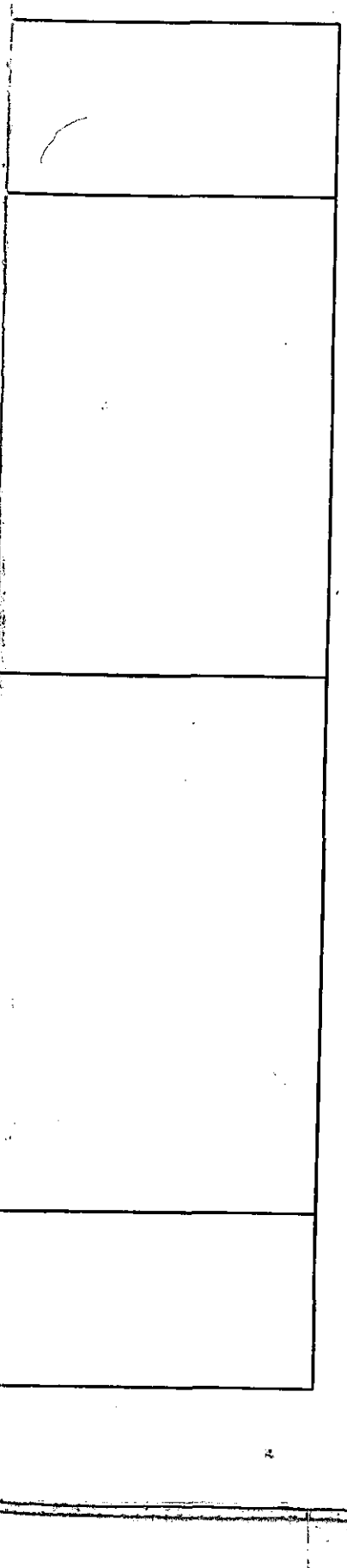


APPLICATION NO:
RM/2001/3610

LOCATION:
147 Old Woosehill Lane, Wokingham.

APPLICANT:
Mr R Yorke-Goldney C/O Day Tanner Partnership

PROPOSAL:
Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

EARLIEST DATE FOR DECISION: **27/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/05/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

23

103

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

brick + tile
147 white render + weathered clay tile in vicinity yellow + a dark brownish red bricks - proposed brick more of a local colour although not in the immediate vicinity.

Mr R Yorke-Goldney
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2001/3610

Parish: **WOKINGHAM**

Location: **147, Old Woosehill Lane, Wokingham.**

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

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

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

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

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at first floor level or above in the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The first floor bathroom window in the west side elevation, the first floor en-suite bathroom window in the front elevation and the seond floor landing window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. The second floor landing window shall be fixed shut, and be permanently so retained thereafter.

Condition
6. The lower sill height of the three velux windows in bedroom 4/games room shall not be less than 1.8 metres above the internal floor level.

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

Condition
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

Condition
11. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
12. 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
13. 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
14. 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.

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

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

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

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

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

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

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

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

Reason
9. To safeguard visual amenities.

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

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

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

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

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 Policy EN1.
South East Area Local Plan Policies STV1, STV6, SH1, SBE1, SBE2, SBE5 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WBE1 and WT7.

John Mitchell
Development Control Manager
Date: 07/08/2001

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.

ADDRESS 14 Old Rose Hill Lane PARISH Wokingham

PLOT No.

BUILDER

ORD. SHEET No. SU. 7969 68

Plan No.	Applicant	Description of Development	Date of Decision	Decision
Br. 4849	Mr. D.V. Toulin	Replacement Conservatory	10.2.78	APP N/A
96/63762/F	R. YORKE-GOLDNEY	O/L DWELLING	3.7.96	C/A
97/66443/F	"	2 St. Rear Ext.	14.11.97	C/A
FP97/7102A	"	2 St. R. Ext.	~~3.2.98~~ 20.3.98	~~APP~~ REF.
~~REF~~				
99/69214/F	MR R. YORKE - GOLDNEY.	2St/r. ext. (ammendment to app 98/66443/F)	13/4/99	C/A
99/69309/0	"	Renew O/P 96/63762/0 - Ext Dwelling	4/5/99	C/A.
FP99/8890	"	2 St/R ext.	2/7/99	APP
C/69214/02	Mr. R. Goldney	Details to comply con 02 of	27/7/99	APP
[illegible]	"	69214 - Appr. of Materials		
FP2000/3054	"	Erect timber garage	9.2.01	APP
2001/3610 F	Mr. R. Yorke - Goldney	Erect. Store (Retro) of one dwelling.	07.08.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Renamed 6.6.80

DRAINAGE

091074

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 18 February 2004
My ref: EXC/F/2001/3610
Your ref:
File ref: Conditions/147 Old Woosehill Lane 2

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

Robert Goldney
147 Old Woosehill Lane
Wokingham
RG41 3HR

Dear Mr Goldney,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3610 – ERECTION OF ONE DETACHED DWELLING ADJACENT TO 147 OLD WOOSEHILL LANE, WOKINGHAM

I write following our site meeting on Monday 16 February and receipt of your letter today, regarding conditions of the above planning permission.

Condition 2 - Following our discussion on site it is considered that the Ibstock West Hoatherley is acceptable as the main brick with detailing in Ibstock Leicester Red brick, as per your letter received on 18 February 2004, and the Summer Meadow tile, as set out in your letter, received on 28 January 2004.

Conditions 3 & 13 - Proposed boundary treatments and landscaping are shown on your drawing, which was received on 9 February 2004.

Following our site meeting I understand that the hedge at the front of the site is an existing hedge that is to be retained. There is a low, rockery style retaining wall inside the hedge and, for the section of the boundary annotated *"to be agreed with 147"*, your intention is to extend this wall along the side boundary and to plant a hedge. You also indicated that, following discussions with your neighbour at 149 Old Woosehill Lane, trellis is to be erected along part of the boundary adjacent to the garage at the neighbouring property and the panels forming existing 1.8 metre fence along the rear boundary with No 149 are to be replaced.

Subject to these amendments and details of the planting for the hedge at the front of the site, between the new property and No 147, the proposed boundary treatment and landscaping details are considered acceptable. In your letter, received on 18 February 2004, you indicate that you will provide a revised drawing and, for clarity, I request that you do so as soon as possible.

