will impose appropriate conditions. Representations from the Environment Agency indicate a need to require investigation of possible contamination of the site and the presence of landfill gas, and to prevent increased risk of flooding and protect water quality through surface water source control measures (conditions 19-21). Conditions 22 and 23 aim to secure the boundary treatments I have referred to above, and additional conditions are unnecessary.

Conclusions

17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of 7 dwellings at the former Timber Yard, Norton Works, Norton Road, Woodley in accordance with the terms of the application Ref. F/2000/1247 dated April 7 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted and the infilling and capping of boundary walls to be retained have been submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with the approved details.

    3) No dwelling shall be occupied until the vehicle parking and turning spaces shown on the plans hereby approved have been laid out and surfaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

    4) Before development commences details of the finished floor levels of the proposed dwellings shall be submitted to and approved by the local planning authority. The completed development shall conform to those details.

    5) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out only as approved.

    6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and

any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

7) Before any development is commenced a detailed site investigation shall be carried out to establish whether the site is contaminated, to assess the degree and nature of contamination present, and to determine its potential for pollution of the environment. The method and extent of this investigation shall be approved in writing by the local planning authority before work commences. Details of appropriate measures to remediate the contamination and to prevent the pollution of groundwater, and surface water, including any necessary provision for monitoring, shall then be submitted to and approved in writing by the local planning authority before the development commences. The development shall proceed only in accordance with the measures approved.

8) Before development commences a landfill gas risk assessment shall be submitted to and approved by the local planning authority. Where a risk from migrating gas is identified, details of works to mitigate the effects of gas shall be submitted to and approved by the local planning authority. Development shall proceed only in accordance with the measures approved.

9) Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved by the local planning authority before development commences.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

Inspector

FROM: Nicola Lake

DATE: 05 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3439

Proposal: Proposed erection of six dwellings..

Site Address: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant: Natta Country Homes Ltd C/O Owens Galliver Architects.

Your observations are required in respect of this application **by 29/03/2001** .

COMMENTS:

DELEGATED

Five residents were present and the Chairman adjourned the meeting to enable them to put forward their comments and objections to the plan.

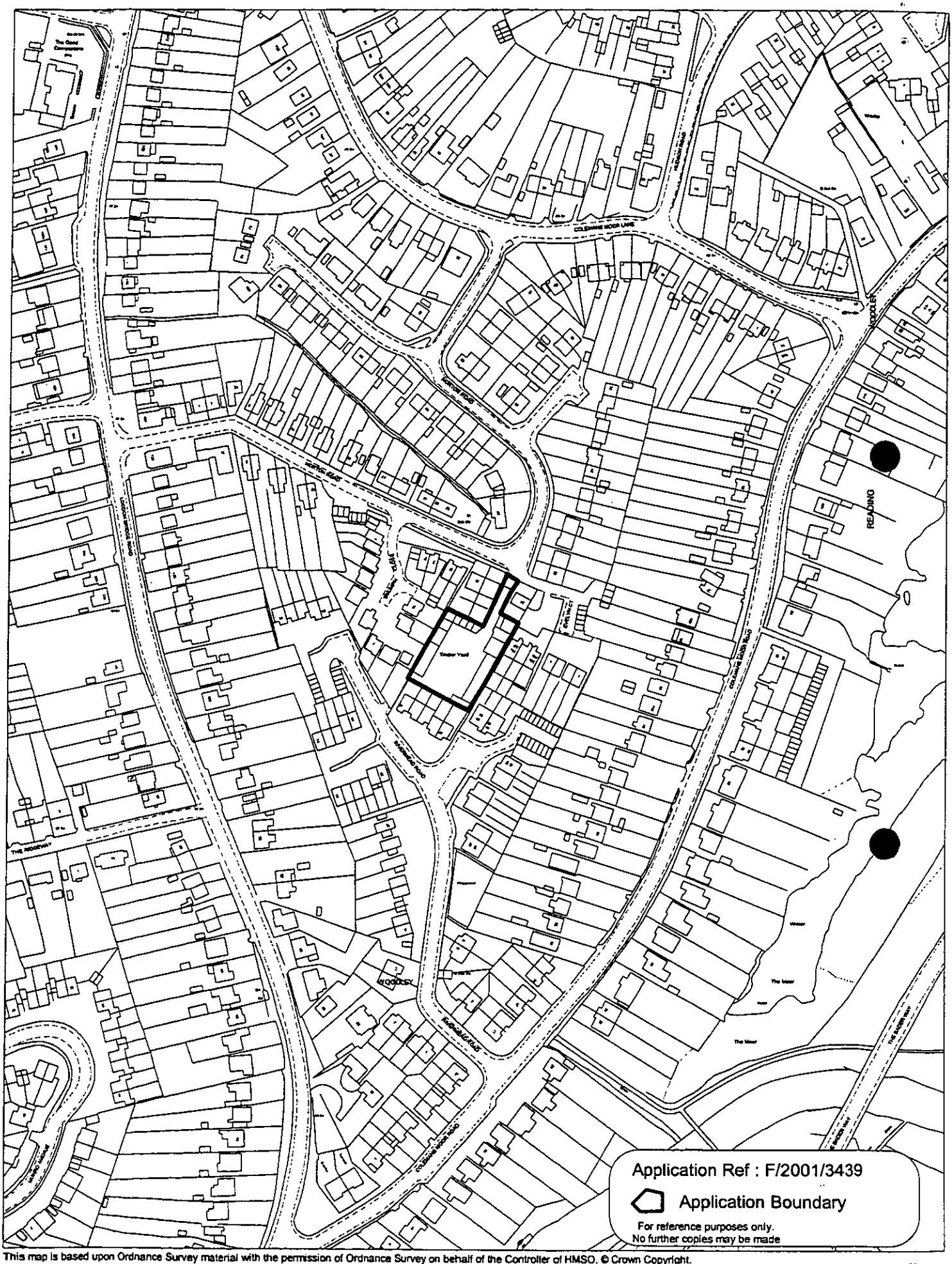
Residents were concerned that the new plans were insufficiently changed from the original, so that the concerns already expressed had not been addressed. Although the number of properties had been reduced, the sizes had increased so that the overall impact of the development was the same.

The meeting was reconvened and Members fully supported the neighbours' concerns, and recommended that the plan should be further revised. Previous concerns and objections have not been adequately addressed.

Members also commented that despite the reduction in the number of properties to six, the impact on the site was unchanged. More space had been created, but on the side that has the least impact on the current properties. In particular, the impact on Nos. 46,48 & 69 Rivermead Road , and Nos. 9 & 10 Triumph Close remains the same.

SIGNED: D Nicola Lake DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.



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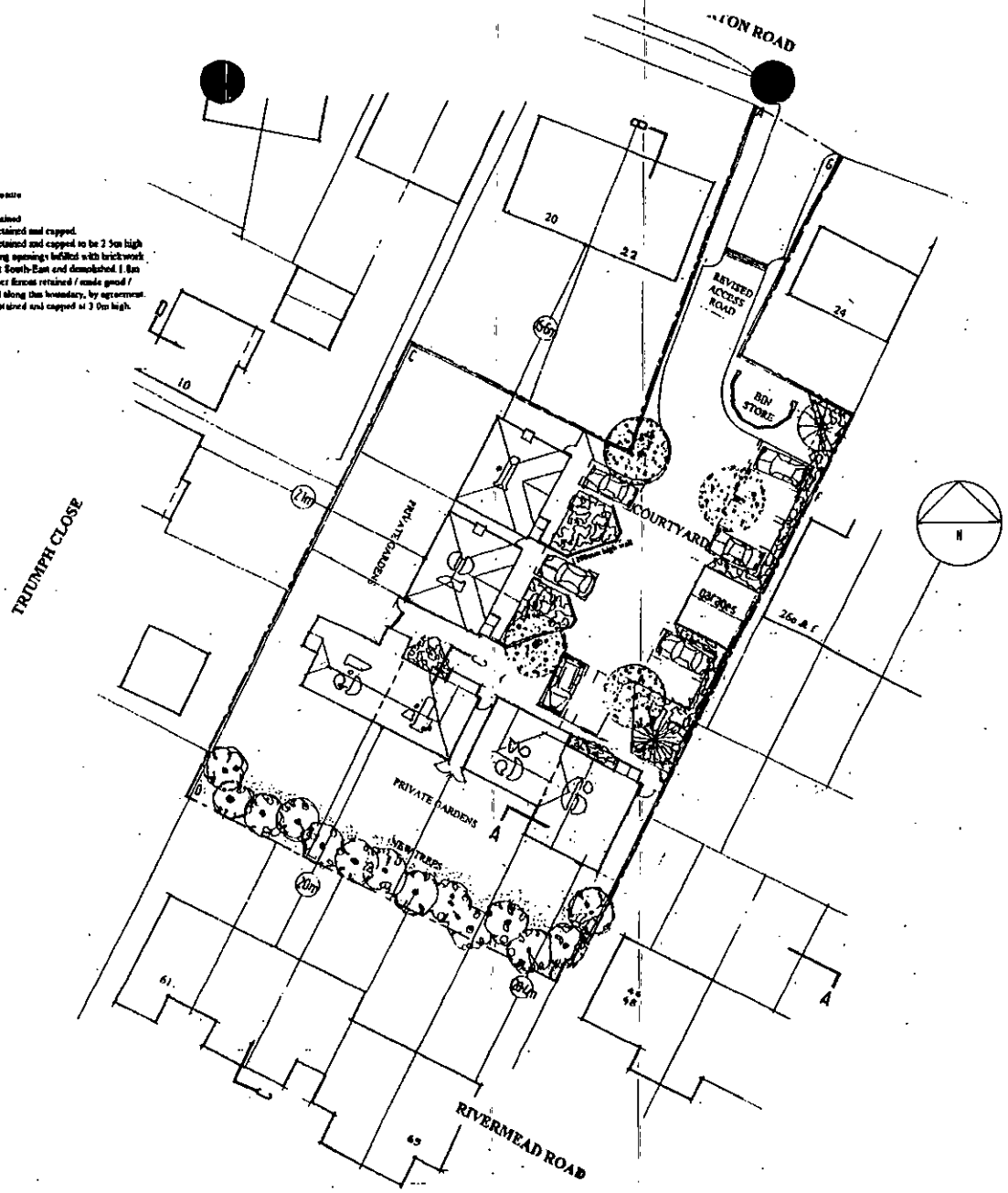
Development Control Section, Environmental Services, Wokingham District Council.
7 June 2001

Scale: 1 : 2500

N
W E
S

Site boundaries Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork
D to E Existing building wall at South-East end demolished. 1.8m high close boarded timber fences retained / made good / erected as necessary, all along this boundary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



21.FEB.2001 3439

DELEGATED

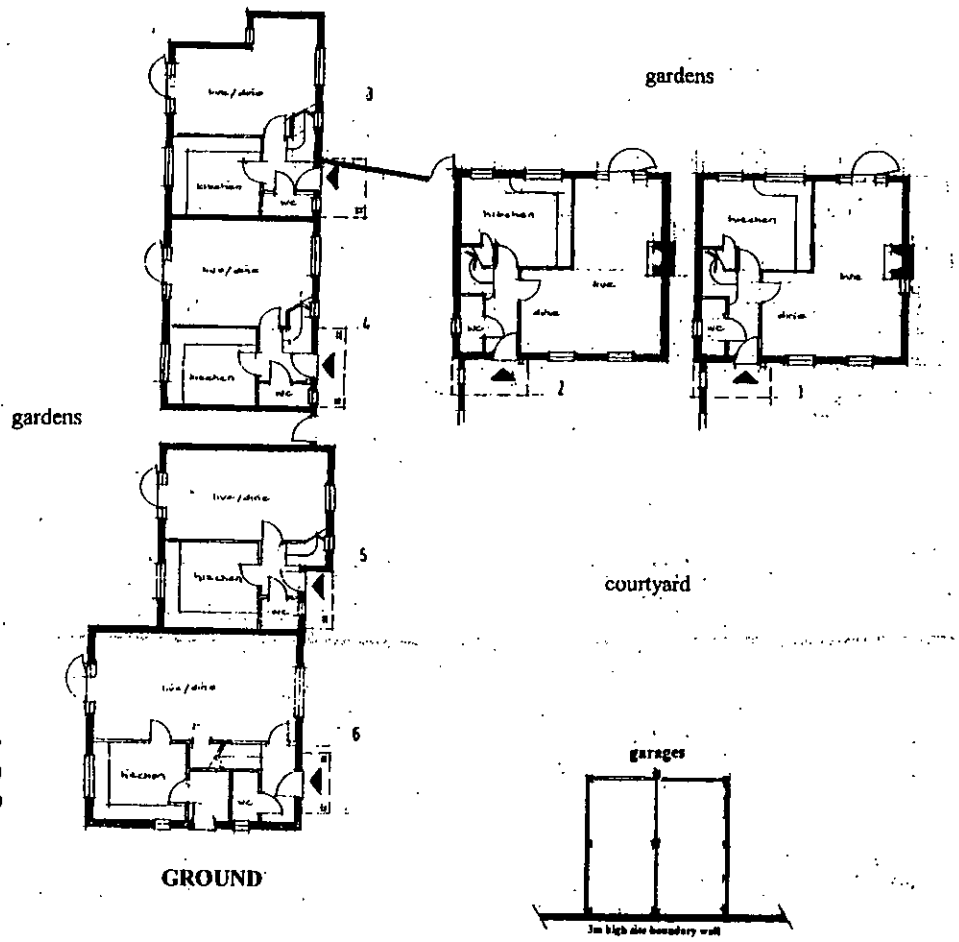
OWENS · GALLIVER
architects

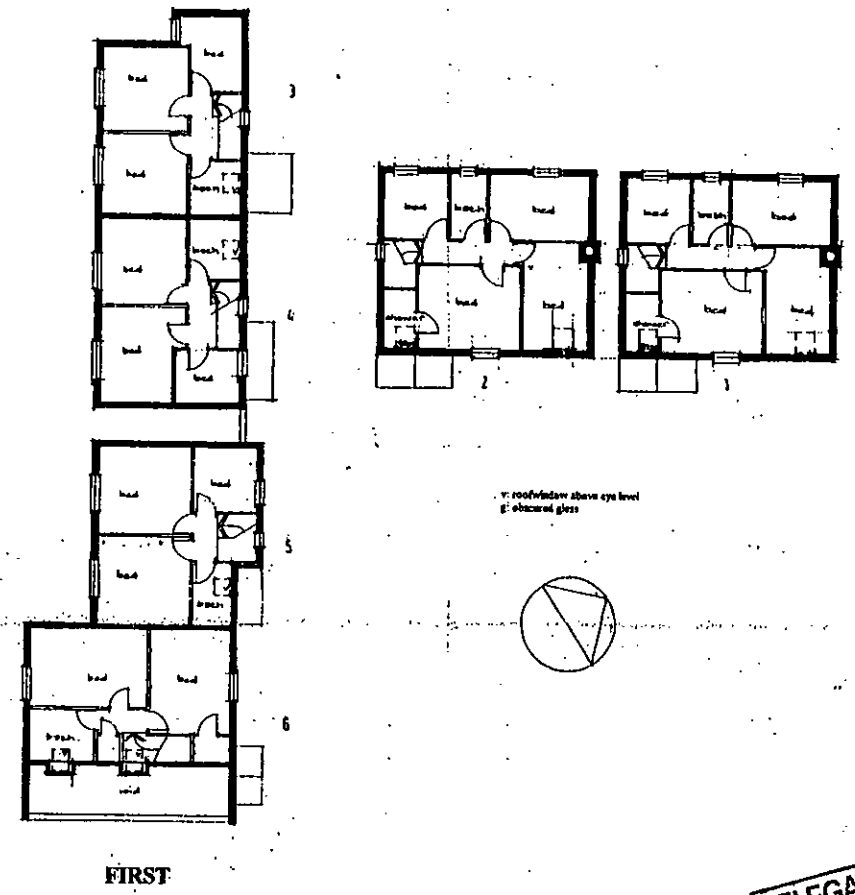
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 01-425/50

NATTA Country Homes Ltd

165





166

DELEGATED

21.FEB.2001 3439

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HO[redacted]PLANS 1:100 01-425/51[redacted]

NATTA
Quality Homes Ltd



Front 3 to 6



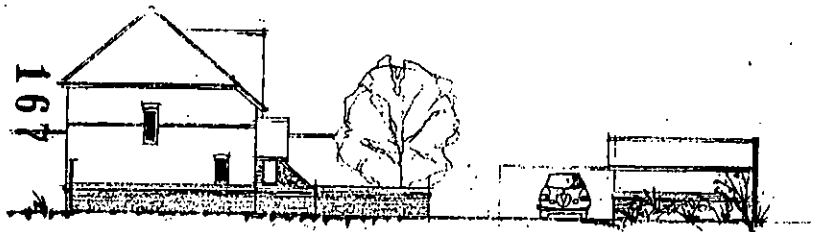
Front 1 & 2

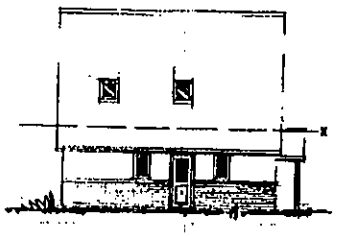


Rear 3 to 6

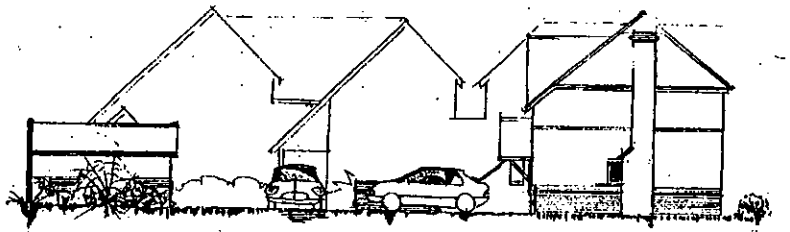


Rear 1 & 2, side 3


Side garages & 2



Side 6


Side garages & 1


Front garages

"X" Site boundary wall just behind this view

DELEGATED

21 FEB 2001 3429

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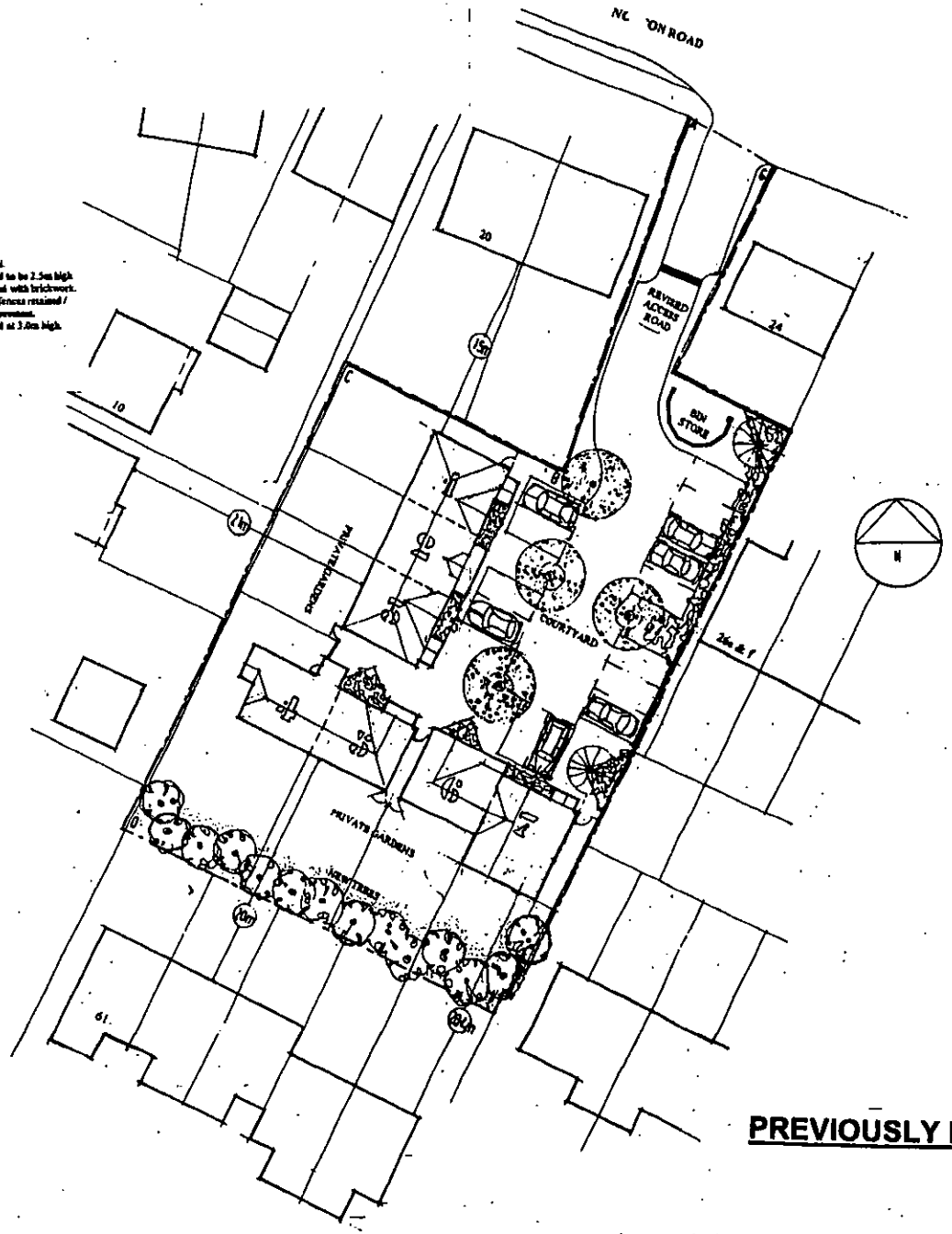
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS 1:100 01-425/52

NATTA
Country Homes Ltd

Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to E.



PREVIOUSLY REFUSED SCHEME

1247 .3
REVISED PLAN

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01c

NATTA Country Homes Ltd

0118 9841389

OWENS·GALLIVER

architects

Mr. J. Mitchell, Development Control Manager

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
RG40 1WR

our ref 01-425\plan.05
1.June.2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	44094
05 JUN 2001	
COPIES TO:	ACK:

Dear Mr. Mitchell

Proposed erection of 6 dwellings at Norton Works, Norton Road, Woodley
Current Application No. F/2001/3439

Thank you for your letter of 21.May.

Having spoken to my Client, the Applicant, I would like to note that we still require that the Application go to the 20.June Committee, as your letter promises.

As with the previous Application, we look forward to your support.

Yours sincerely

PAUL GALLIVER
cc. P. Scott, Natta Country Homes Ltd

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

0118 9841389

OWENS · GALLIVER
architects

facsimile message

Date	:1.June.2001
Time	:18.30
To	:Mr. J. Mitchell, Development Control Manager. Planning Services
Organisation	:Wokingham D.C.
Fax number	:0118 974 6486
Inc. No. Of pages	:2
Project	:Norton Works, Woodley
Our reference	:01-425
Subject	:

LETTER FOLLOWS.

Paul Galliver

If this message is unclear please contact us immediately

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 984 1344 Fax 0118 984 1389

Chris Owens MA (Cantab) Dip Arch **RIBA Paul Galliver** Dip Arch RIBA

Applicationo	Name & Address
F/2001/3439	Colin Jones 61 Rivermead Road Woodley READING Berkshire RG5 4DH
F/2001/3439	Keith Stobbart 46 Rivermead Road Woodley READING Berkshire RG5 4DH
F/2001/3439	Mr Guy Mundy 48 Rivermead Road Woodley READING Berkshire RG5 4DH
F/2001/3439	Kelly and David Chapman 10 Triumph Close Woodley READING Berkshire RG5 4AQ
F/2001/3439	OWNER/OCCUPIER 69 Rivermead Road Woodley READING Berkshire RG5 4DH
F/2001/3439	John Crossley Newberry 9 Triumph Close Woodley READING Berkshire RG5 4AO
Application Approved	Letter Sent 03/07/01

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3439

Applicant : Natta Country Homes Ltd C/O Owens Galliver Architects.

Location : Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.
Proposal : Proposed erection of six dwellings.

Site Notice Displayed ? :

YES	NO	DATE
✓		28.03.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....28.03.01.....

Date Registered : 21/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001

This application will have expired on: 18/04/2001. 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 :
See committee report F/2001/3439

Planning Issues :

Application Number: F/2001/3439

Appraisal :

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

Application Number: F/2001/3439
Conditions/Reasons for Refusal

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

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

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

3. No dwelling shall be occupied until the vehicle parking spaces shown on the plans hereby approved have been laid out and sufaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

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

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

7. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

8. Before development commences a landfill gas risk assessment shall be submitted to and approved by the Local Planning Authority. Where a risk from migrating gas is identified, details of works to mitigate the effect of gas shall be submitted to and approved by the Local Planning Authority. Development shall proceed only in accordance with the measures approved.

Application Number: F/2001/3439.
Conditions/Reasons for Refusal

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

9. The surface water source control measures shall be carried out in accordance with the details which shall be submitted to and approved by the Local Planning Authority before development commences.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard highway safety.
4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
5. In the interests of visual amenity.
6. In the interests of visual amenity.

7 & 8. To safeguard the future health and safety of the future occupiers of the development and adjacent residents.

9. To prevent the pollution of underground water.

Informatives.

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:
   Berkshire Structure Plan Policies: H5, H9, T6 and T7.
   Loddon Area Local Plan Policies: LH1, LH8, LBE5, LBE2, LT5 and LT6
   Wokingham District Local Plan Policies: WH1, Housing Density policy, WOS3, WBE1, WT6 and WT7.

RECORD OF SITE VISIT

SITE ADDRESS: Woodley Timber Co Ltd Norton Works Norton Road Woodley Reading.

APPLICATION NUMBER: F/2001/3439

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

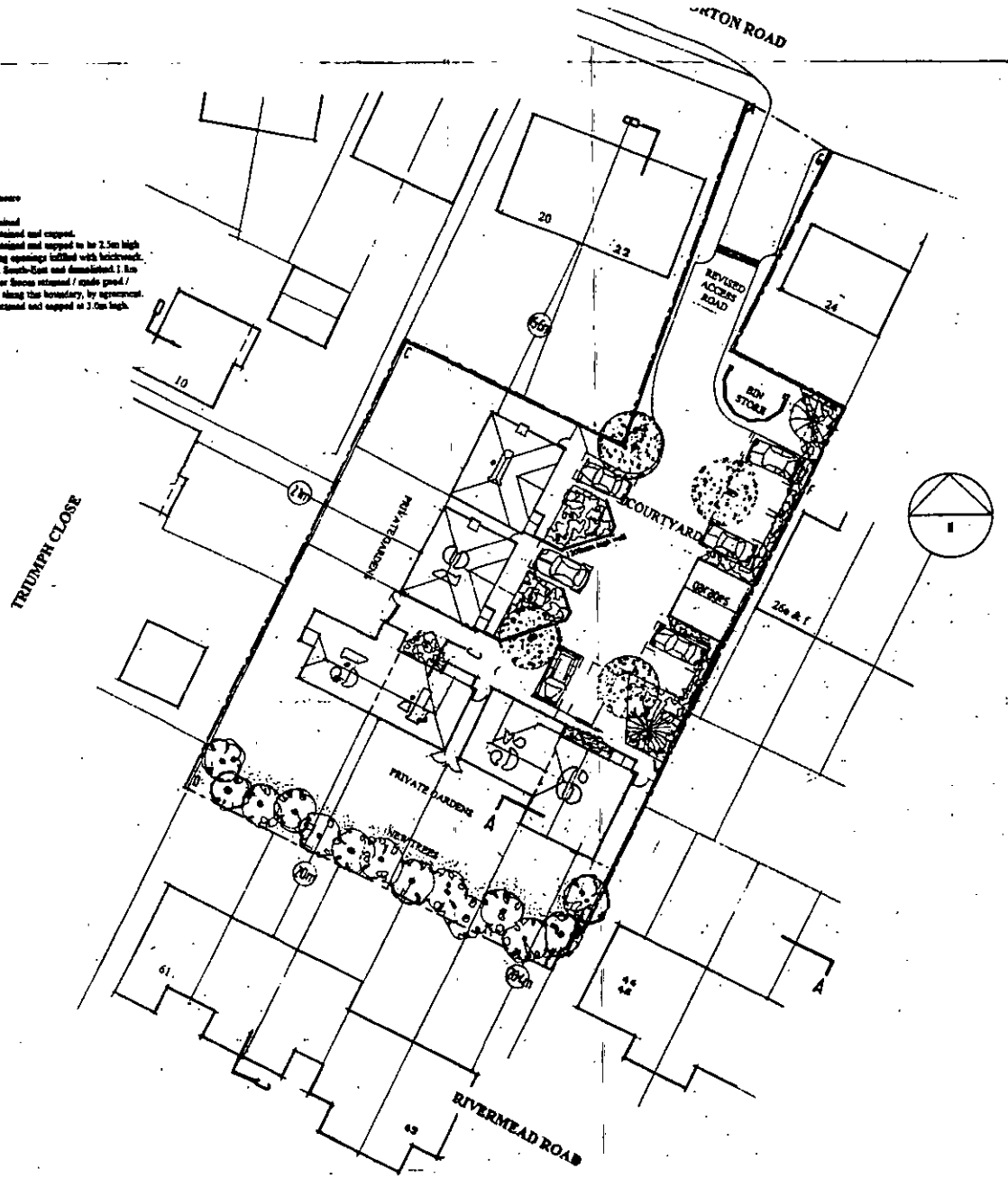
ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3439
CASE OFFICER: Nicola Lake

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

Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to to 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing building wall at South-East end demolished 1.8m high close boarded timber fences retained / made good / erected as necessary, all along the boundary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



21.FEB.2001 3429

DELEGATED

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT **1:200** **01-425/50**

NATTA Country Homes Ltd



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

Scale: 1 : 2500

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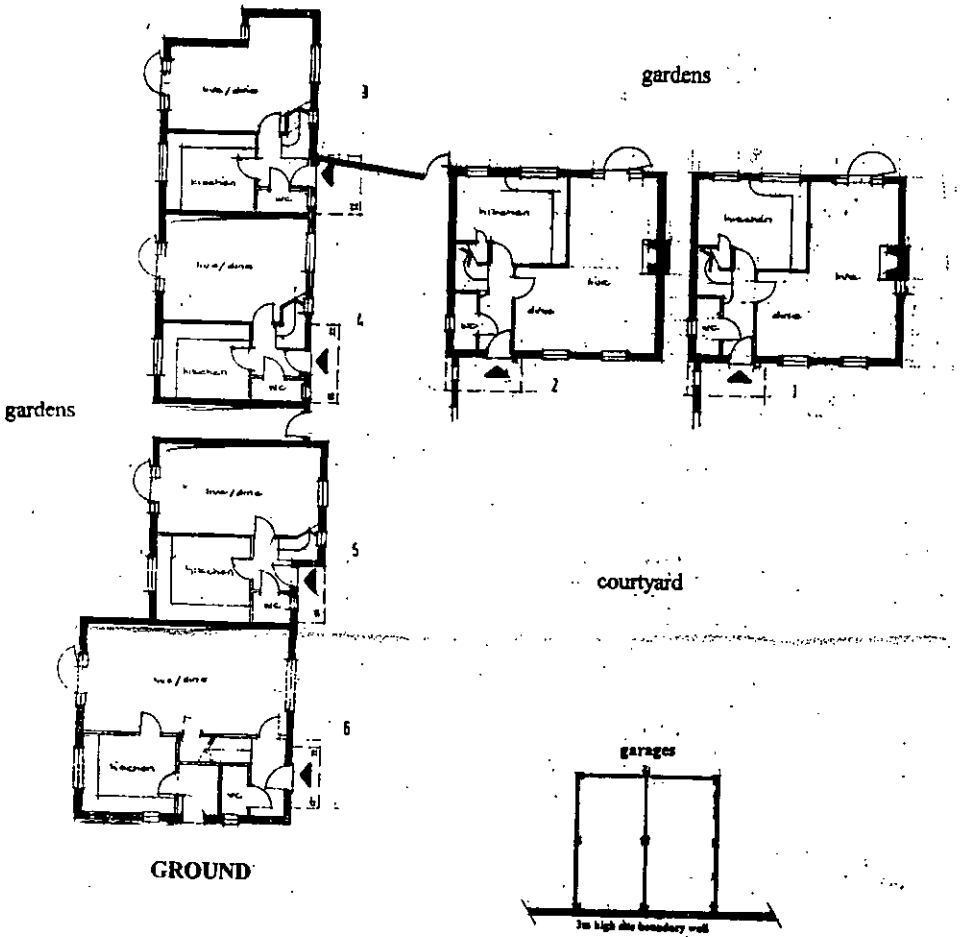
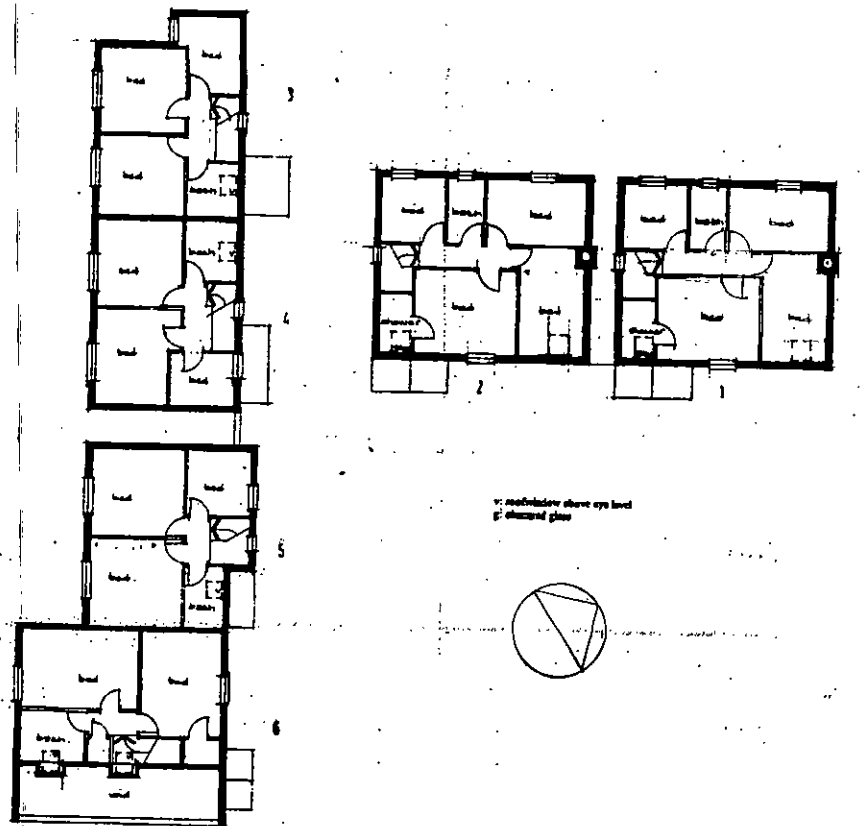