Condition 12 - Details of the proposed slab level are shown on your drawing, received on 9 February 2004 and in your letter, received on 18 February 2004, you indicate that the slab level will be the same as that of the existing

house, 147 Old Woosehill Lane. From our discussion, I understand that the ground level, immediately in front of the existing house and where the front wall of the proposed house would be, is 0.4 metres below the level of the pavement at the front of the property. The slab level at the front of the house would be 0.2 metres above ground level, which is the same as the existing house, and the slab level will step down within the building, but this will not have any implications for the external appearance of the building. This is considered acceptable.

I look forward to receiving your updated drawing. In the meantime, if you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control

PLANNING SERVICES | HPT
POL | TLS
DC RXC | ENF
APP |
CS |
18 FEB 2004
COPIES TO: | ACK
FILE:

Rob Goldney

147 Oldwoose Hill Lane
Wokingham
Berkshire

RG41 3HR

Ref F/2001/3610

Dear Emy

Further to the site meeting on Tuesday 17th Feb I have pleasure in writing to Cover the points agreed

The bricks will be Ibstock, West Hoatherley for the bulk & Ibstock Leicester for the detail.

The boundary between 147 and 147A at the front will emulate the existing front treatment and will be completed after the build, as the space is required during the build.

Finally, the slab height is to be the same as 147

I will amend the drawing and send is as soon as the work is completed

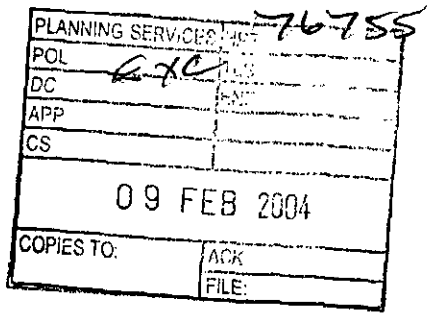
Yours sincerely

Robert Goldney

Rob Goldney

147 Oldwoose Hill Lane
Wokingham
Berkshire

RG41 3HR



Ref F/2001/3610

PLANS TO MEET CONDITIONS

Dear Emy

Please find enclosed site plan which covers the proposed boundary treatments and site landscaping, as it's a garden plot it is planned to retain most of the existing fences and walls etc.

I would value your view in the proposed slab height, although the site is on a slope the area is on high ground with no risk of flooding.
I have enclosed a sketch of the proposed slab for your consideration.
Finally, the brick samples supplied are both Ibstocks, which is a brand owned by Redland.
The proposal is to build the plinth and detail in the orange and the bulk to be the reds.
I agree with your comment about the orange but the dominant colour is the red and it matches a number of the older houses in the street.

I look forward to your reply

Yours sincerely
Robert Goldney

4/2/04

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 3 February 2004
My ref: EXC/F/2001/3610
Your ref:
File ref: Conditions/147 Old Woosehill Lane 1

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

Robert Goldney
147 Old Woosehill Lane
Wokingham
RG41 3HR

Dear Mr Goldney,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3610 – ERECTION OF ONE DETACHED DWELLING ADJACENT TO 147 OLD WOOSEHILL LANE, WOKINGHAM

Thank you for your letter regarding the proposed materials for the above development, which was received on 28 January 2004, together with the accompanying samples. You refer to application 99/69309/O but this was an outline planning permission and was superseded by full planning application F/2001/3610. Hence, I ask that, for clarity, you use the latter reference in future correspondence.

With regard to the proposed materials, to comply with condition 2 of planning permission F/2001/3610, please clarify what is proposed. You mention that all are either Redland or Ibstock products but do not specify which samples are made by which manufacturer and you have not labelled the bricks so, although I note that one is slightly darker shade than the other, I cannot tell which is proposed as the main brick and which as the detail brick. I note that the majority of the dwellings in the vicinity of the application site are constructed in either light yellow or dark brownish bricks, with quite a bit of variety in the colouring: the proposed bricks are quite orange in colour and I am not convinced that they are appropriate in this location but will give this further consideration when I have the additional information set out above.

While writing, may I remind you that the following conditions also require submission and approval of details, prior to the commencement of development:

Condition 3 - boundary treatments

Condition 12 - slab levels

Condition 13 - landscaping of the site

If you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely,

Emy Circuit

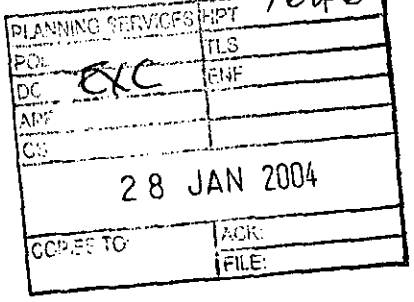
Senior Planning Officer, Development Control

Robert Goldney

147 Oldwoose Hill Lane
Wokingham
Berkshire

RG41 3HR

76469



Your ref 99/69309/0 Renewal of Outline
F/2001/3610

Dear Sirs

Please find enclosed brick and tile samples for the planning referenced above.
They are as follows
All Redland / Ibstock products
Bricks for plinth and detail Leister red
Bricks for infill Dorset red
Tiles Summer meadow
Please let me know if they are acceptable or not as soon as possible.

Yours Sincerely

RGoldney

Robert Goldney

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Yorke-Goldney
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2001/3610

Parish: **WOKINGHAM**

Location: **147, Old Woosehill Lane, Wokingham.**

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

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

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

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

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at first floor level or above in the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The first floor bathroom window in the west side elevation, the first floor en-suite bathroom window in the front elevation and the seond floor landing window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. The second floor landing window shall be fixed shut, and be permanently so retained thereafter.

Condition
6. The lower sill height of the three velux windows in bedroom 4/games room shall not be less than 1.8 metres above the internal floor level.

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

Condition
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

Condition
11. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
12. 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
13. 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
14. 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.

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

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

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

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

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

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

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

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

Reason
9. To safeguard visual amenities.

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

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

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

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

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 Policy EN1.
South East Area Local Plan Policies STV1, STV6, SH1, SBE1, SBE2, SBE5 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WBE1 and WT7.

John Mitchell
Development Control Manager
Date: 07/08/2001

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.