GROUND



FIRST

DELEGATED

21.FEB.2001 • 5489

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architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

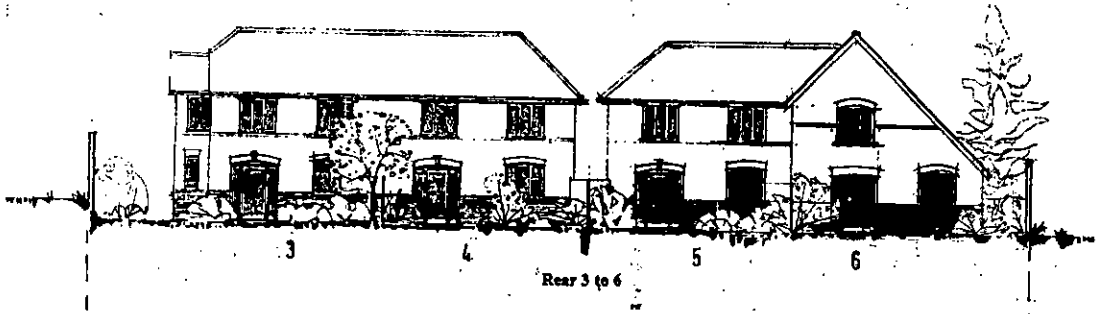
HOUSE PLANS **1:100** **01-425/51**



Front 3 to 6



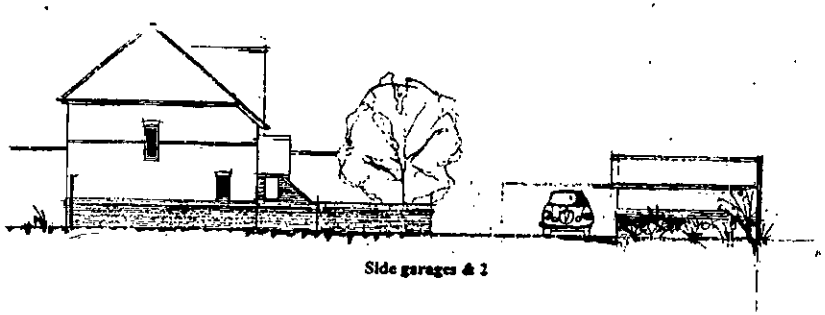
Front 1 & 2



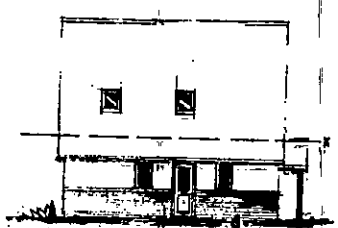
Rear 3 to 6



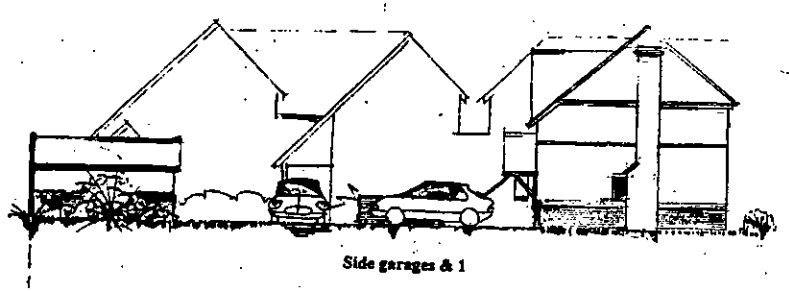
Rear 1 & 2, side 3



Side garages & 2



Side 6



Side garages & 1



Front garages

"F" Site boundary wall just behind this view

DELEGATED

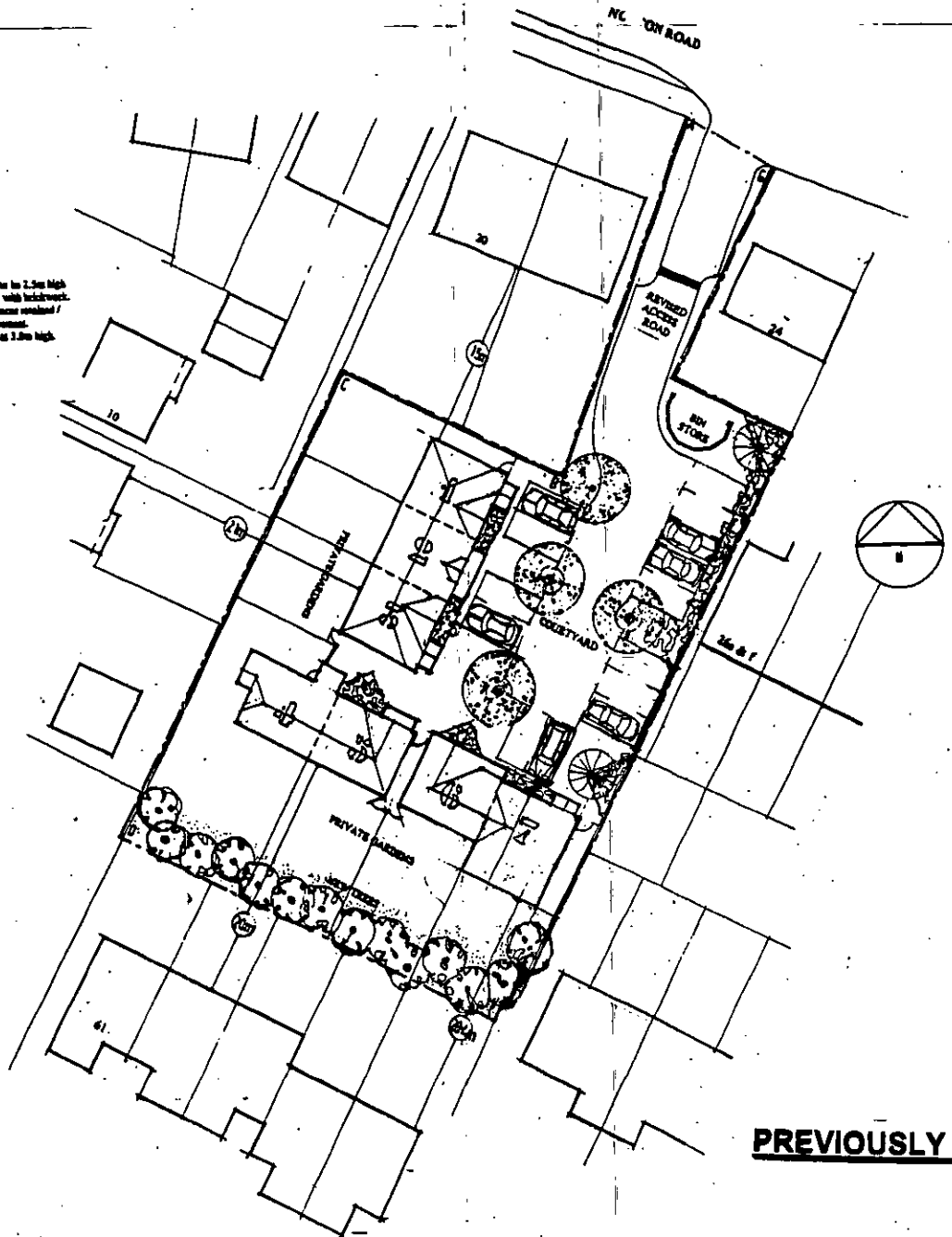
21 FEB 2001 3429

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS **1:100** **01-425/52**

NATTA Country Homes Ltd



Site boundary Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and repaired
C to D Existing building wall retained and repaired as the 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fence retained / made good / replaced as necessary by agreement.
E to F Existing building wall retained and repaired at 2.5m high.
F to G As A to B.

PREVIOUSLY REFUSED SCHEME

1241 .3

REVISED PLAN

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01c

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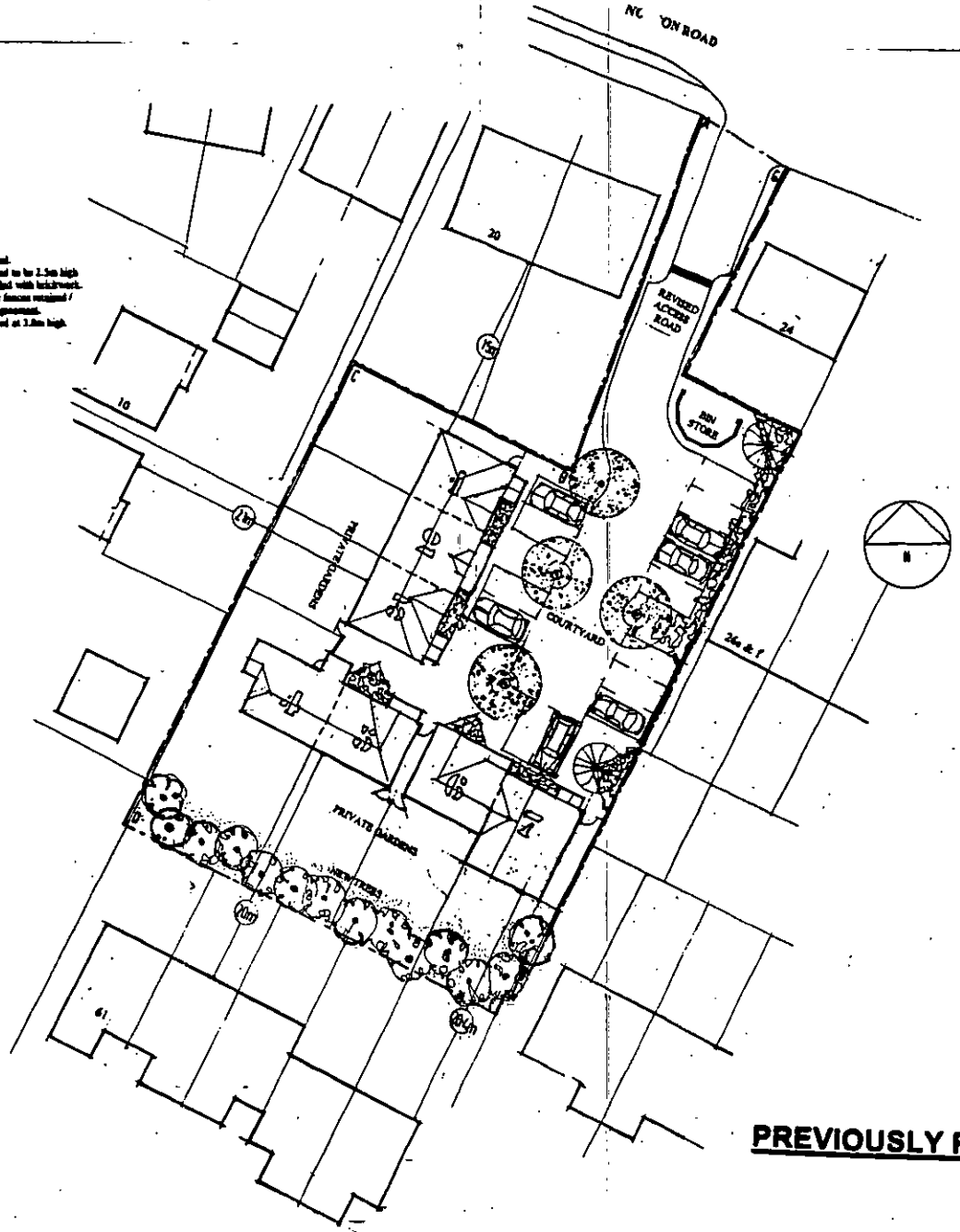
architects

NATIA
Country Homes Ltd



Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing opening infilled with brickwork.
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E to F Existing building wall retained and capped at 2.5m high.
F to G As A to B.

PREVIOUSLY REFUSED SCHEME

REVISED PLAN

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01c

NATTA Country Homes Ltd

F - F



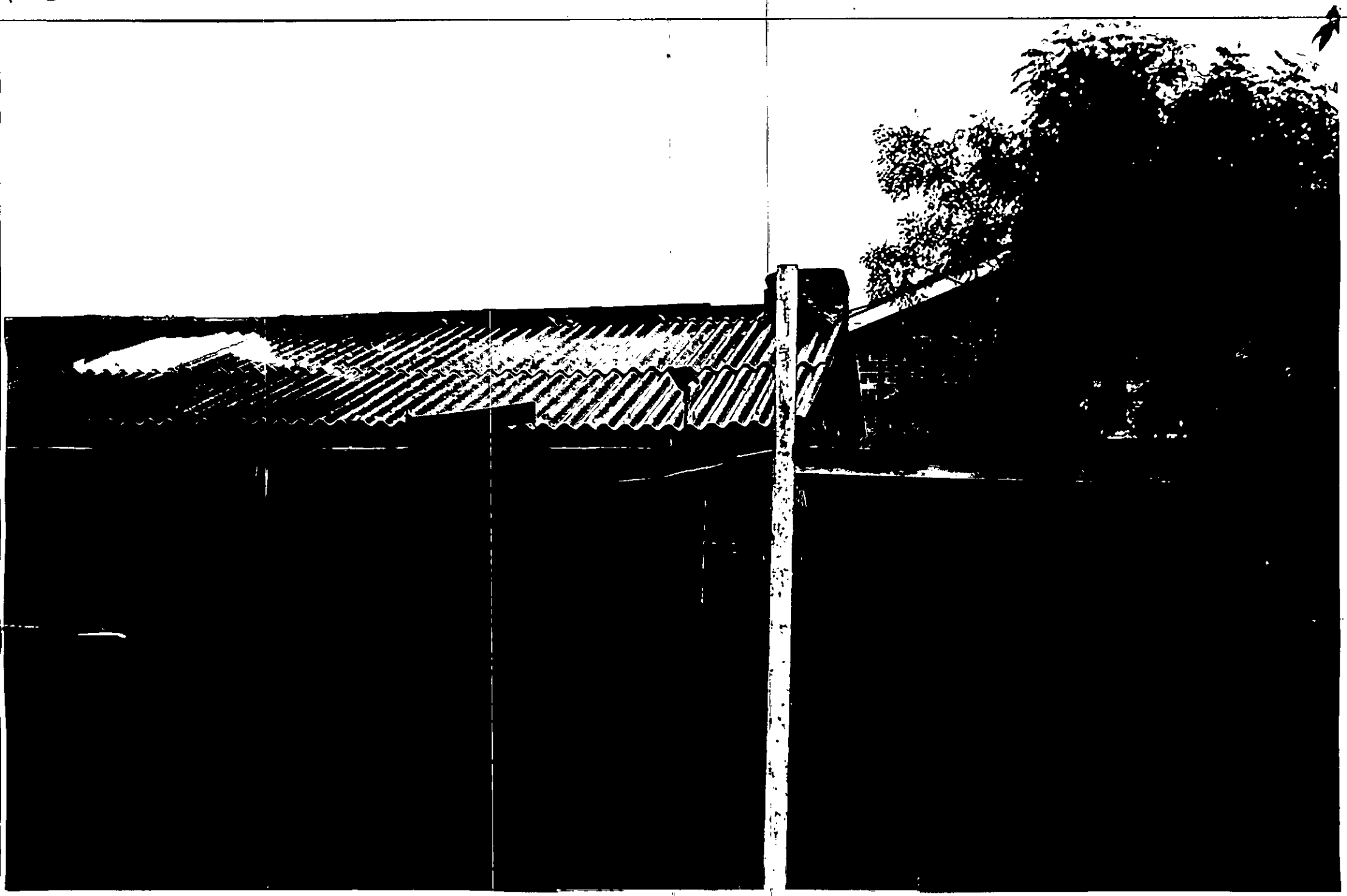
F-9



F - E



F·D·



F C ·



F B ·




A

Site boundaries. Means of Enclosure

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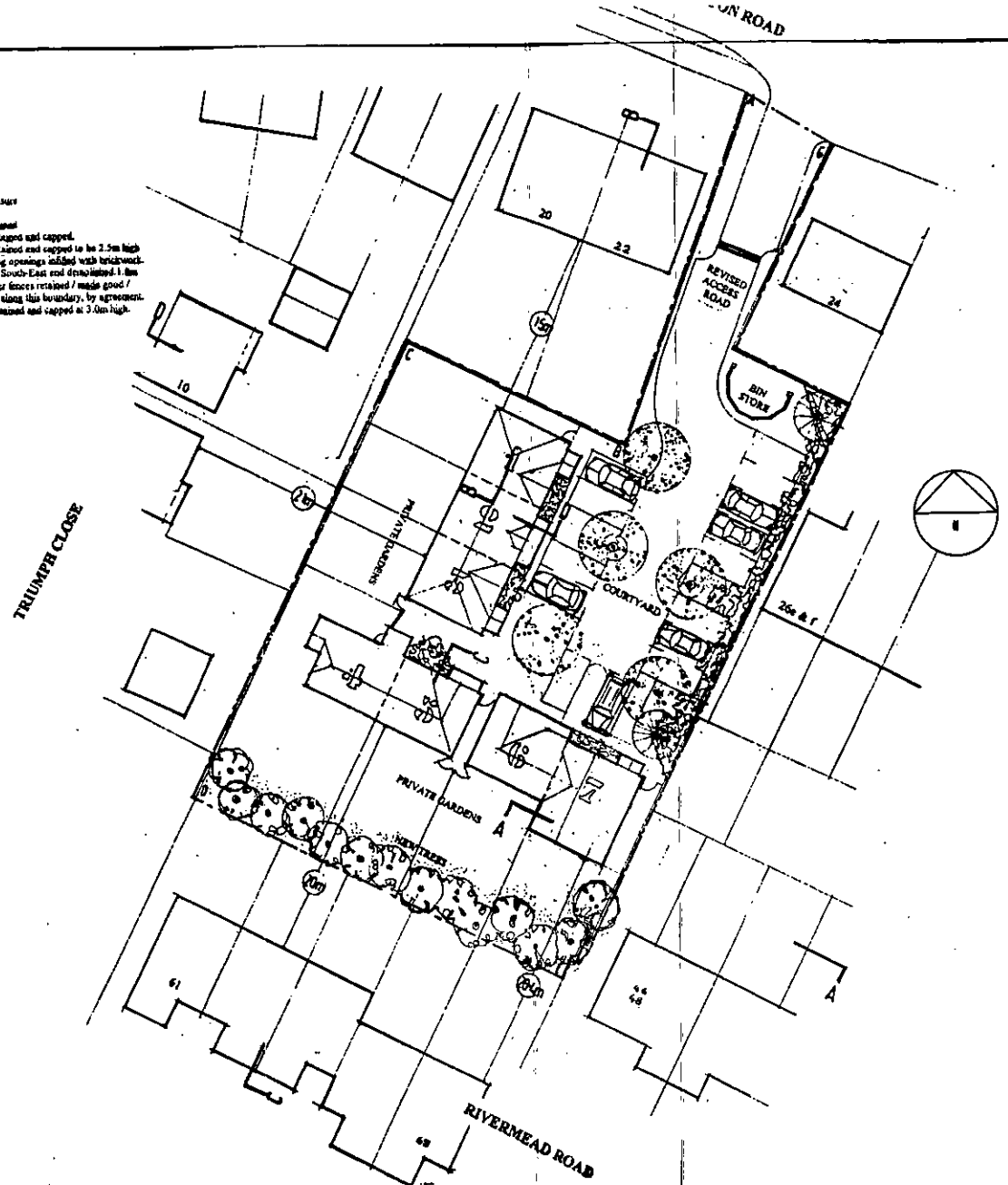
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



PLANNING SERVICES	
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07 NOV 2000	
COPIES TO:	ACK:
	FILE:

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RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

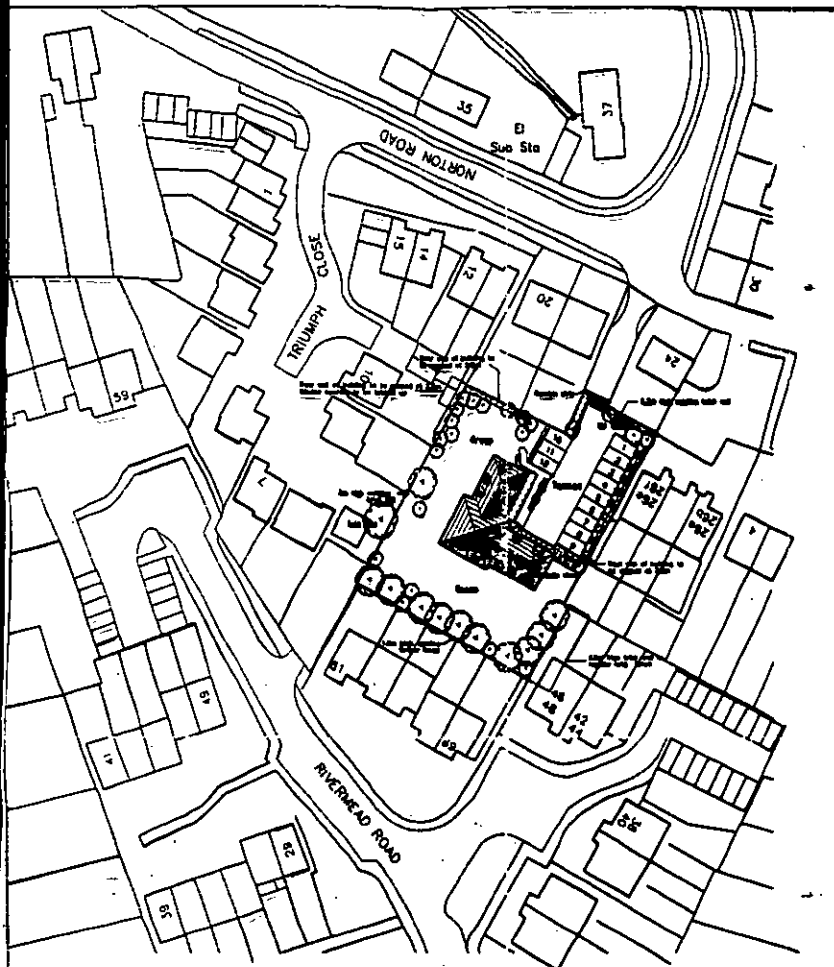
SITE LAYOUT 1:200 00-356/010

Rev A 30 06 00 House 7 revised
Site boundary walls "B to C" & "E to F" revised
Rev B 17 07 00
Parking adjacent Plots 26 e & f revised

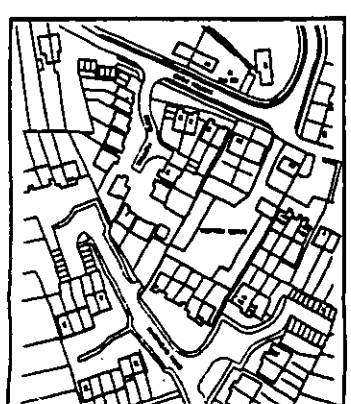
Rev D 6 x 00
Parking layout rev'd / 1m wide landscape zone added adjacent 26 e & f Rivermead Rd. Means of Enclosure Note: D to B revised.

NATTA Country Homes Ltd

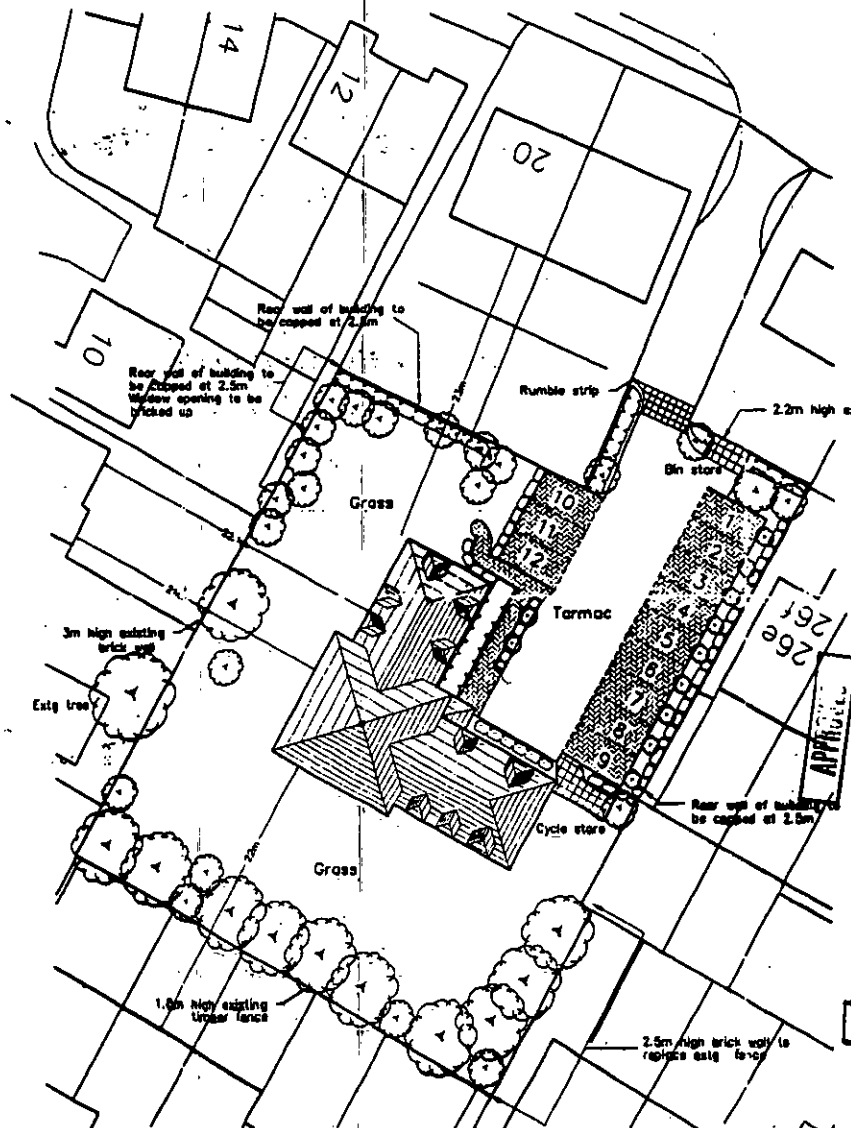
PREVIOUS APPROVAL



BLOCK PLAN 1:500



LOCATION PLAN 1:1250



SITE PLAN 1:200

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Project
Residential development at:
NORTON WORKS
NORTON ROAD
WOODLEY, BERKS

REVISED PLAN
78019

Drawing title
SITE PLANS

APPROVED

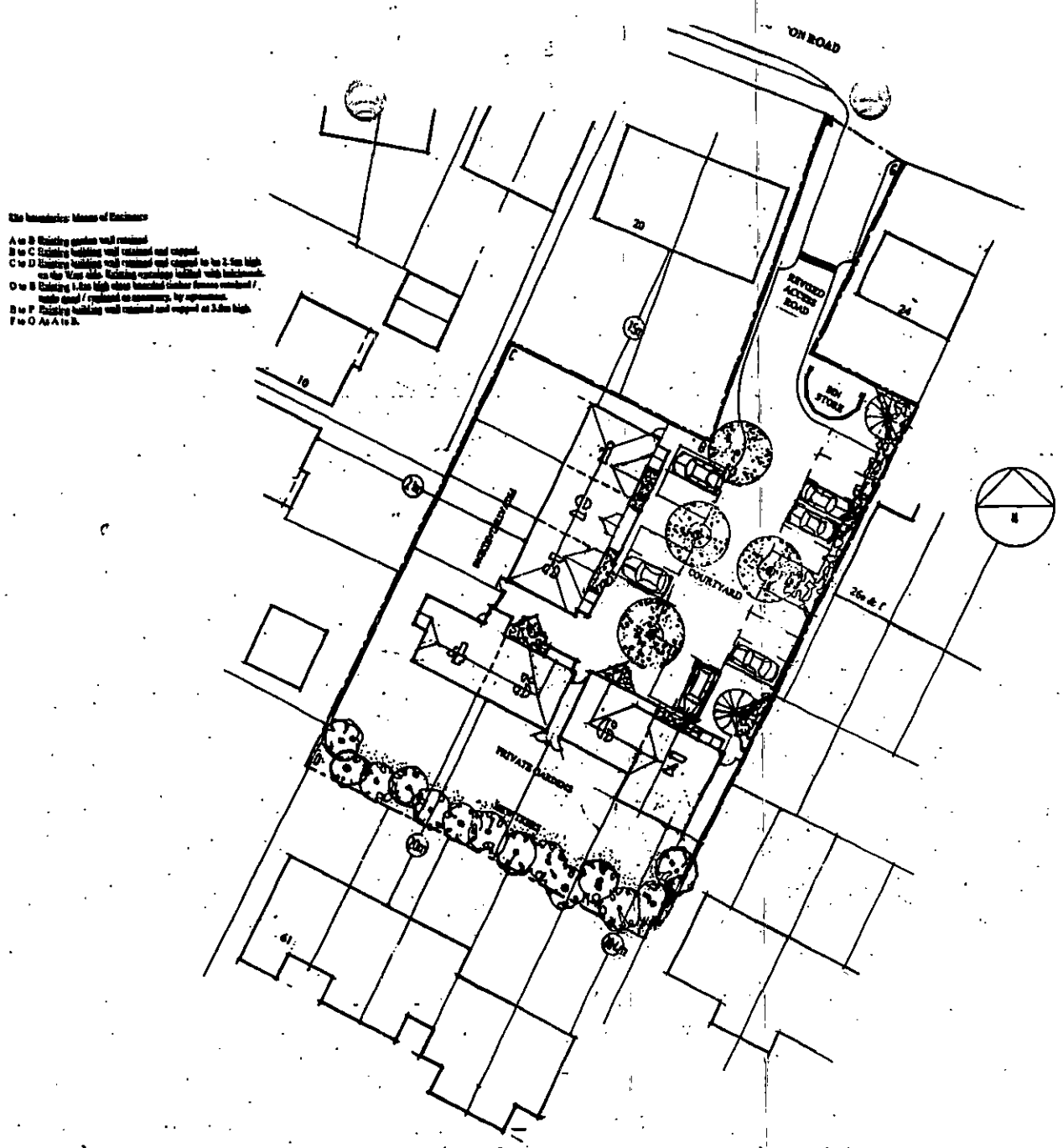
MOOR ESQ

Date	Scale	
18.05.99	1:200, 1:500 & 1:1250	
Drawn by	Drawing Number	Rev
ADH	4859:99:2	A

General notes
1. Dimensions to be checked on site before any work is put in hand or pre-fabricated.
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The drawing and design is copyright of this practice.

Revisions

Ref	Date	Description
A	[illegible]	[illegible]



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D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.8m high.
F to G As A to B.

1247

REVISED PLAN

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01

NATTA Country Homes Ltd

Current Scheme

1221

Appeal Decision

Site visit made on 08 May 2001

by M J Culshaw MA(Cantab) MA MRTPI

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

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

Date 11 JUN 2001

Appeal Ref: APP/X0360/A/01/1058463
Former Timber Yard, Norton Works, Norton Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Natta Country Homes Ltd against the decision of Wokingham District Council.
- The application (Ref.F/2000/1247), dated 7 April 2000, was refused by notice dated 30 November 2000.
- The development proposed is the erection of 7 dwellings.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. The main issue in this appeal is the impact of the scale, form and massing of the proposed development on the character of the area.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan adopted in 1995 and the Loddon Area Local Plan, also adopted in 1995. An emerging local plan is the Wokingham District Local Plan, which has not yet completed its course through the statutory process of adoption, and can only therefore be afforded less weight.

3. Structure plan policies considered relevant by the Council to this case are Policies EN1, which aims at the protection and enhancement of the character and quality of environment in towns, villages and other built up areas; H5, which amongst other things indicates that part of the housing provision made in the plan will be achieved through the redevelopment of existing buildings; H9, which indicates that favourable consideration will be given to proposals for residential development which adds to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local needs; LD5, which states that the requirements of all users of transport will be taken into account in considering proposals for development; T6, which aims at the control of the availability of on-street and off-street parking in new areas of development; and T7, which indicates that appropriate traffic management measures to improve safety will be incorporated into new development. Policy OS1 sets out objectives for sustainable development and improvement to the quality of life in Berkshire.

4. Of these, the Council has only referred to EN1 and OS1 in its reasons for refusal of planning permission.

5. Policies of the Loddon Area Local Plan referred to in the reason for refusal are LBE1 and LBE2. The former aims at a high standard of design for development, making a positive contribution to its setting and character, creating a safe and attractive environment and retaining natural, man-made or landscape features of the site compatible with good design. LBE2 indicates that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted.

6. Local plan policies considered relevant by the Council, but not alleged to be breached by this proposal, include LTV1, which indicates that development will normally be allowed within identified settlements; LH1 which establishes criteria for the consideration of infilling, rounding off and redevelopment within the identified settlements; LH8, which aims at a mix and balance of house types on sites over 0.4 hectares; LBE5, which aims at securing good daylighting conditions and adequate sunlight penetration for new development; LBE8, which relates to the appropriate landscaping of new development; LT5, which aims at promoting road safety, and LT6 which looks to the provision of car parking in new development.

Reasoning

7. In dealing with this appeal I am aware that a previous proposal for the erection of a block of 6 flats on this site has been permitted by the Council. The Council in their representations have referred to this permission, but consider that the 3 blocks of houses in this proposal would be closer to neighbouring dwellings, and the occupants of Nos 20 and 22 Norton Road, 46-48 and 61-69 Rivermead Road and 9&10 Triumph Close would find the development much closer to their properties. That is certainly true, but it does not automatically follow that harm would be caused which would justify a refusal of permission. Evidence of such harm needs to be demonstrated by reference to the effects of individual parts of the development on specific properties.

8. Unfortunately the Council's statement does not provide any such evidence. At my site visit I therefore took particular note of the dwellings mentioned by the Council, and examined the effect of the development on them. In the case of 20 and 22 Norton Road, the rear of their houses would face the side elevation of Plot 1 of the proposed development at a distance of about 15 metres. The boundary between the two is at present part of a building, the wall of which is to be retained and capped. Although the new dwelling would be visible above this wall, it would have a hipped roof, reducing the height of flank wall exposed to view. In the case of 46 and 49 Rivermead Road, the flank wall of the house on plot 7 would be close to and alongside the boundary of the rear garden. A wall of an existing building is to be retained at about 3m high along this boundary, and only the roof of plot 7, sloping away from the boundary, would be visible. 61-69 Rivermead Road face towards new plots 4-7 at a distance of about 20m. This distance would in my view be sufficient to prevent any significant loss of privacy through intervisibility between buildings. A new intervening fence about 1.8m high has already been erected along this boundary, and would be supplemented by a row of new trees, which would add to the privacy of gardens. 9 and 10 Triumph Close at present face a rear wall of a large building along the north west boundary of the property, which is to be retained at a height of about 2.5m, and existing openings are to be filled in. The new houses on plots 1-4 would be at a lower level than Triumph Close, and window-to-window distances would be about 21m.