Applicationo	Name & Address
F/2001/3610	L J Jenkin 149 Old Woosehill road Wokingham Berks RG41 3HR
f/2001/3610	Laurence John 149 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
f/2001/3610	A M Reilly 145 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
f2001/3610	Mr and Mrs R G Moulding 143 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
f/2001/3610	John and Janet Ferguson 5 Bridges Close WOKINGHAM Berkshire RG41 3XL
f/2001/3610	David C J Morris 2 Westwood Road WOKINGHAM Berkshire RG41 3HU
Application approved	Letter sent: 09/08/01

WORK SHEET FOR : Emy Circuit

Application Number : RM/2001/3610

Applicant : Mr R Yorke-Goldney C/O Day Tanner Partnership.

Location : 147, Old Woosehill Lane, , Wokingham.
Proposal : Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4/01

Date of Neighbour Notifications : .....

Date of Site Visit : ...17 April 2001.....

Date Registered : 20/03/2001

Earliest Date for Decision : 27/04/2001

Latest Consultation Date/Site Notice Expiry Date : 27/04/2001

This application will have expired on: 15/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highways - comments as outline
Landscape - tree protection / planting details to be submitted
Neighbours - previous extension large than expected, queries regarding consent for garage; no consent to join private sewage system, terracing, height would be out of keeping / resulting loss of light, slope of site ⇒ loss of privacy & light. to 5 & Bridges Close + 2 Westward Rd ↳ esp from 2nd floor.
Clarification of boundary.
Revised plans - ~~no~~ however conditions re obscure glazing / fixed shut / additional windows if considered acceptable but still objects.

Planning Issues :
Identified Settlement - neighbours, street scene, highways

F/2001/3610
147 Old Woosehill Lane, Wokingham

History: Outline consent for a dwelling on land adjacent to 147 Old Woosehill Lane was granted in 1996 (96/63762/O) and renewed in 1999 (99/69309/O). Details of siting and access were included. Since the original outline consent, permission has also been granted for a two storey rear extension to the existing dwelling. This has been constructed.

This application was initially submitted as a reserved matters application but due to the significant increase in the footprint of the proposed dwelling, is to be considered as a full application. Revised plans have also been submitted incorporating obscure glazing and a reduction in the size of the second-floor landing window and a reduction in the ridge height.

Appraisal: The application site is located within the Identified Settlement and the principle of residential development has already been established by the previous outline consent (SEALP STV1, SH1; WDLPDD WOS2, WH1).

The proposed four bedroom, detached dwelling would have accommodation on three floors with the second-floor bedroom being in the roof space.

The Impact on the character of the surrounding area (SEALP SBE1, SBE2; WDLPDD WOS3, WBE1) - 147 Old Woosehill Lane is situated close to a bend in the road and has a wedge shaped plot, resulting in an unusually wide frontage. The previous outline consent established that the plot width was considered sufficient to accommodate an additional dwelling.

The original drawings indicated an 8.7 metre ridge height (the existing house has a height of around 7.3 metres and No 149 appears to be somewhat lower). While some variation is acceptable and provides variety in the street scene it was felt that the height would be excessive and cause the building to be unduly prominent, particularly as the buildings opposite are single-storey, albeit at a higher level. In the revised plans the maximum height has been reduced to 8.2 metres at the rear/7.8 metres at the front, which is considered acceptable.

While the gap between the main flank walls of the existing and proposed dwellings would be two metres, the gap between 147 and 145 is wider and there is a 6.5 metre wide single-storey garage adjacent to the boundary at No 149 so it is not considered that the proposed dwelling, which, from the front, would have the appearance of the two-storey property, would appear cramped. The design, with the part of the roof adjacent to the existing dwelling having a low eaves line and dormer windows at first-floor level, would also help prevent it appearing too bulky.

The design of dwellings in Old Woosehill Lane is varied but No 147 is older than most and is quite distinctive. The design of the proposed dwelling reflects some elements of the existing dwelling, in particular its form, with gables to the front, rear and one side.

Impact on the residential amenity of neighbouring properties (SEALP SBE2, SBE5, SH1; WDLPDD WOS3, WBE1, WH1) – The application site slopes down from west to east and this means that the impact on properties to the rear would be greater than would be the case on a level site. In particular there is potential for overlooking of neighbouring sites – to address this issue, the revisions included reduction in the size of the second-storey landing window and obscure glazing of it and lower sill heights of 1.8 metres for the velux windows.

The main rear elevation of the proposed dwelling would be over 30 metres from the rear elevation of 2 Westward Road and the conservatory 26.5 metres. Taking into consideration the difference in levels and that the proposed dwelling would not be directly to the rear of No 2, this distance is considered sufficient to prevent the proposed dwelling having a detrimental impact on this neighbour.

The proposed dwelling would be 23 metres 5 Bridges Close. This distance is sufficient to prevent an adverse impact on the living conditions of occupants, despite the difference in levels – the impact would be less than that of the existing dwelling.

The bungalows on the opposite side of Old Woosehill Lane are at a higher level and would be 27 metres from the proposed dwelling, which is a sufficient distance to prevent it having a detrimental impact on them.

The conservatory would project about 2.5 metres beyond the rear of No 149 and would be 2 metres from the boundary – this single-storey element of the proposals would not have a detrimental impact on this neighbour.

Highway issues (SEALP WT3; WDLPDD WT7) – the proposed onsite parking provision is acceptable to the Highway Officer

Recommendation: conditional approval

Application Number RM/2001/3610
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C012	R012	(sub mats)
03	C017	R017	(boundary treatments)
04	C044	R044	at first-floor level or above
05	C045	R045	first-floor bathroom window in the west side
			elevation ~~and~~ the first-floor
			ensuite bathroom window in the front elevation
			and the second-floor landing window
			in the rear elevation ~~shall~~ ....
			delete 2nd sentence + add "the second-floor
			landing window shall be fixed shut, and be
			permanently so retained thereafter."
06		R045	The lower cill height of the three velux
			windows in bedroom 4/games room
			shall not be less than 1.8 metres above
			the internal floor level.
07	C040	R040	(PD- extensions/alterations/outbuildings)
08	C049	R049	(garage)
09	C050	R050	(underground services)
10	C070	R070	(hours of construction)
11	C122	R122	(parking)
12	C100	R100	(slab levels)
13	C150	R150	(landscaping)
14	C151	R151	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1 | STV6 | SH1 | SBE1 | SBE2 | SBE5 | ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS2 | WDS3 | WH1 | WBE1 | WT7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature] for (Development Control Manager)

Date: [signature]

RECORD OF SITE VISIT

SITE ADDRESS: 147 Old Woosehill Lane Wokingham.

APPLICATION NUMBER: RM/2001/3610

OFFICER: Emy Circuit

DATE OF SITE VISIT: 17 April 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? on porch –

2. DESCRIPTION OF SURROUNDINGS
residential, single- and two storey

3. DESCRIPTION OF SITE/BUILDING
two-storey dwelling with detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
149 garage adjacent to boundary.
see attached.

5. SITE CONSTRAINTS

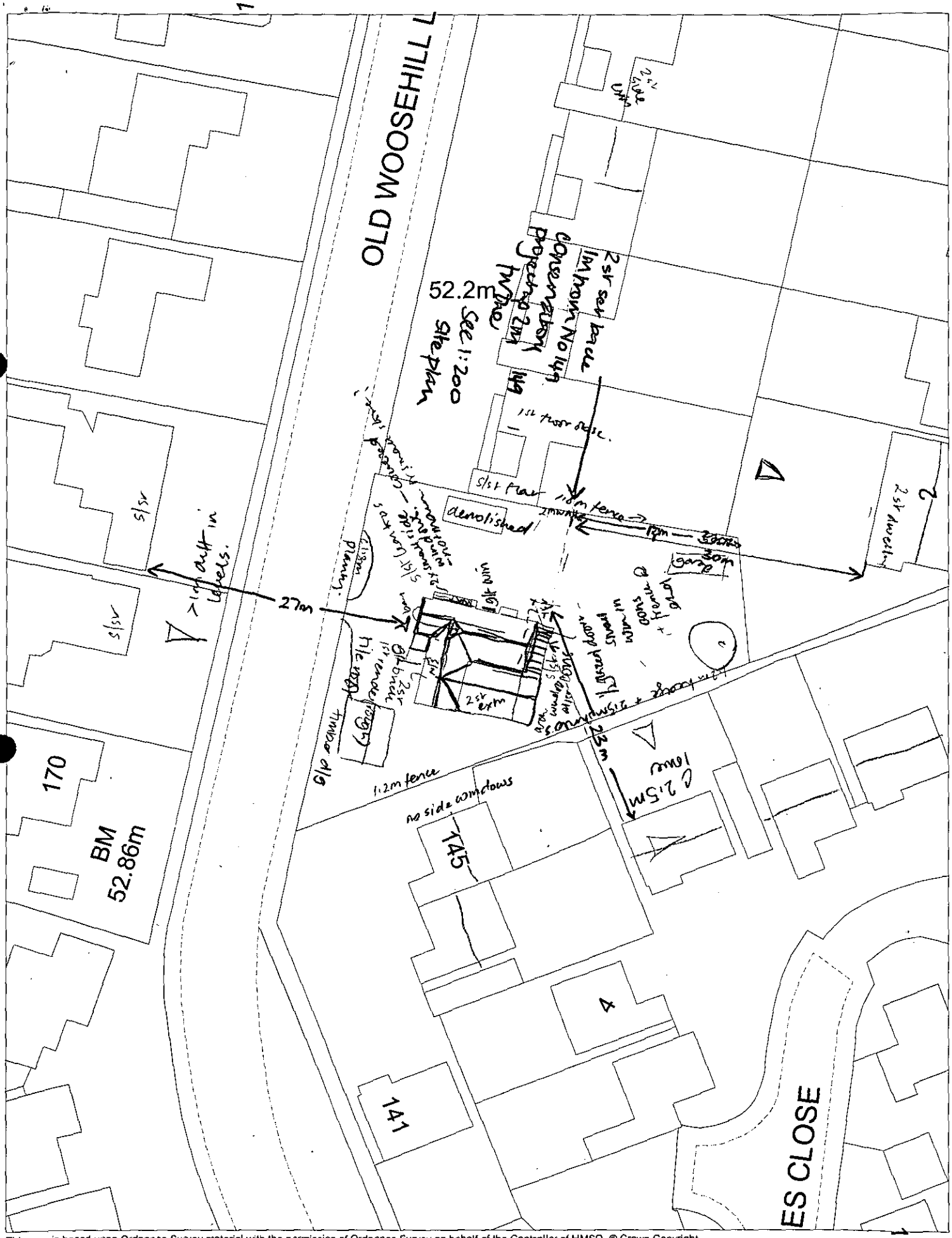
TREES

ACCESS/PARKING

LEVELS Slopes down to rear (east)

BOUNDARY TREATMENT

OTHERS



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 500

Tel: (0118) 974 6479

Date: 26 July 2001

My ref: F/2001/3610

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

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: RM/2001/3610
147, Old Woosehill Lane, , Wokingham.
Proposed
erection of one dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. 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 6 August 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **RM/2001/3610**
147, Old Woosehill Lane, , Wokingham.
Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

LISTING FORM

Case officer: **Emy Circuit** Application Number: **RM/2001/3610**

147, Old Woosehill Lane, , Wokingham.

Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 7/8/01

Councillor Malvern

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

Tel: (0118) 974 6479

Date: 26 July 2001

My ref: F/2001/3610

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

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: RM/2001/3610
147, Old Woosehill Lane, , Wokingham.
Proposed erection of one dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. 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 6 August 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **RM/2001/3610**
147, Old Woosehill Lane, , Wokingham.
Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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

LISTING FORM

Case officer: **Emy Circuit** Application Number: **RM/2001/3610**

147, Old Woosehill Lane, , Wokingham.

Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

No adverse comment made to me to date

Signed: _____ Date: 18.07.01

Councillor Eke

ES.

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

POL	TLS
DC	ENF
APP	
CS	
30 JUL 2001	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6479

Date: 26 July 2001

My ref: F RM/2001/3610

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 Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: RM/2001/3610
147, Old Woosehill Lane, , Wokingham.
Proposed
erection of one dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. 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 6 August 2001

Yours faithfully

M. Mitchell

John Mitchell
for Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **RM/2001/3610**
147, Old Woosehill Lane, , Wokingham.
Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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

Date: 12 July 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3610

Location: 147, Old Woosehill Lane, Wokingham.

Proposal: Proposed erection of one dwelling.

Applicant: Mr R Yorke-Goldney C/O Day Tanner Partnership.