9. Whilst I can understand the concern of neighbouring residents at development which is proposed close to them, in none of the instances cited by the Council do I find the proposals likely to harm the character of their surroundings by virtue of their scale, form or massing. These aspects of the development would in my view accord with Policy LBE2 of the local plan. By redeveloping an unsightly timber yard surrounded by residential development whilst retaining protective features in the form of high boundary walls the proposal would in my judgement attain a standard of development which would accord with Policies EN1 and OS1 of the structure plan, and LBE1 of the local plan.

10. I have noted allegations by a local resident that the plans accompanying the application are inaccurate. At the beginning of my site visit I took some measurements to check against dimensions scaled from the 1:200 scale application plan and found no inaccuracies. From this, and a visual inspection of the surrounding property, both from the appeal site and from the surrounding roads, I see no reason to suspect that the plans are significantly inaccurate.

11. I note that in their report to members the officers of the Council drew attention to the compliance with government advice in Planning Policy Guidance Note 3: Housing in terms of its density and its re-use of a previously developed site. PPG3 expresses the government's commitment to promoting more sustainable patterns of development by making more efficient use of land by maximising the re-use of previously-developed land. The present proposal would result in 7 houses on a site where 6 flats had previously been permitted, in a form which in my view satisfactorily respects the privacy and amenity of surrounding dwellings. It therefore accords in this rspect with government advice.

Conditions

12. The Council have suggested that, if I am minded to grant planning permission a total of 23 conditions should be imposed. It is necessary to examine the justification for each of these suggested conditions.

13. Condition 1 is the standard time limit on the commencement of development required by the Act. Condition 2 requires the submission of details of proposed external materials. Since these are not specified on the submitted application plans I agree a condition is necessary to ensure that these materials are appropriate to their surroundings, and I will include in this condition details of the infilling and capping of the existing boundary walls. Condition 3 seeks to control details of all boundary treatments. However apart from the material to be used in infilling and capping these details are specified on notes on the application plans. A condition is unnecessary.

14. Condition 4 would prevent the erection of any lighting on the site without prior permission from the Council. This would control not only street lighting but also security and garden lighting, and is not justified. Conditions 5 and 6 aim to bring under planning control extensions, alterations and the addition of windows in the buildings which would normally be permitted by the Town and Country Planning (General Permitted Development) Order 1995. Circular 1/95 makes it clear that such conditions, removing a normal freedom from detailed control, should only be imposed in exceptional circumstances. The density of this development is not unusually high, and the conditions are not in my view justified.

15. Condition 7 aims to ensure that parking spaces are not used for other purposes, causing parking problems elsewhere. I support this aim, and will impose a suitable condition, which will also deal with the aims of conditions 13 and 14. Whilst it is desirable for services to be

laid underground wherever feasible, and is normal practice in modern developments, I do not consider a condition prohibiting other solutions necessary or reasonable. Conditions 9 and 12 aim to control the construction process, limiting hours of working, and requiring measures to prevent mud and litter being deposited in surrounding streets. These are laudable aims, but for a development of this scale are capable of being secured through other legislation, including nuisance laws. The requirement in condition 11 that provision shall be made for all vehicles associated with the construction to be accommodated within the site is in my view unrealistic given the size of the site. Condition 10, which requires the submission of details of slab levels of the proposed dwellings, is justified to ensure that a satisfactory relationship of the proposed dwellings with their surroundings is achieved.

16. Conditions 15-18 deal with landscaping, and I will impose appropriate conditions. Representations from the Environment Agency indicate a need to require investigation of possible contamination of the site and the presence of landfill gas, and to prevent increased risk of flooding and protect water quality through surface water source control measures (conditions 19-21). Conditions 22 and 23 aim to secure the boundary treatments I have referred to above, and additional conditions are unnecessary.

Conclusions

17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of 7 dwellings at the former Timber Yard, Norton Works, Norton Road, Woodley in accordance with the terms of the application Ref. F/2000/1247 dated April 7 2000, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted and the infilling and capping of boundary walls to be retained have been submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with the approved details.

    3) No dwelling shall be occupied until the vehicle parking and turning spaces shown on the plans hereby approved have been laid out and surfaced, and those spaces shall not thereafter be used for any purpose other than the parking and turning of vehicles.

    4) Before development commences details of the finished floor levels of the proposed dwellings shall be submitted to and approved by the local planning authority. The completed development shall conform to those details.

    5) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out only as approved.

    6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and

any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

7) Before any development is commenced a detailed site investigation shall be carried out to establish whether the site is contaminated, to assess the degree and nature of contamination present, and to determine its potential for pollution of the environment. The method and extent of this investigation shall be approved in writing by the local planning authority before work commences. Details of appropriate measures to remediate the contamination and to prevent the pollution of groundwater, and surface water, including any necessary provision for monitoring, shall then be submitted to and approved in writing by the local planning authority before the development commences. The development shall proceed only in accordance with the measures approved.

8) Before development commences a landfill gas risk assessment shall be submitted to and approved by the local planning authority. Where a risk from migrating gas is identified, details of works to mitigate the effects of gas shall be submitted to and approved by the local planning authority. Development shall proceed only in accordance with the measures approved.

9) Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved by the local planning authority before development commences.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

Inspector

FROM: Nicola Lake

DATE: 05 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3439

Proposal: Proposed erection of six dwellings..

Site Address: Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant: Natta Country Homes Ltd C/O Owens Galliver Architects.

Your observations are required in respect of this application **by 29/03/2001** .

COMMENTS:

DELEGATED

Five residents were present and the Chairman adjourned the meeting to enable them to put forward their comments and objections to the plan.

Residents were concerned that the new plans were insufficiently changed from the original, so that the concerns already expressed had not been addressed. Although the number of properties had been reduced, the sizes had increased so that the overall impact of the development was the same.

The meeting was reconvened and Members fully supported the neighbours' concerns, and recommended that the plan should be further revised. Previous concerns and objections have not been adequately addressed.

Members also commented that despite the reduction in the number of properties to six, the impact on the site was unchanged. More space had been created, but on the side that has the least impact on the current properties. In particular, the impact on Nos. 46,48 & 69 Rivermead Road , and Nos. 9 & 10 Triumph Close remains the same.

AFP

CS

COPIES TO:

SIGNED: [signature] DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.

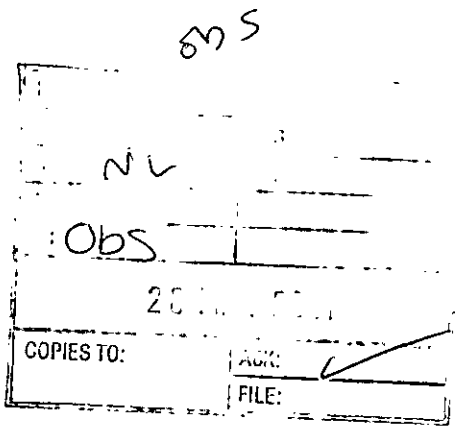
Received By hand 26·03·01

6.

NL

Obs

COPIES TO: ACK: FILE:



10 Triumph Close
Woodley
Reading
Berkshire
RG5 4AQ
☎ 01189 540775
20/03/01

Dear Nicola Lake,

R.E. Application F/2001/3439 Woodley Timber Yard – Proposed erection of 6 dwellings.

We are writing with reference to the application for the development of the above properties.

Obviously our main concern is that our garden and house will be overlooked, taking away the privacy that we chose to buy this house based upon. We also feel that the new houses are too close to our boundary wall and will appear 'imposing'.

We are also keen to establish that the door and window in the wall at the back of our garden would be filled in before any work begins, as was previously agreed. We have since noticed a cable/pipe which seems to lead out of the timber yard for a couple of feet from under the wall. We are unable to investigate further as we have no access to our 'alley' but would also like this pipe/cable to be removed. (Acknowledged in our previous communications, we own the 'alley' at the back of our garden).

According to the plans, the boundary on the West Side (which I believe is marked C to D on the plans), the existing wall will be capped at a height of 2.5 metres from the West Side. However (as can be seen in the included photos) this wall is currently several different heights and at the North end actually currently below the stated 2.5 metres on the West Side – there is however no mention in the plans of this section of wall being built up to the 2.5 metres. Could this please be clarified? We enclose a photograph of the unsightly wall in question. We are unsure of where the 2.5 / 3 metre height will actually be on the wall, as it seems the Timber Yard may be at a lower level and also as our back garden slopes dramatically meaning it is at a completely different level to our neighbours garden. We hope that the photograph helps to illustrate our points which are very difficult to describe, especially as we have no idea of the view from the Timber Yard side.

We would like to very strongly request that the lower level wall which makes up three quarters of our boundary wall be built up and then capped at the same height as the remainder of our boundary wall, and the wall of our neighbours as this would minimise infringments to our privacy that this development would cause. (As we will be having our garden leveled once the wall is filled in, meaning the level of the alley, at present, will not be a true indication of the height of the wall.)

Whilst we understand the necessity of building new houses, we hope you can be sympathetic to our privacy, and look forward to hearing from you soon.

Kelly and David Chapman.

COMMENTS ON PHOTOGRAPHS

A) We would prefer the existing wall to be built up to the height up the higher wall (3 metres from the majority of West Side). We will be removing fence and leveling out our garden once the doorway and window have been filled in.

B) Here the 3 different heights on the existing West Side boundary wall can clearly be seen. This photograph was taken from the far corner of our garden, and the window on the left side of this photograph does not overlook our house as there is a garage to the left of this photograph.

C) The pipe/cable from the Timber Yard can be seen in the middle of the bottom of this photograph. As this is our land, we would like this to be removed. This photo also shows that the existing wall at the North end of the West Side boundary is only currently 2 metres high from the West side of the West side boundary (marked C-D on the plans), yet there is no mention of having to build up this section of wall to 2.5 metres?

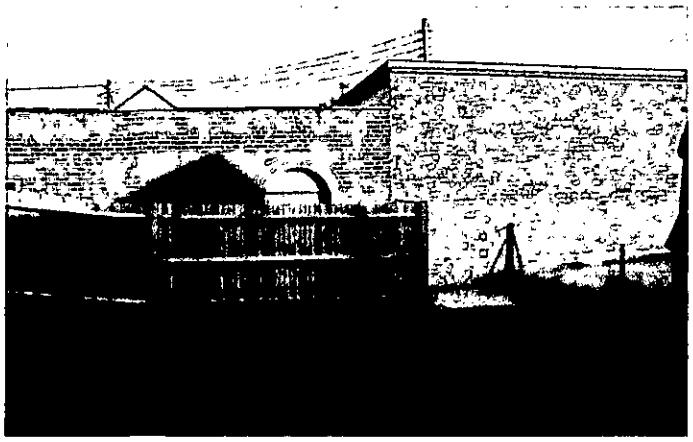
D) This again shows the drop to the lower section of wall.

E) This illustrates the unsightly wall, and also shows that there is currently a lintel in this section of wall – how will this be removed?

F) This is a view from inside our house and shows how 2 houses immediately in front of the wall would look down on our house and garden and be an infringement on our privacy. If the wall was built up to the height of the higher wall (I believe 3 metres from the West side) this would help to minimise the infringement on our privacy (also for the occupents of the new houses too!).

G) (and H) These show the fact that at the West side boundary currently slopes (particularly at our garden – although as mentioned before once the doorway and window are filled in we will be leveling up our garden). When the plans mention heights measured from the West side boundary - from which section of the West side boundary will they be measured from?

(A)



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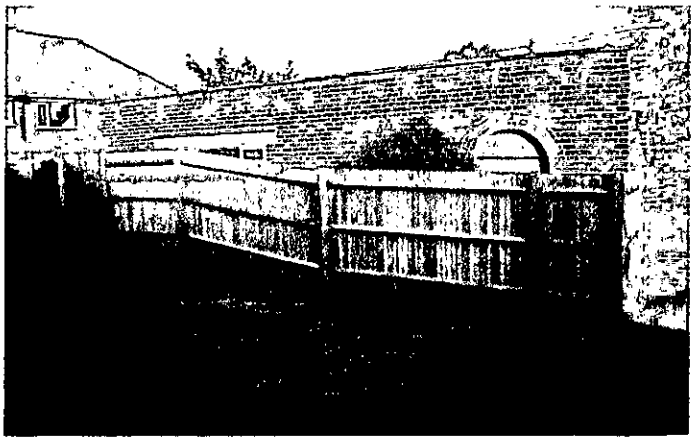

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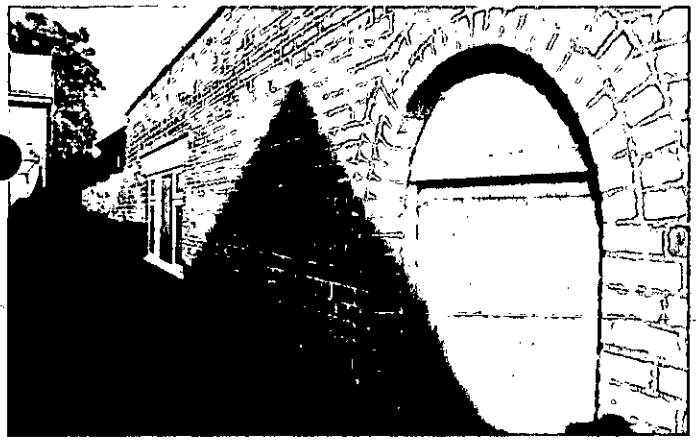

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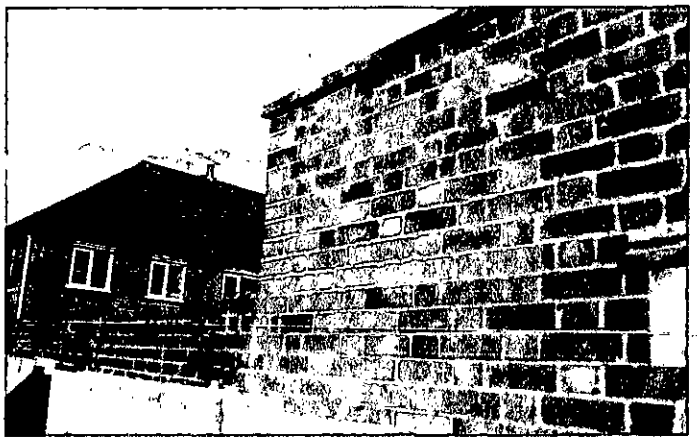

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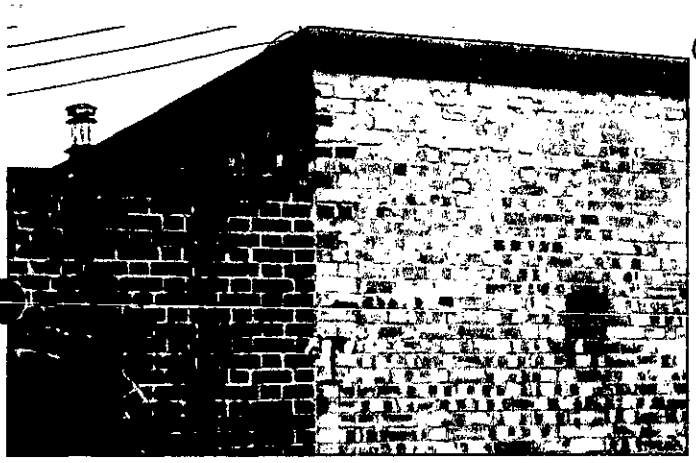
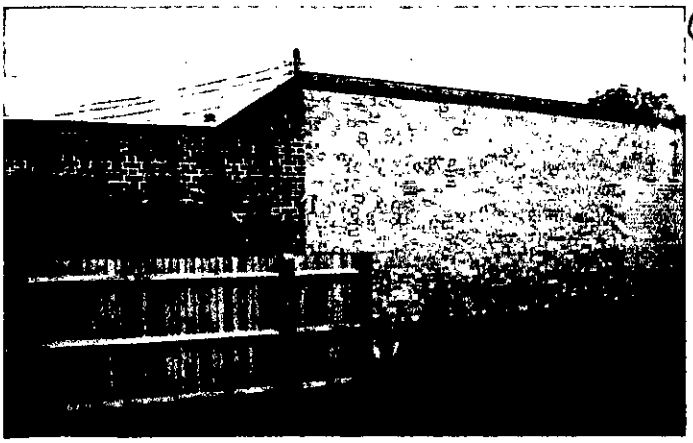


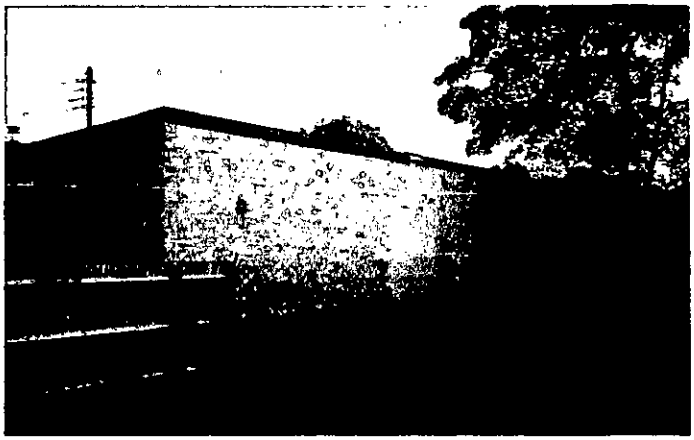
(F)

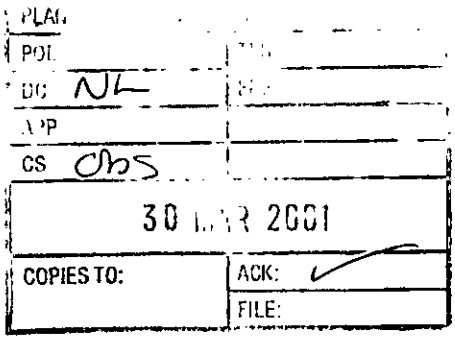


(G)



(H)





9 Triumph Close
Woodley
Reading
RG5 4AQ

25 March, 2001

Dear Sir/Madam,

Re: F/2001/3439 Woodley Timber Yard Planning Application

We are writing with regard to the above application as a concerned resident. Having viewed the plans we would like to make the following points:

- The plans have now changed from a previous submission so that although there are only 2 houses backing onto our property, there are 4 bedrooms overlooking my property. In the previous submission there are 3 houses, but only 3 bedroom windows. This obviously has a detrimental effect on our privacy.