Case Officer: Emy Circuit

The new plans show the following: Reduction in size and obscure glazing of the second-floor landing window; reduction in ridge. Drawing no1690/01B.

Comments are required by 22/07/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3040 (Planaps) / (Ludhouse) Date Rec. 10/11/01

Location: 147 Old Woosehill Lane

Parish Wokingham

Applicant: Mr R Yorke-Goldney.

Description of attached plans reduction in size and obscure glazing of the second-floor landing window; reduction in ridge

Drawing No's: 1690/01B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: all neighbours who have commented please

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 12.07.05

Yellow - Part One Copy
Green - Officer's Copy

Obs. letters.

Applicationo	Name & Address
RM/2001/3610	Laurence John 149 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
RM/2001/3610	A M Reilly 145 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
RM/2001/3610	Mr and Mrs R G Moulding 143 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
RM/2001/3610	John and Janet Ferguson 5 Bridges Close WOKINGHAM Berkshire RG41 3XL
RM/2001/3610	David C J Morris 2 Westwood Road WOKINGHAM Berkshire RG41 3HU

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1690

9 July 2001

ES.

43512

REVISED PLAN

3610

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Ms. Emy Circuit

Dear Ms. Circuit

147 OLD WOOSEHILL LANE (2001/3610)

Following your letter dated 31 May 2001 and our subsequent agreement to change the current Reserved Matters application to a Full application I have now looked at the application drawings and revised them in accordance with your comments. Please now find enclosed four copies of drawing number 1690/01B for your further consideration.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/1690

15 June 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICE	HPT
POL	TLS
DC E.T.C	ENF
APP	
CS	
18 JUN 2001	
COPIES TO:	ACK:
	FILE:

Reply by

44646

For the attention of Emy Circuit

Dear Ms Circuit

147 OLD WOOSEHILL LANE (2000/3610)

Thank you for your letter dated 4 June 2001. Unfortunately we do not agree with your course of action asking us to submit a fresh application. Normally, if the local authority feels that an application for whatever reason cannot be treated as reserved matters it will by agrrement with the applicant (agent) ask to change the application to a full application.

We agreed in April that the application could be made into a full application and for the avoidance of doubt 6 copies of the original form dated 19 March 2001 are enclosed stating full permission at Q9. Bearing in mind that this application is now into its 3rd month perhaps you could let us know the timetable for its consideration.

Finally, as a matter of interest, could you please explain why a simple correction on the form is not more sensible than slowing down the planning system even more than is currently the case.

Yours sincerely

A I Day

Encs

27/6/01 Mike Thorp spoke to Tony Day + agreed could substitute forms + reconsult, appn to be redated 18/6

Also spoke to him re comments on design + he will contact direct. TD + get back to me

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C N Tanner

EVERYONE CONSULTED ON THIS APPLICATION NEEDS TO BE RE-DONE AS IT HAS CHANGED FROM RM to FUL - FOOTPRINT OF PROPOSED DWELLING IS LARGER THAN THAT APPROVED IN OUTLINE APPLICATION

02.07.01

KATE

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Ian, please can you update this to a full permission, date 18/10. Thanks.

Tony

FOOT PRINT OF PROPOSED DWELLING IS CARGER THAN THAT APPROVED ON THE OUTLINE CONSENT ∴ REQ FULL APP:

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR R YORKE-GOLDNEY
	ADDRESS	147 OLD WOOSEHILL LANE WOKINGHAM
	POSTCODE	PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ PHONE: 01344 777143
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	147 OLD WOOSEHILL LANE WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		ERECTION OF A NEW DWELLING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1690/01, 02 AND LOCATION PLAN

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

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

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	99/69309/O
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

SITING			
EXTERNAL APPEARANCE	X	DESIGN	X
MEANS OF ACCESS		LANDSCAPING	X

11.	**WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS?** e.g residential, industrial etc. If the site is vacant, say so and also state its previous use and when that ceased.	RESIDENTIAL	
12.	**DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?**	NO	If yes, show existing route(s) and any proposed alternatives on the plans
13.	**ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED**	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	**STATE EXTERNAL MATERIALS TO BE USED**	TO BE AGREED.	
15.	**HOW WILL THE SITE BE ENCLOSED?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING AND NEW BOUNDARY FENCES AND HEDGES.	
16.	**HOW WILL SURFACE WATER BE DISPOSED OF?**	SOAKAWAYS	
17.	**HOW WILL FOUL SEWAGE BE DISPOSED OF?**	To existing system YES If no, please give details	
18.	**WHAT ARE THE ACCESS ARRANGEMENTS?** **AS EXISTING** **AS PROPOSED** Give details of pedestrian and vehicular access.	EXISTING CROSS OVERS	
19.	**HAS PROVISION BEEN MADE FOR THE DISABLED?** See notes for applicants?	YES GROUND FLOOR	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 8	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	**DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?**	NO	If YES, complete Part 2 of the form
22.	**DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?**	NO	If YES, please ask for and complete Part 3 of the form
23.	**STATE THE FEE ENCLOSED WITH THIS APPLICATION.** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

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

SIGNED: _____ **ON BEHALF OF:** MR R YORKE-GOLDNEY **DATE:** 19 MARCH 2001

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 27th April 2001

Location:	147 Old Woosehill Lane, Wokingham
Proposal:	Reversed matters on Outline consent 99/69309/O for the erection of one dwelling
Application Number:	RM/2001/3610

In response to your consultation dated 3rd April 2001 for the above application, the tree and landscape comments are as follows:

The applicant should be required to produce for approval Tree Protection Details in accordance with BS 5837 : 1991 - Trees in Relation to Construction to ensure that that Cedar and Confers within the rear garden and which are not shown on the plan are successfully retained.

The applicant should also produce for approval a detailed planting plan on a separate drawing which shows the proposed species, sizes at time of planting, densities, numbers for each bed a schedule totalling all the proposed planting shown on drawing 1690/02.

ROBERT PETROW
Consultant Landscape Architect

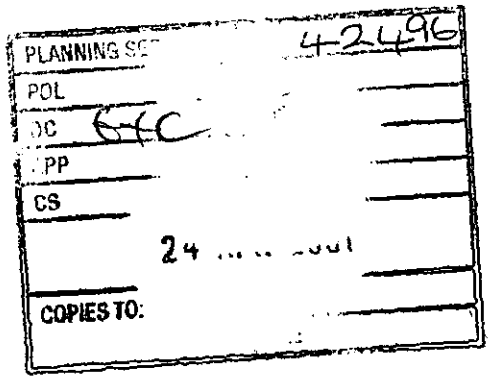
DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1690

23 April 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sirs

NEW HOUSE ADJACENT 147 OLD WOOSEHILL LANE RM/2001/3610)

Further to your recent communication with our client please now find enclosed six copies of drawing number 1690/01A showing the side garage door on the elevation which was previously omitted.

Yours faithfully

A I Day

Spoke 27/4 - needs full application
- will look + give feedback re overlooking next week.

Enc

No consultation on this drawing as superseded by 1690/01B.

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 03 April 2001

Application Number: RM/2001/3610

Proposal: Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Parish: WOKINGHAM TOWN

Site Address:
147, Old Woosehill Lane, , Wokingham.

Applicant:
Mr R Yorke-Goldney C/O Day Tanner Partnership.

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).

No comments on the reserved matters as part of this application, however comments made previously still apply.

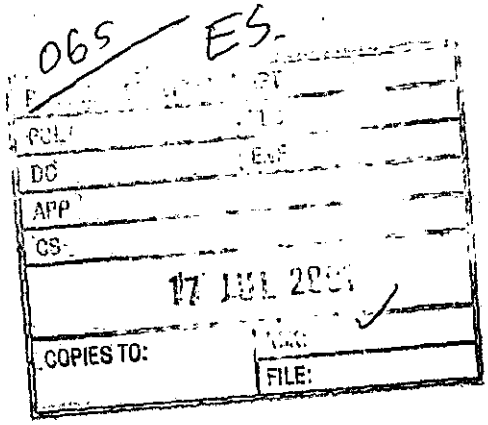
Signed: _____ **Print name:** Adam Coggins 05/04/01

149 Old Woosehill Lane, Wokingham. RG41 3HR
Tel: 0118 978 2764

16th July, 2001

Your Ref: Emy Circuit. F/2001/3610

Development Control Manager,
Environmental Services Department,
Planning Section, Wokingham District Council,
PO Box 157
Shute End,
Wokingham RG40 1WR



Dear Sir,

Planning Application F/2001/3610, Proposed Erection of one dwelling At 147 Old Woosehill Lane, Wokingham.

Thank you for your letter of the 2nd July. I wish to make the following comments regarding this application:

1 I would refer to my letter of the 20th May, 1996 and your reply of the 17th June, 1996 in which you stated that a space of 2 meters is to be left between my property and the proposed development and my subsequent letters to your department. The plan shows that the main wall of the proposed dwelling varies from 1.0 meters to 1.9 meters, excluding the chimney breasts, from my property which contravenes the 2 meter space to which was agreed.

2. I am concerned that the proposed building is 1.3 meters greater in height than that of my house and this will reduce the light falling on my property.

In my letter of the 10th April, 2001, I did make the above points on the Reserved matters on Outline consent 99/96309/0 submittal and have yet to receive your reply which I requested to definitely safeguard my interests.

Yours faithfully,

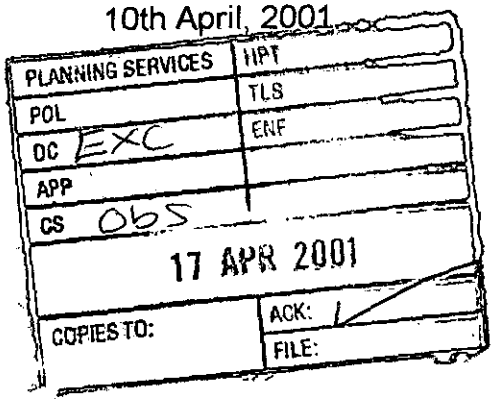
Lawrence Jenkin.

L.J.Jenkin

149 Old Woosehill Lane,
Wokingham,
Berks. RG41 3HR

For the attention of Mr John Mitchell,
Development Control Manager.

10th April, 2001



Your ref: Emy Circuit,
RM/2001/3610
Environmental Services Dept,
Planning Services,
Wokingham District Council,
P O Box 157 Shute End, Wokingham,
Berkshire. RG40 1WR

Dear Sir,

Thank you for your letter of the 3rd April concerning Reserved Matters on Outline consent 99/69309/0 for the erection of one dwelling at 147 Old Woosehill Lane, Wokingham. I visited your offices and viewed the proposals and wish to make the following comments:

1. You previously advised me in 1996 on the original submission of the outline application to erect a dwelling at 147 Old Woosehill Lane (Application 96/63762/0) that a space of 2 meters is to be left between my property and the proposed development. I feel this now needs to be accurately specified. I assume this will be from the side my property to the outside projection of the two chimney breasts. The boundary of my property is shown on the plan as being curved where in fact it is straight. To avoid any future argument I feel distance should be defined on the plan.

2. I note the proposed development is three stories high as against my dwelling being two stories. This additional height will cast an increased shadow over my property due to the fact the sunlight for most of the day comes from the direction of the proposed development. I therefore object to the proposed height of the building.

3. What is the building line of the front and rear of the proposed development ? Is the front to be in line with the front of my dwelling or that of the existing property on 147 Old Woosehill Lane. Equally, is the rear of the proposed development to be in line with the rear of my dwelling ? Again, this will effect the sunlight on my property if it is greater than that of my property and I object if this is the case.

I would appreciate your written reply and look forward to hearing from you.

Yours faithfully,

Lawrence Jenkin

L.J.Jenkin

Byhand 18/7

ES

45883

EKC

2 Westward Road
Wokingham
Berks
RG 41 3HU
0118 978 8267

18 July, 2001

Ms. Emy Circuit/ Mr John Mitchell Planning Control Manager, Environmental Services Department, Planning Services, PO Box 157, Shute End, Wokingham Berkshire RG40 1WR

REFERENCE : Emy Circuit F/2001/3610

Dear Ms. Circuit:

Thank you for the letter from John Mitchell (Development Control Manager) regarding the proposed development at 147 Wooshill Lane, Wokingham.