- Between my property and the timber yard there is a wall that measures between 3.50m and 3.70m high. The plans suggest this wall will be reduced to 2.50m. Our preference would be to keep this wall at the same height to protect our privacy and the value of our house.

- In the previous plan the measurement of the wall was to be taken from the ground floor of my property. If the height of the wall were to be reduced we would like confirmation that the same condition would apply.

- In the plans the houses facing our property are to be 21m away from the back of our property. However, there are also houses running at right angles to this. The one closest to our property is less than 21m away. Again this will have a detrimental effect on the privacy and space we have. We would like therefore like these houses moving further away from our property.

In summary, we appreciate the need to develop brownfield sites, however this needs to be done sympathetically and with the effects on the current residents as the primary thought. This current application will have a detrimental effect on our privacy. This effect could be reduced by keeping the boundary wall at its current level, reducing the number of rooms overlooking our property and moving some of the properties further away from our property.

We would like to thank you for considering our comments.

Yours faithfully,

John Crossley

Emma Newbery

cc: Woodley Town Council

PLAN
POL
DC VL
AP
CS OBS
2
COPIES TO:

69, Rivermead Road,
Woodley
Reading
Berkshire
RG5 4JH
21ST March 2001

Ref F/2001/3439
Woodley Timber Co. Ltd. Norton Rd, Woodley.

Dear Madam,

With reference to the proposed dwellings at the above address, we have examined the plans at Woodley Library and were amazed to find that the proposal is absolutely no different as far as we are concerned. This being the rear elevation of the four dwellings facing the rear of our property (no's 3-6 on the plans).

Our main concerns are the same as before, being.

1) Loss of light
2) Loss of privacy
3) Proximity, much too close, leading to possible subsidence.

We are very concerned that Natta Country

Homes have not taken into account many of the residents comments we raised the last time a similar proposal was rejected by the Wokingham District Council planning committee.

We, along with our neighbours will fight this again with the help of our local M.P. to the end as we feel this is an insult to peoples intelligence coming up with a revised plan for six dwellings, with the four dwellings to the rear of the site remaining the same and still trying to cram a house into the contentious corner where we are situated.

It also seems that our property has something against it as the proposed dwelling No. 6 is closer to our property than any other.

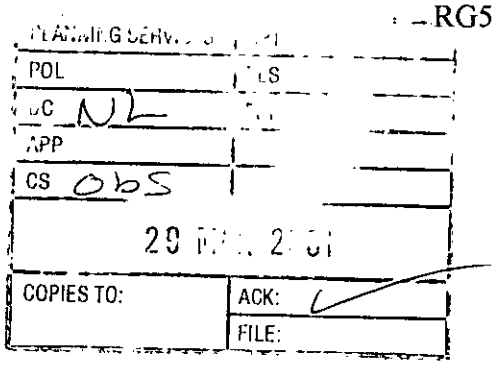
Looking forward for another successful rejection.

Yours faithfully

David T. Lane

61 Rivermead Road
Woodley
Reading
RG5 4DH

Wokingham District Council
Nicola Lake
Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR



28 March 2001

Dear Sir/Madam,

Application Number: F/2001/3439

Site Address: Woodley Timber Co. Ltd, Norton Works, Norton Road, Woodley

Proposal: Proposed erection of six dwellings.

After reviewing the above planning application at your offices, I would like to make the following objections:

1. Due to the closeness of the new properties at the rear of my house, there will be an invasion of my privacy as the first floor windows will be directly opposite, overlooking my windows and garden.

2. The new houses will reduce the amount of light at the rear of my property.

3. The type of trees along the boundary has not been specified. If these grow too tall, they will also have an effect on the amount of light at the back of my house.

4. As the properties will be directly overlooking mine, this may also affect the value of my property.

I would be grateful if you could inform me of any amendments which are made to this application and whether the development is going ahead.

Yours faithfully,

C. S. Jones.

Colin Jones

46 RIVERMEAD ROAD,
WOODLEY
READING
BERKS
RG5 4DH

REF F/2001/3439 NL
CS OBS
COPIES TO:
24-3-2001

Dear Sir/Madam.

I am writing to express my views on the above application.

As I am sure you are aware a previous application for this site was turned down.

There were many complaints from residents especially from Rivermead Road as we are the nearest especially concerning the size of the developments which in turn causes a severe loss of privacy and light.

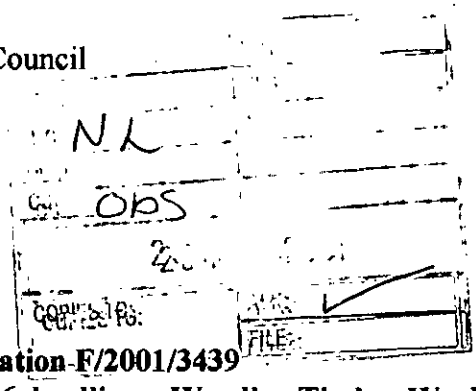
Having inspected the new plans we now find that we are faced with an almost identical sized development. It appears that the architect has given no thought to us residents whose every day life will be effected by these plans. You can see that no consideration has been given to us because plots 4-7 are exactly the same.

There are also concerns about maintenance of trees, boundary walls and exactness of details.

I hope you give this plans the rejection that is needed and give carefull consideration to further applications on this site.

Yours sincerely
KA Stobbart
KEITH STOBBART

Nicola Lake
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Mr Guy R Mundy
48 Rivermead Road
Woodley
Reading
Berkshire
RG5 4DH

24th March 2001

Ref. Planning Application F/2001/3439
Proposed erection of 6 dwellings: Woodley Timber Works, Norton Road

Objection to consent of planning permission.

I would like to raise my objection to the proposed plans on the following grounds:

1. These plans are virtually identical to application F/2000/1247. No changes have been made that tackle the reasons why the previous application was rejected.

2. The previous application F/2000/1247 has been put to appeal by the applicant and we see no reason why this application is necessary considering the near identical nature of this development.

3. I refer you to consult previous letters of objection to F/2000/1247 as these are identical to the objections we now raise for this plan F/2001/3439.

4. We expect this application to be rejected due to its continued inapplicability.

I look forward to hearing your response on these matters.

G R Mundy

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 05 March 2001

Application Number: F/2001/3439

Proposal: Proposed erection of six dwellings.

DELEGATED

Parish: WOODLEY TOWN

Site Address:
Woodley Timber Co Ltd Norton Works, Norton Road, Woodley, Reading.

Applicant:
Natta Country Homes Ltd C/O Owens Galliver Architects.

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).

Drawing No. 01-425/50

1/ C122, R122.

2/ C137 (INSERT: development), R137.

3/ Garages to have minimum internal dimensions of 5.0m x 2.5m to comply with our standards.

4/ Courtyard and access road to be built to adoptable standards.

SITE

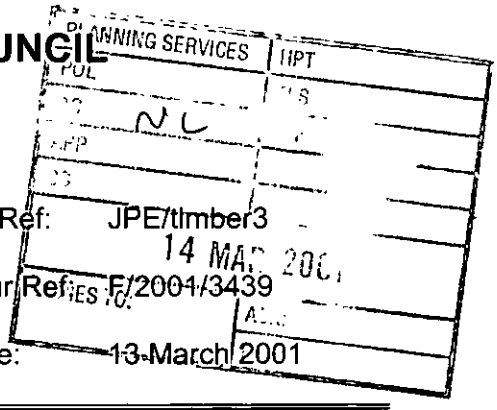
(5) NOTWITHSTANDING PLANS SUBMITTED, ADDITIONAL PLANS SHALL BE SUBMITTED TO AND APPROVED BY LPA SHOWING MINIMUM OF SITE PARKING OF 14 SPACES. THE CAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED PLAN PRIOR TO OCCUPATION.

Signed: _____ **Print name:** Adam Coggins 13/03/01

NEED TO SEE AMENDED PLANS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/timber3

Your Ref: F/2001/3439

Date: 13 March 2001

PROPOSED ERECTION OF 6 DWELLINGS
WOODLEY TIMBER YARD, NORTON ROAD, WOODLEY

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

This site may be contaminated from its previous use therefore an investigation needs to be carried out by the developer to establish the extent of any contamination and what remedial measures are required to deal with the hazards. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

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

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.
   Reason - To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

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

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 12 March 2001

Location:	Woodley Timber Yard, Norton Road, Woodley
Proposal:	Proposed erection of six dwellings
Application Number:	F/2001/3439

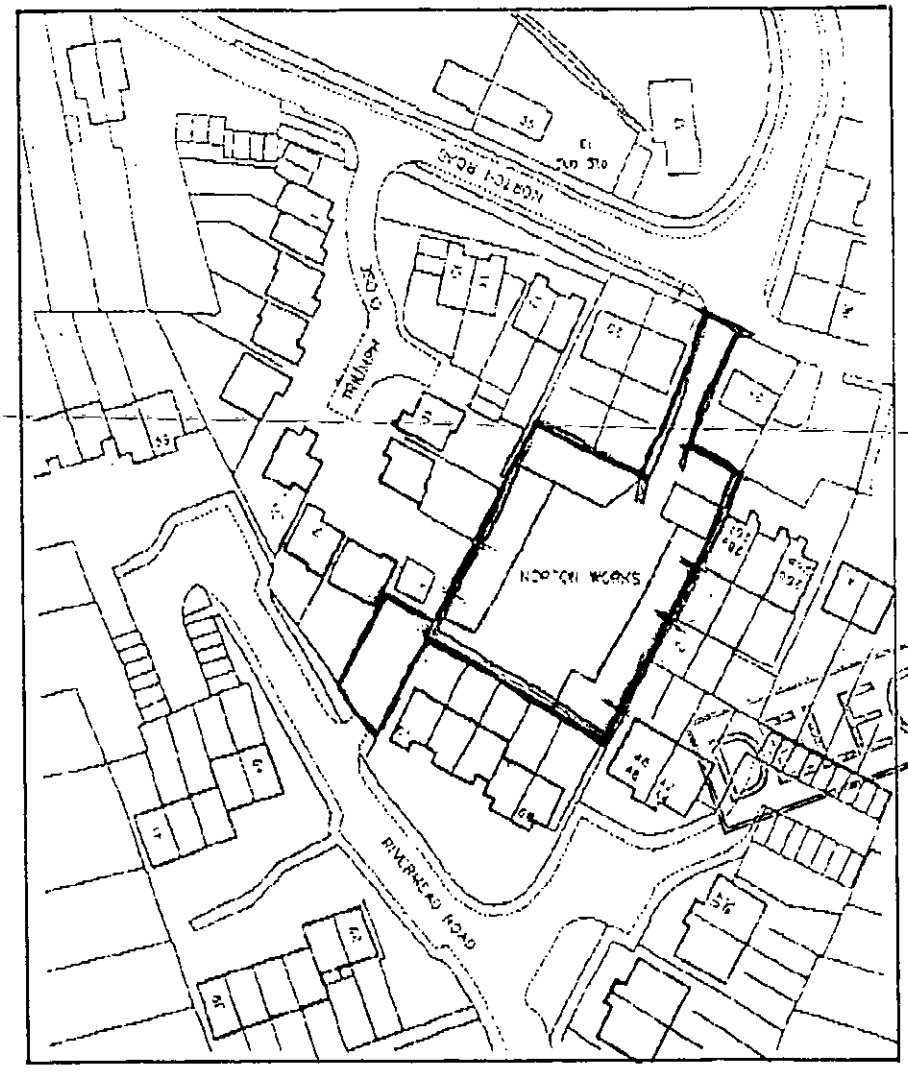
In response to your consultation dated 5 March 2001 for the above application, the tree and landscape comments are as follows:

I generally have no objection to the proposals provided that a comprehensive landscape scheme is submitted to enhance the development. Planting has been provided to the rear garden of plots 3 – 6 and this will provide some screening although the residents will be able to remove these trees at a later date should they wish to do so. Some indicative planting has been shown in the courtyard area. The applicant will need to submit a detailed landscape plan showing the location of all new planing, full species names of trees and shrubs, planting densities and size of plants at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

21.FEB.2011 - 3439



EGATED

LOCATION PLAN
1:1250

1769A

21.FEB.2001 * 3439

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	NATTA COUNTRY HOMES LTD
	ADDRESS	ROSE COURT, MILL LANE
		CAMBERLEY, SURREY
	POST CODE	GU10 5AP Tel. No 01252 861158
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	OWENS GALLIVER, ARCHS
	ADDRESS	10 HIGH STR, PANGBOURNE
		BERKS
	POST CODE	RG8 7AB Tel. No 0118 984 1344
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	FORMER TIMBER YARD NORTON WOODKS, NORTON RD, WOODLEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	·176ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	6 NO FAMILY HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

DELEGATED

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

PLANS/DRAWINGS

1:1250 ~~1:2500~~ Location Plan	✓	1:100 Floor Plan	✓
1:~~200~~ ~~500~~ Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

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

CHANGE OF USE	✓	ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

FORMER WOOD YARD

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

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Roofs : Concrete tiles
Walls : Facing bricks
Timber windows & doors

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	1
	3	3
	4	2
	5 or more	
	TOTAL	0
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	+6

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £1,140

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

SIGNED [signature] ON BEHALF OF Bellacourt Homes DATE 19-2-01

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

Our ref: SP\2001\003332\001
Your ref: F/2001/3439

Date: 12th March 2001

ENVIRONMENT AGENCY

FAO: Nicola Lake

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

PLANNING SERVICES	HPT 4135
PCL	TLS
DC NV	BNF
APP	
CS	
12 MAR 2001	
COPIES TO:	ACK:
	FILE:

Dear Madam

ERECTION OF SIX DWELLINGS
WOODLEY TIMBER CO LTD, NORTON WORKS, NORTON RD. WOODLEY, READING

Thank you for your letter dated 05 March 2001, which was received on 08 March 2001. You are asked to quote the following reference in any correspondence:-**SU77SE/12/2**.The Environment Agency has the following comments:

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

Planning Conditions

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved

Cont/d..

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

REASON: To prevent pollution of the water environment

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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

Planning Informatives

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is 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. Such consent may be withheld.
Contact Andrea Szabados on 01276 454331 for further details.

Advice To Planning Authority

Land Drainage: contact Amanda Reed on 01276 454331

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

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

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

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior

Cont/d..

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.

Waste Regulation : Contact Miranda Wycherley On 01276 454384

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

Grid reference	Distance from site	Landfill name	Details
SU 768 723	0m	Loddon Bridge Road	No Information

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The agency would therefore recommend that a landfill gas assessment be undertaken prior to development.

Advice To Applicant

Environment Protection : Contact Dave Bond On 01276 454396

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

Roof water down-pipes 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.

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

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

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

Water Conservation In Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a down-pipe

Cont/d..

* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.

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

Water Conservation In Garden And Landscape Maintenance

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* collecting rainwater in water butts connected to down-pipes
* grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling

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

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.

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: Owens Galliver, Arch's, 10 High Street, Pangbourne, Berkshire, RG8 7AB

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2001
Officer: NL	Application No. F/2001/3439

Map No. 47 **Site** 0.16
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED ERECTION OF SIX DWELLINGS

Location: NORTON WORKS, NORTON ROAD

Parish: WOODLEY Ward: Loddon

Applicant: NATTA COUNTRY HOMES LTD

Fee Received 1140-00 Required 00-00 Additional ..... Refund 1140-00 refund.

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Elevations of bin stores.	5/3 with S/W	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ← 250 m Landfill Site Consultation → Environment Agency ✓ .....
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 new pre-apps .....

NEIGHBOURS:

S/N + See map. ✓ .....
.....
+ names & addresses on attached sheets ✓ .....
.....
.....
.....
.....
.....
.....

Applicationo	Name & Address
F/2000/1247	J Crossley & E Newbery 9 Triumph Close Woodley RG5 4DT
F/2000/1247	K & D Chapman 10 Triumph Close Woodley Berks RG5 4AQ
F/2000/1247	G R Mundy 48 Rivermead Road Woodley RG5 4DH
F/2000/1247	The Owner/Occupier 69 Rivermead Road Woodley Berks RG5 4DH
F/2000/1247	Ms K Gardinor 3 Evelyn Court Norton Road Reading RG5 4AL
F/2000/1247	Mr & Mrs Chapman 10 Triumph Close Woodley RG45 4AQ
F/2000/1247	Mr K Stobbart 46 Rivermead Road Woodley RG5 4DH
F/2000/1247	D Adams 69 Rivermead Road Woodley RG5 4DH

App. refused
Letter sent 11/12/00

OWENS · GALLIVER

architects

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
RG40 1WR

our ref 01-425\plan.01
19.feb.01

21.FEB.01 3439

Dear Sir

Proposed housing at Norton Works, Norton Road, Woodley

We enclose on behalf of our client Natta Country Homes an Application for full Planning Permission for 6no houses at the above..

The Application consists of six copies of our drawings 01-425\50, 51, 52, location plan, six copies of your forms duly completed, Certificate A, and our client's cheque in the sum of £1140, which believe to be the correct Fee.

We trust that you have all that you need to Register the Application, and recommend it for Approval. Should you have any questions or comments please do not hesitate to contact us by telephone in the first instance.

Yours faithfully

pp PAUL GALLIVER

cc. P. Scott

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 9841344 Fax 0118 9841389

Chris Owens MA (Cantab) DipArch RIBA **Paul Galliver** DipArch RIBA

1769A

21.FEB.2001 5439

PLANNING APPLICATION PART I

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

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

If you are a new applicant, notes to help you fill in the form are attached.

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For office use only
Application No.

1.	YOUR NAME	NATTA COUNTRY HOMES LTD
	ADDRESS	ROSE COURT, MILL LANE
		CROWDALL, SURREY
	POST CODE	GU10 5AP Tel. No 01252 861158
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	OWENS GALLIVER, ARCHS
	ADDRESS	10 HIGH ST, PANGBOURNE BERKS
	POST CODE	RG8 7AB Tel. No 0118 984 1344
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	FORMER TIMBER YARD NORTON WOODS, NORTON RD, WOODLEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	·176ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	6 NO FAMILY HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS

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

PLANS/DRAWINGS

1:1250 ~~1:25000~~ Location Plan	✓	1:100 Floor Plan	✓
1:200 ~~1:500~~ Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

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

CHANGE OF USE	✓	ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	FORMER WOOD YARD
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	Roofs: concrete tiles Walls: facing bricks timber windows & doors
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table. YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	1
	3	3
	4	2
	5 or more	
	TOTAL	0
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	+6

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. ~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Berkshire County Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £1,140

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

SIGNED [signature] ON BEHALF OF Natta Country Homes DATE 19-2-01

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

① SITE OF BUILDERS YARD. REAR OF 18-20-22-24. E

ADDRESS NORTON ROAD. PARISH WOODLEY.

PLOT No. ORD. SHEET No. S.U.7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
602/52	Mr. C. J. Harris	Office, Lab Block 2, Store Shed, Garage & Machine Shop	14.10.52	App. C/A.
184/54	"	Use as Builders Yard	11. 5. 54	App. C/A.
R/129/65	Mr C. Harris	conversion of former office/det house	10-6-65	App - App
962/71	"	Toilets & Screen Wall	30. 9. 71	App Refuse
964/71	"	Treble garage	30. 9. 71	App Refuse
1189/71	Woodley Timber Co	Retent of Shop & Office	25. 11 71	App C/A.
1741/73	"	ext of storage shed - modification to cyclone plant	22-11. 73	- Refuse
BR 227	"	Building for cyclone extraction plant & wood waste storage	15. 3. 74	App N/A
00237	"	DITTO	14/3/74	N/A C/A.
BR 612	"	Change of use from garages to office & storeroom.	8. 5. 74	App. N/A

DATE OF COMPLETION

MINISTRY DECISION APPEAL

SPECIAL ORDERS

DRAINAGE

②

ADDRESS BUILDER YARD REAR OF 18, 20, 22, 24 NORTON ROAD. PARISH WOODLEY.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00603	Woodley Timber Co. Ltd	Change from garage to office	28 11 74	N/A Refused
9071	MR L. MOOR	IND. TO STORAGE (SYS) & NEW STRUCTURES	28.9.78	N/A REF.
BR 9347	"	"	25.9.78	APP. N/A
09567	"	CYCLONE EXTRS. PLANT & STORAGE OF WASTEWOOD	WITHDRAWN	
09568	"	IND. TO STORAGE (SYS) & NEW STRUCTURES	WITHDRAWN	
10005	"	REST ROOM & TIMBER STORE	15.2.79	N/A C/A
12512.	Woodley Timber Co Ltd	widening of existing access and pro of 2 add parking spaces	14. 2 80	N/A C/A
15160	" " "	demolish No 24 replace with Showroom shop & flat also carparking area	9. 4 71	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION 00603 - NO FURTHER ACTION TAKEN - 9.7.75 (SEE APPEAL DECISION FOR WOODLEY MOTORS - HEADLEY ROAD)

SPECIAL ORDERS APPEAL AGAINST ENFORCEMENT NOTICE FOR

DRAINAGE USE OF LAND AT DEARWOOD COLLEGE, HOLE ROAD, REFUSED - 10.3.78

091074

③

ADDRESS BUILDERS YARD REAR of 18-20-22-24 NORTON ROAD

PARISH WOODLEY

PLOT No.

ORD. SHEET No. S.U. 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20350	WOODLEY TIMBER CO LTD.	ALTER ROOF & WALL OF		
A		TIMBER STORE.	17.11.83	N/A C/A.
BR 21937	"	ALTS. TO ROOF & ELEV. OF STORE	5.1.84	APP N/A
21063	"	"	5.4.84	N/A REF
BR24575	"	"		REF N/A
BR24763	"	RE-ROOF OF COMM. BUILDING	20.6.85	REF N/A
BR25062	"	"	24.7.85	APP N/A
99/70018/F	B MOOR ESQ.	Redev. - Block of 6 Flats + Parking	12.10.99	C/A
F/2000/1247	Natta Country Homes	Erect 7 Dwellings	30.11.00	REF

DATE OF COMPLETION

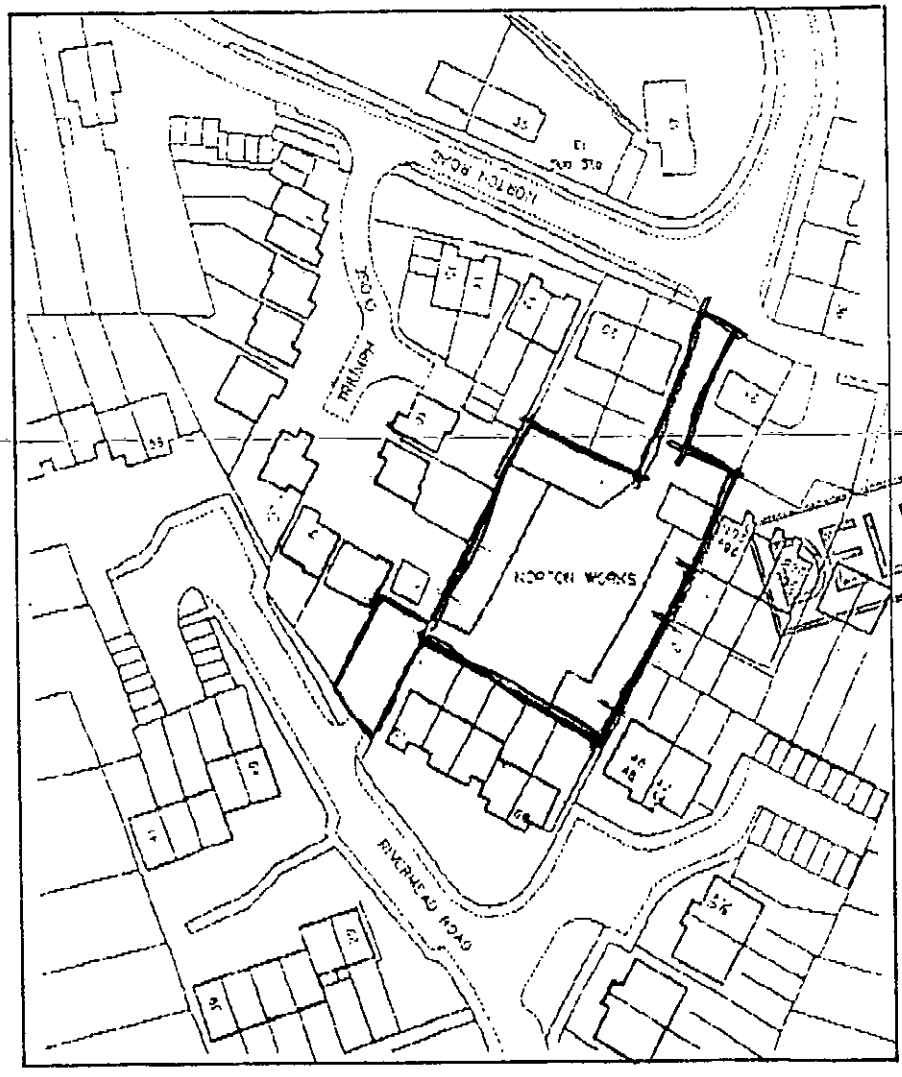
MINISTRY DECISION

SPECIAL ORDERS P.D. Enq - Mr. D. Cooper - Alts to Garage - 9/8/99

DRAINAGE

091074

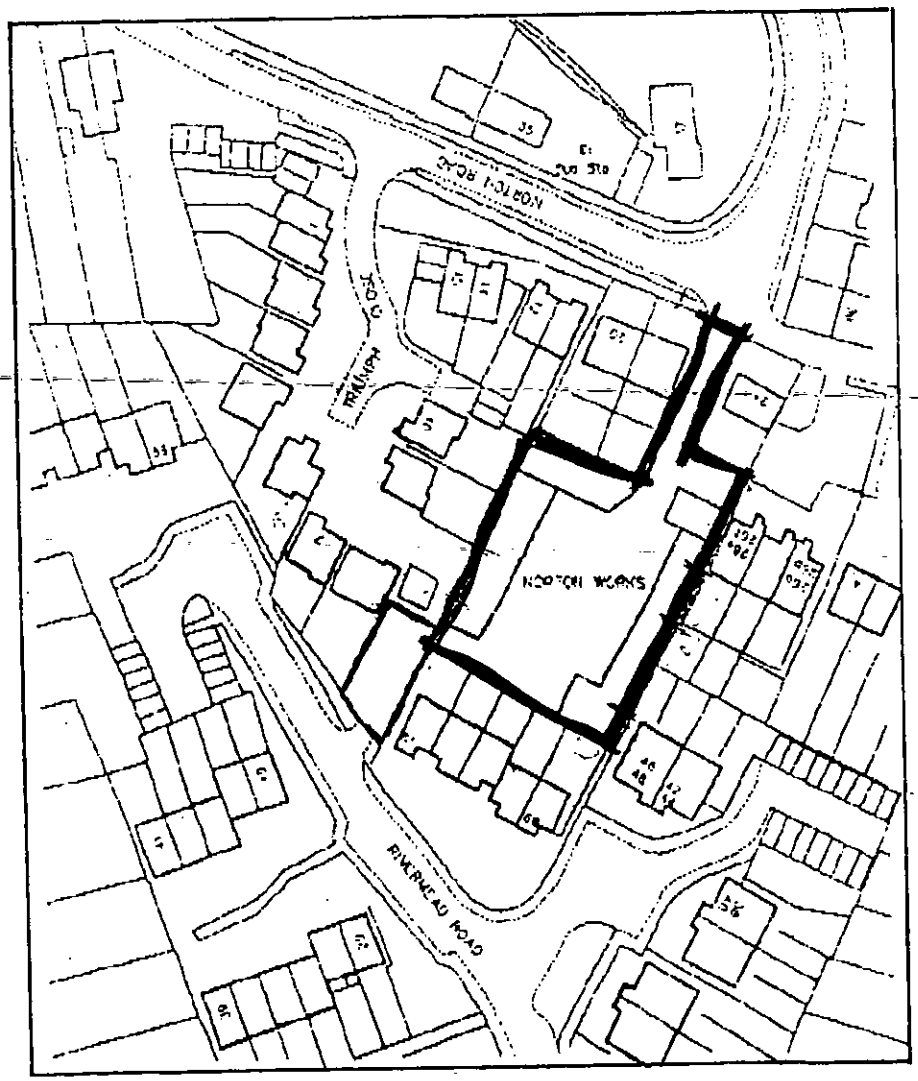
21 FEB 2001 3430



DELEGATED

LOCATION PLAN
1:1250

21.FEB.2011 3439



LOCATION PLAN
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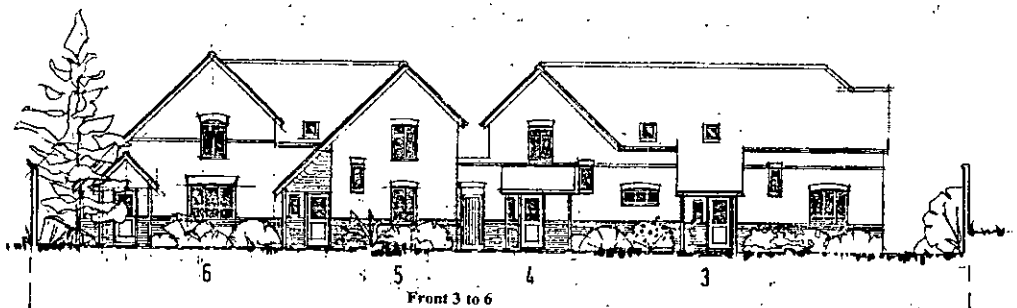
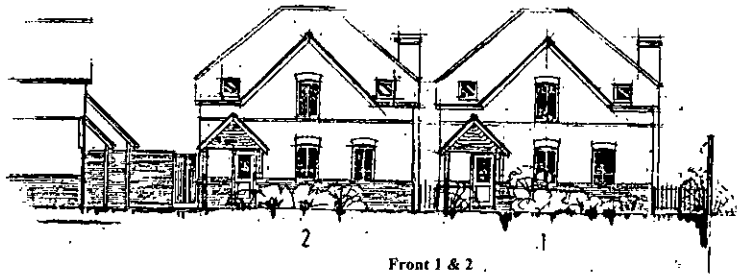