I have in fact attended the Council offices and viewed the **revised plans Drawing No 1690/01B.**

I was very pleased to see that the overall height of the building has been reduced, and that there was now a requirement for the third storey window at the rear to be obscure glazed.

In order to secure our privacy and amenity I would ask you to ensure that the following conditions be set on building to these revised plans.

1) The obscure glazing be maintained in perpetuity.

2) The windows are fixed shut, but if really necessary then a condition should be for emergency use only.

3) No further non-obscured windows may be constructed at the rear of the house in the future.

I still think it is unreasonable to construct a 3 storey building at this location but must assume that this is acceptable to the Council as it is on the revised plan.

I will call at the Council office for a copy of the 'Decision Notice' in due course when you inform me that the Council has made its decision.

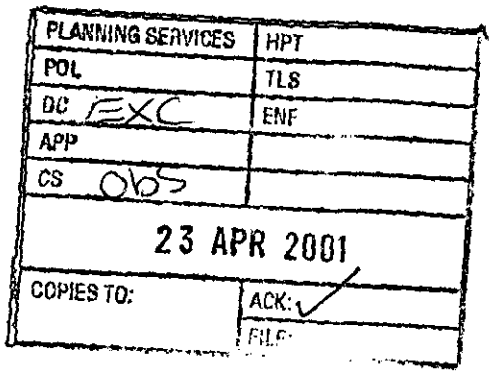
Thanking you and your department for your helpful explanations and service.

Sincerely,

David CJ Morris

DCJ Morris

MR AND MRS R.G. MOULDING
143, Old Woosehill Lane,
Wokingham,
Berkshire.
RG41 3HR



22/04/2001

The Chief Planning Officer
Environmental Services Department,
Planning Services,
P.O.Box 157
Shute End,
Wokingham

Dear Sir,

Reference: Application Number RM/2001/3610

Site address: 147, Old Woosehill Lane, Wokingham.

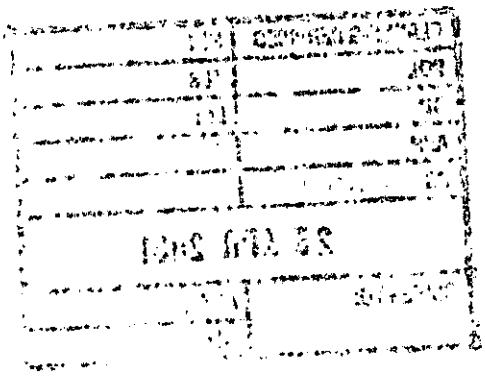
I am writing to voice our concerns regarding the recent planning application submitted to you for a new dwelling, adjacent to the existing property, 147 Old Woosehill Lane.

This is the third alteration to this property within the last two years.

The first extension to the rear of the property is much larger, than was originally suggested by the owner. We had been led to believe that this would be a smaller extension which would not have a major impact on the rear view from our property. Now it overlooks nearby gardens and cuts the sky-line. As we did not, at the time, investigate the extent of this building work, we have had to accept these alterations although we were very unhappy with the result.

The second alteration was a double garage erected in the front garden of this property towards the latter part of last year. This was built beyond the building line and within a few feet of the road. I made enquiries at the planning office as to whether this structure was permitted. I was told that no planning permission had been sought for this building, and planning officers would look into this matter. The owner of the property had then to apply for retrospective planning permission.

When your recent letter to us, dated 3rd April 2001, arrived with details about the erection of a new dwelling on the property, I rang your office to enquire as to whether planning permission had been granted for the double garage. A planning officer informed me that he himself had granted permission. Do planning applications not have to go before committee or can they be approved by one person?



On Woosehill, I am aware that planning permission can be very hard, or impossible to get if you plan to build between your present building line and the road, how on this occasion has this garage been allowed? On driving down Old Woosehill Lane from the Reading road, all properties are set back from the road with the exception of this garage which faces down the road, and in my opinion stands out like sore thumb. I feel that the way to get a building past planning application is to build it first.

With regard to the latest planning application our main concern is over where the sewage system will be linked for a new dwelling. An agreement was reached between the owner of 147 Old Woosehill Lane and ourselves that he could join the private sewage system of four houses for the 147 house only. No permission has been given for a new dwelling to join the system.

Old Woosehill Lane is a very desirable residential area and number 147 is probably one of the oldest in the road. However, the present owner has been allowed to totally change this property and now is seeking permission to squeeze another dwelling in between two houses. This will totally change the aspect of this part of the road making it look like just a long row of almost terrace style houses with no gaps and break up of the view. Potentially it may even affect the value of properties nearby as well.

Yours faithfully,

R.G. Moulding and S.A. Moulding.
Owners of 143 Old Woosehill Lane.

John & Janet Ferguson, 5 Bridges Close, Wokingham, Berkshire RG41 3XL
Telephone 0118 979 1627

PLANNING SERVICES | HPT
POL | TLS
DC ETC | ENF
APP |
CS 005
23 APR 2001
COPIES TO: | ACK: ✓
FILE:

Ms Emy Circuit
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re Application Number: RM/2001/3610

We have inspected the plans for the above application and would like to object to the plans on the following points.

Point 1.

The plans relate to a building that is 9 meters high. The existing dwelling on this site is 7.4 meters high and this is already the highest structure in the neighbourhood. A new structure of increased height would a) be out of keeping with the existing buildings and b) cause significant loss of light for adjacent properties.

Point 2

The site is at the top of a rise sloping down to bordering properties. The height and position of this property would cause significant loss of privacy to neighbours and in particular 5 Bridges Close.

Point 3

The plans show extremely large windows to the rear. These windows overlook the nearby properties to the back of the building and would deny the right of privacy of the occupants of these dwellings.

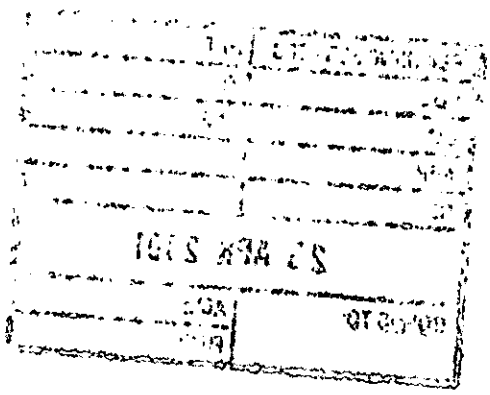
Point 4

The size of the new property would cause profound light loss to 5 Bridges Close, which being at the bottom of the slope already suffers from light loss from the existing dwelling. The result would affect all the rooms to the rear of 5 Bridges Close.