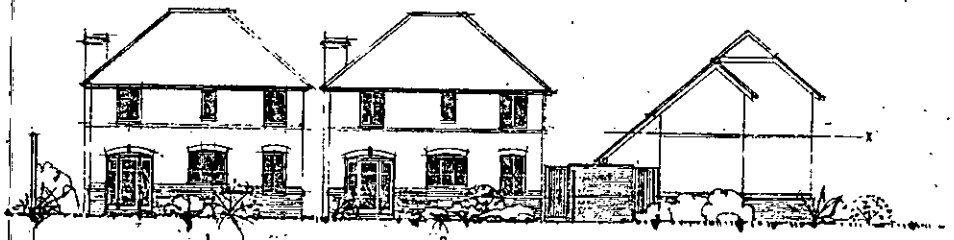
Front 3 to 6



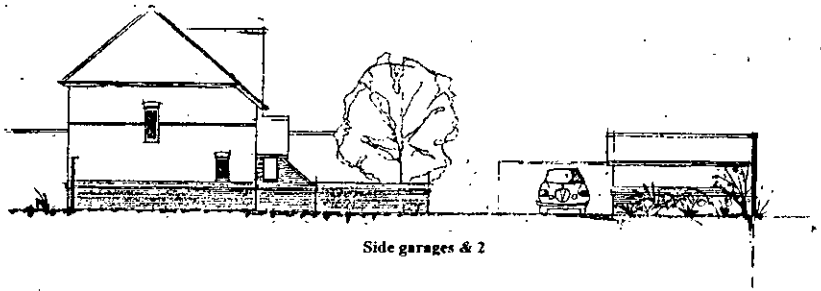
Front 1 & 2



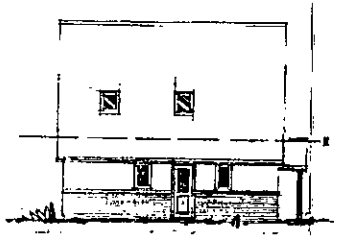
Rear 3 to 6



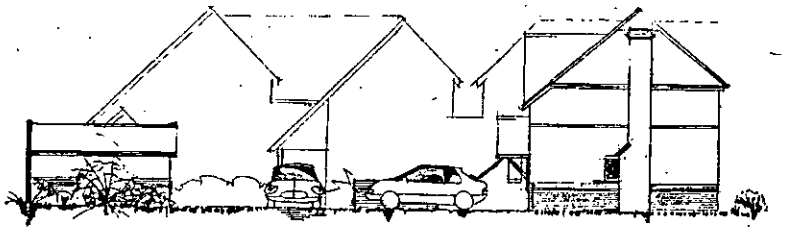
Rear 1 & 2, side 3



Side garages & 2



Side 6



Side garages & 1



Front garages

"X" Site boundary wall just behind this view

DELEGATED

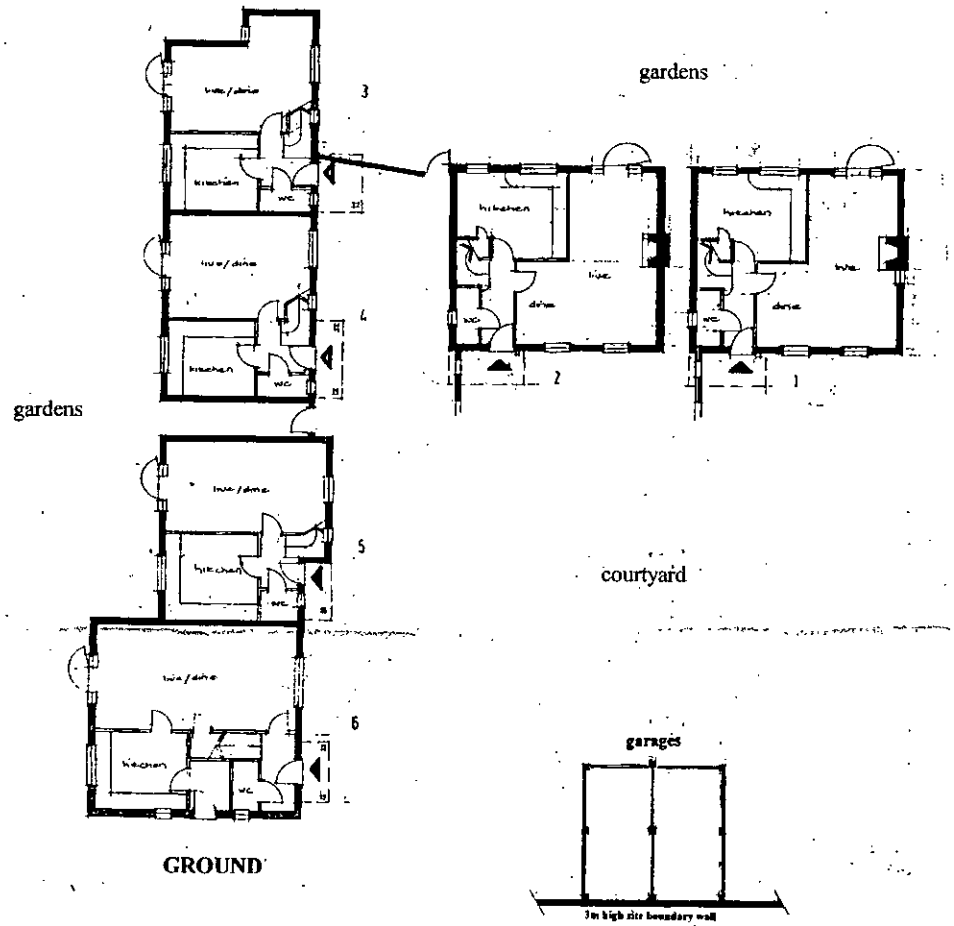
21.FEB.2001. 5439

OWENS · GALLIVER ·
architects

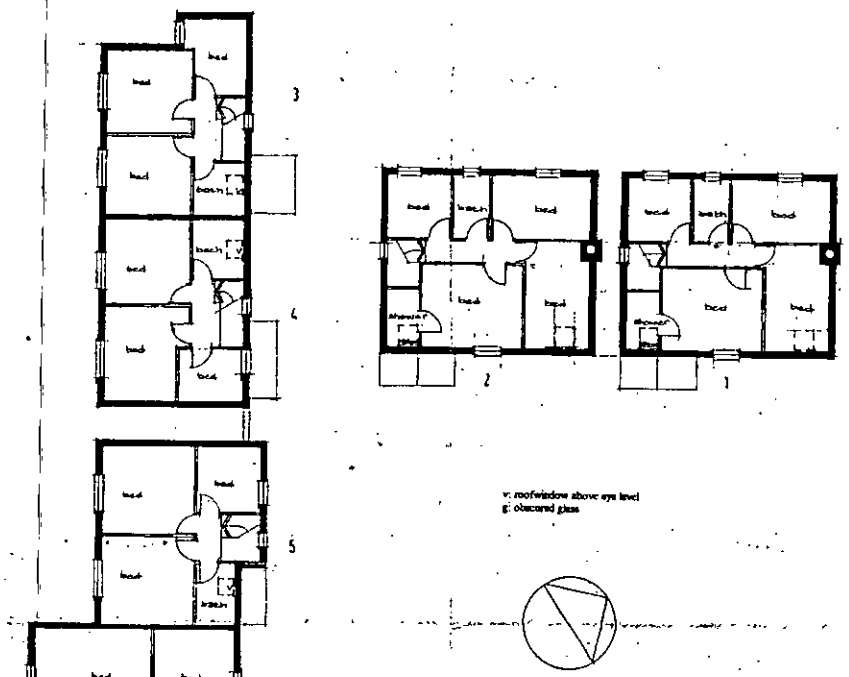
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

ELEVATIONS **1:100** **01-425/52**

NATTA Country Homes Ltd



GROUND



FIRST

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21.FEB.2001 3439

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RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

HOUSE PLANS **1:100** **01-425/51**

NATTA
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Development Control Section, Environmental Services, Wokingham District Council.

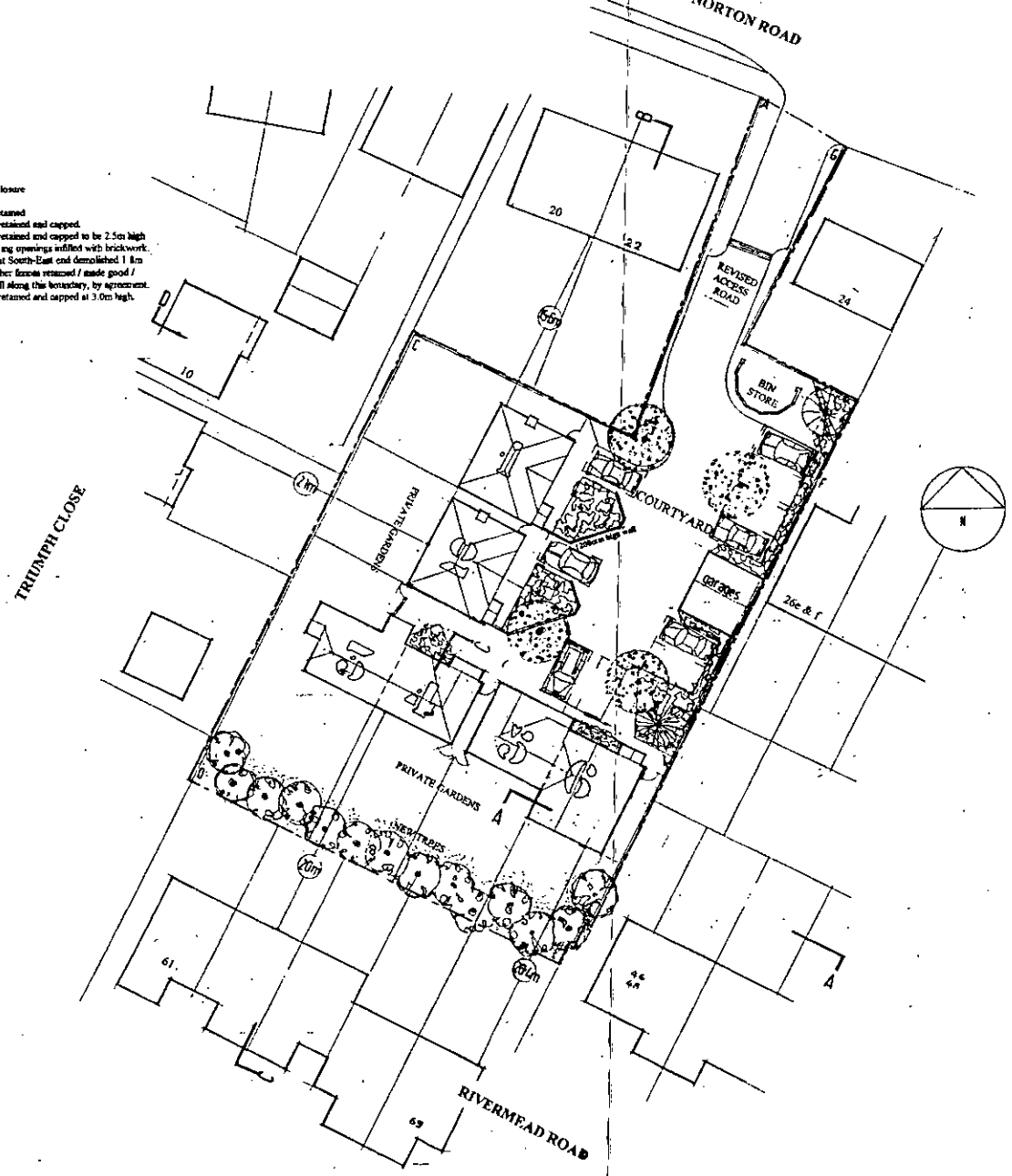
7 June 2001

Scale: 1 : 2500

N
W E
S

Site boundaries Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing building wall at South-East end demolished 1.8m high close boarded timber fences retained / made good / erected as necessary, all along this boundary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



21 FEB [illegible] 3439

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RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT **1:200** **01-425/50**

NATTA Country Homes Ltd



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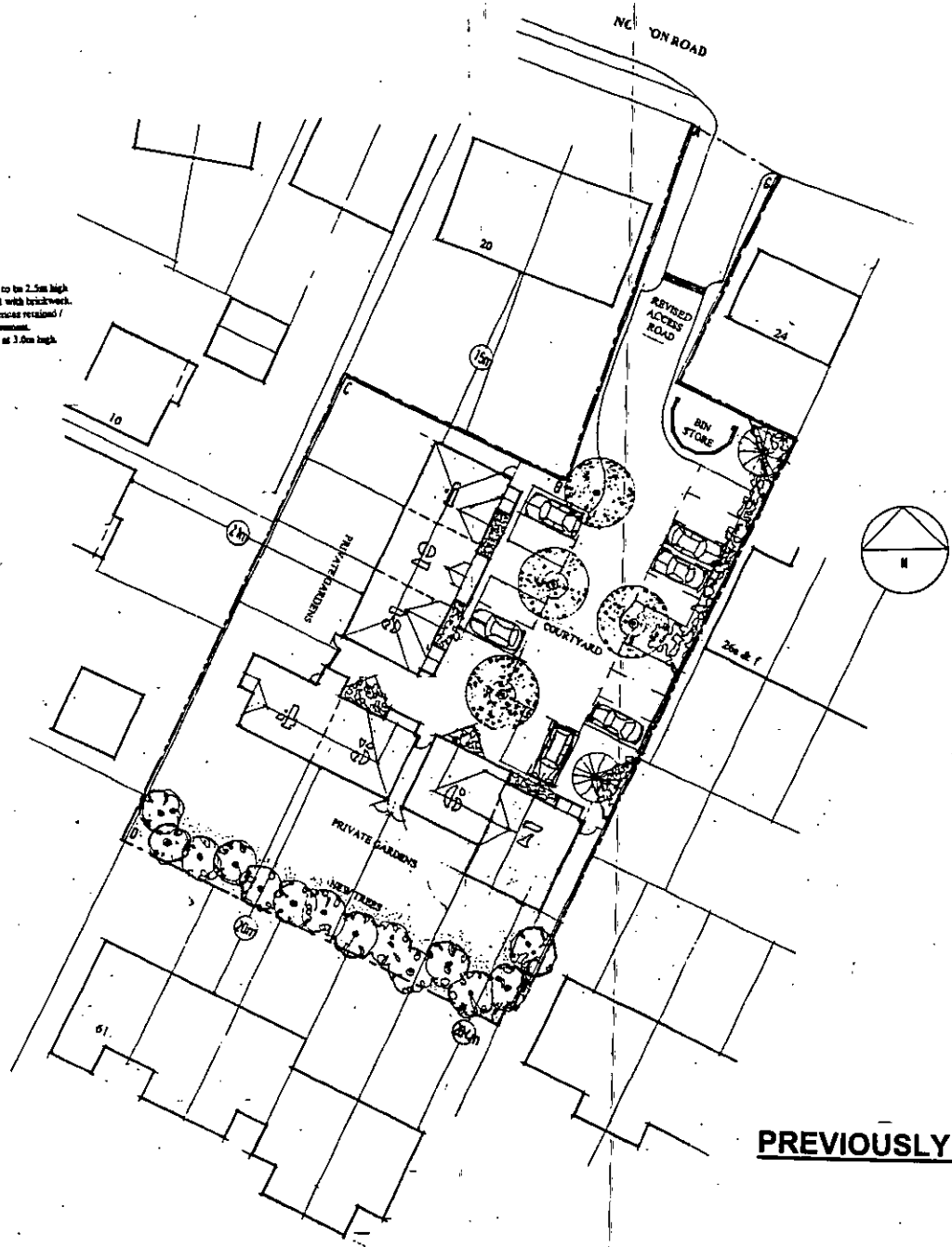
Development Control Section, Environmental Services, Wokingham District Council.

1 March 2001 Scale: 1 : 1250

N
W E
S

Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



PREVIOUSLY REFUSED SCHEME

1247 .J

REVISED PLAN

OWENS · GALLIVER
architects

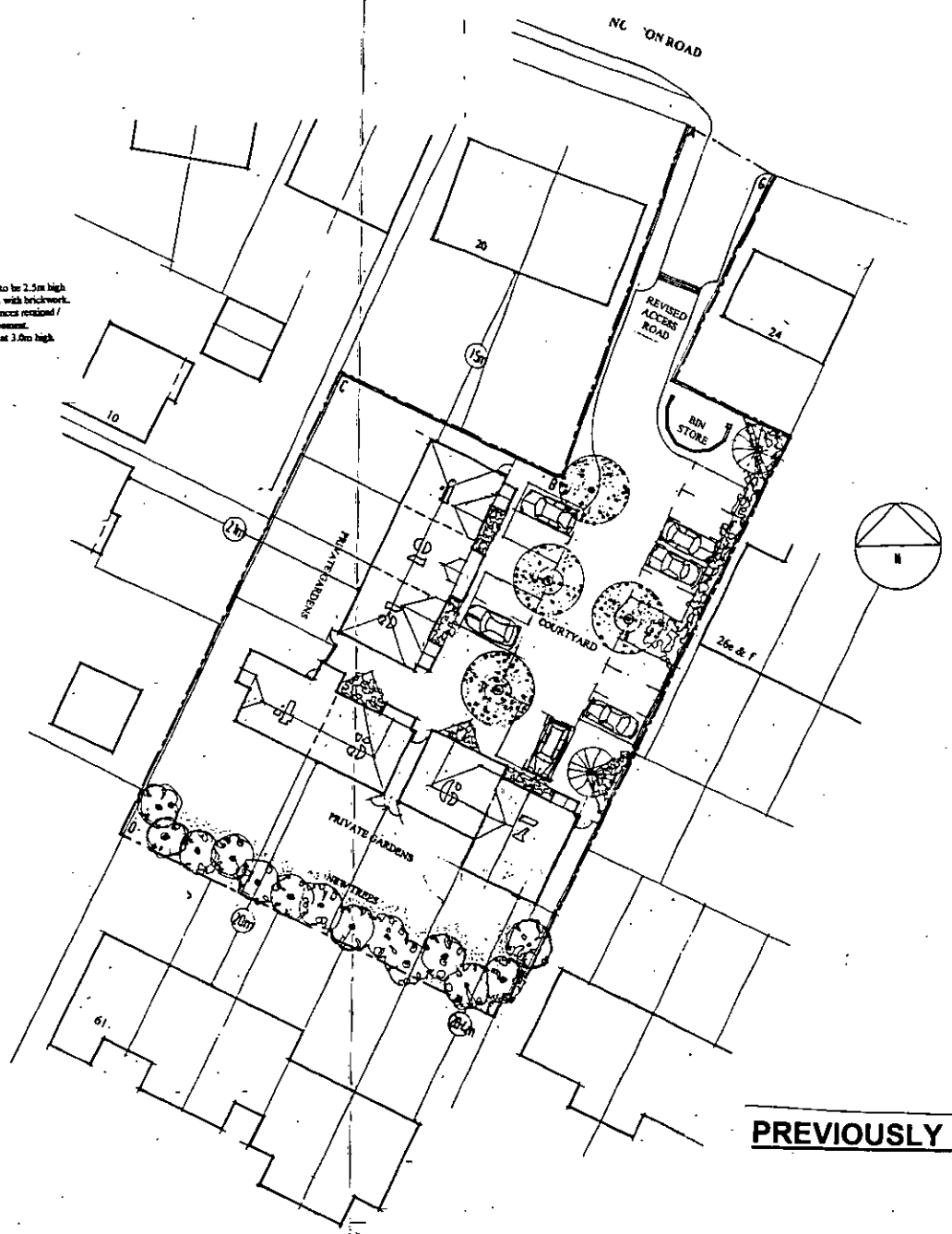
RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01c

NATTA Country Homes Ltd

Site boundaries: Means of Enclosure

A to B Existing garden wall retained
B to C Existing building wall retained and capped.
C to D Existing building wall retained and capped to be 2.5m high on the West side. Existing openings infilled with brickwork.
D to E Existing 1.8m high close boarded timber fences retained / made good / replaced as necessary, by agreement.
E to F Existing building wall retained and capped at 3.0m high.
F to G As A to B.



PREVIOUSLY REFUSED SCHEME

1247 .J
REVISED PLAN

OWENS · GALLIVER
architects

RESIDENTIAL DEVELOPMENT AT NORTON WORKS, WOODLEY

SITE LAYOUT 1:200 00-356/01c

NATTA Country Homes Ltd