I hope these items will be taken into consideration when assessing planning permission.

Yours truly,

Janet Ferguson



2 Westward Road
Wokingham
Berks
RG 41 3HU
0118 978 8267

20 April, 2001

Emy Circuit, Environmental Services Department Planning Services. P.O Box 157 Shute End Wokingham Berkshire RG40 1 WR

Reference RM/2001/3610

Dear Ms. Circuit:

With regard to the above planning application, I do have comments to make.

The proposed design incorporates rooms in the roof with windows which, in effect, will make this building three storeys high.

My property backs on to No.147 Woosehill Lane Wokingham and at the proposed height the new building would be overbearing and would remove the privacy of my property.
The proposed height would be approx 8.5 metres which is over a meter higher than its neighbours and would not be in keeping with the heights of other buildings in the road.

The overview of my property will also be aggravated by the fact that the proposed building is to be built on rising ground above my property.

The design should be changed to the norm for this area, that is only two storeys of living rooms.

Building on this piece of land is probably inevitable, but overcrowding should also be considered as the site has already been extensively developed.

Sincerely,

David CJ Morris

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS 065	
23 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

145 Old Woosehill Lane
Wokingham
Berkshire
RG41 3HR

17 April 2001

PLANNING SERVICES | HPT
POL | TLS
DC EFC | ENF
APP |
CS OBS |
19 APR 2001
COPIES TO: | ACK: ✓
FILE:

Application Number **RM/2001/3610**

Site Address **147, Old Woosehill Lane, Wokingham**

Dear Sir,

I am writing in respect of the planning application for the erection of one dwelling at 147 Old Woosehill Lane.

To my knowledge this is now at least the third planning application that has been made in the last two years. The first of an extension to 147 Old Woosehill Lane is far more obtrusive, bigger and taller than I anticipated, overlooking my rear garden to a very large degree.

The second, the erection of a double garage in front of the house was a big surprise that it was allowed to be built considering it is in front of the property and building line. I did not even know that a garage was being planned until work had actually started on it.

My specific concerns with the single dwelling new erection are two-fold:-

1) In the planning application, item 17) "How will foul sewage be disposed of" the answer states "To existing system". I would like this clarified, as the current occupant of 147 Old Woosehill Lane, was allowed to join the private sewage system of 4 houses including myself. We did **NOT** give permission for any other dwelling to be added to the system. The addition of more usage could overload the sewage system that my house and three others are on and our permission would be required to allow this to happen. This permission has not even been discussed never mind obtained.

2) The length of the planned new dwelling appears to come out at least as far as the existing extended house, which as I have already mentioned is far more obtrusive than I was led to believe. Also I understand that the loft will be converted to a fourth bedroom, which again could prove obtrusive to my privacy in my rear garden. I do not want to have another dwelling that could overlook my rear property.

I do not know what the procedure is for examining properties after planning permission has been granted and actual building completed, but the original house extension for 147 Old Woosehill Lane is far more obtrusive than I would like and also much taller. The very minimum I would prefer would be for the planting of suitable tree screening to at least make the original extension to 147 Old Woosehill Lane less of an eye sore and restore some of the original privacy we had.

Yours faithfully,

A M Reilly
Owner, 145 Old Woosehill Lane

145 Old Wooschill Lane
Wokingham
Berkshire
RG41 3HR

17 April 2001

Application Number RA1/2001/3410

Site Address 147, Old Wooschill Lane, Wokingham

PLANNING SERVICES	RET
FOL	RLS
DC	DFT
APP	
CS	
19 APR 2001	
COPIES TO:	TOL:
	TPC:

Dear Sir,

I am writing in respect of the planning application for the erection of one dwelling at 147 Old Wooschill Lane.

To my knowledge this is now at least the third planning application that has been made in the last two years. The first of an extension to 147 Old Wooschill Lane is far more obtrusive, bigger and taller than I anticipated, overlooking my rear garden to a very large degree.

The second, the erection of a double garage in front of the house was a big surprise that it was allowed to be built considering it is in front of the property and building line. I did not even know that a garage was being planned until work had actually started on it.

My specific concern with the single dwelling new erection are two-fold:

1) In the planning application, item 17: "How will foul sewage be disposed of" the answer states "To existing system". I would like this clarified, as the current occupant of 147 Old Wooschill Lane was allowed to join the private sewage system of 4 houses including myself. We did NOT give permission for any other dwelling to be added to the system. The addition of more usage could overload the sewage system that my house and three others are on and our permission would be required to allow this to happen. This permission has not even been discussed never mind obtained.

2) The length of the planned new dwelling appears to come out at least as far as the existing extended house, which as I have already mentioned is far more obtrusive than I was led to believe. Also I understand that the loft will be converted to a fourth bedroom, which again could prove obtrusive to my privacy in my rear garden. I do not want to have another dwelling that could overlook my rear property.

I do not know what the procedure is for examining properties after planning permission has been granted and actual building completed, but the original house extension for 147 Old Wooschill Lane is far more obtrusive than I would like and also much taller. The very minimum I would prefer would be the planting of suitable tree screening to at least make the original extension to 147 Old Wooschill Lane less of an eye sore and restore some of the original privacy we had.

Yours faithfully,

A. M. Kelly
Owner, 145 Old Wooschill Lane

Received by Wokingham District Council

Application No: RM/2001/3610

Proposal:
Reserved Matters on Outline consent 99/69309/O for the erection of one dwelling.

Location:
147, Old Woosehill Lane, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

03 April 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 MAR 2001	Map No. 68 Site ...010...
Officer: EJC / Application No. RM/2001/3610	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: RESERVED MATTERS ON OUTLINE CONSENT 99/68309/0 (RMA) FOR THE ERECTION OF ONE DWELLING

Location: 147 OLD WOOSEHILL LANE

Parish: WOKINGHAM Ward: Emmbrook. B.4.01.B.

Applicant: MR R YORKE-GOLDNEY

No cheque

Fee Received 00-00 Required 190-00 Additional 190-00 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	Side garage door not shown on elev.		
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 : 3.4.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency	: .....
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

.....

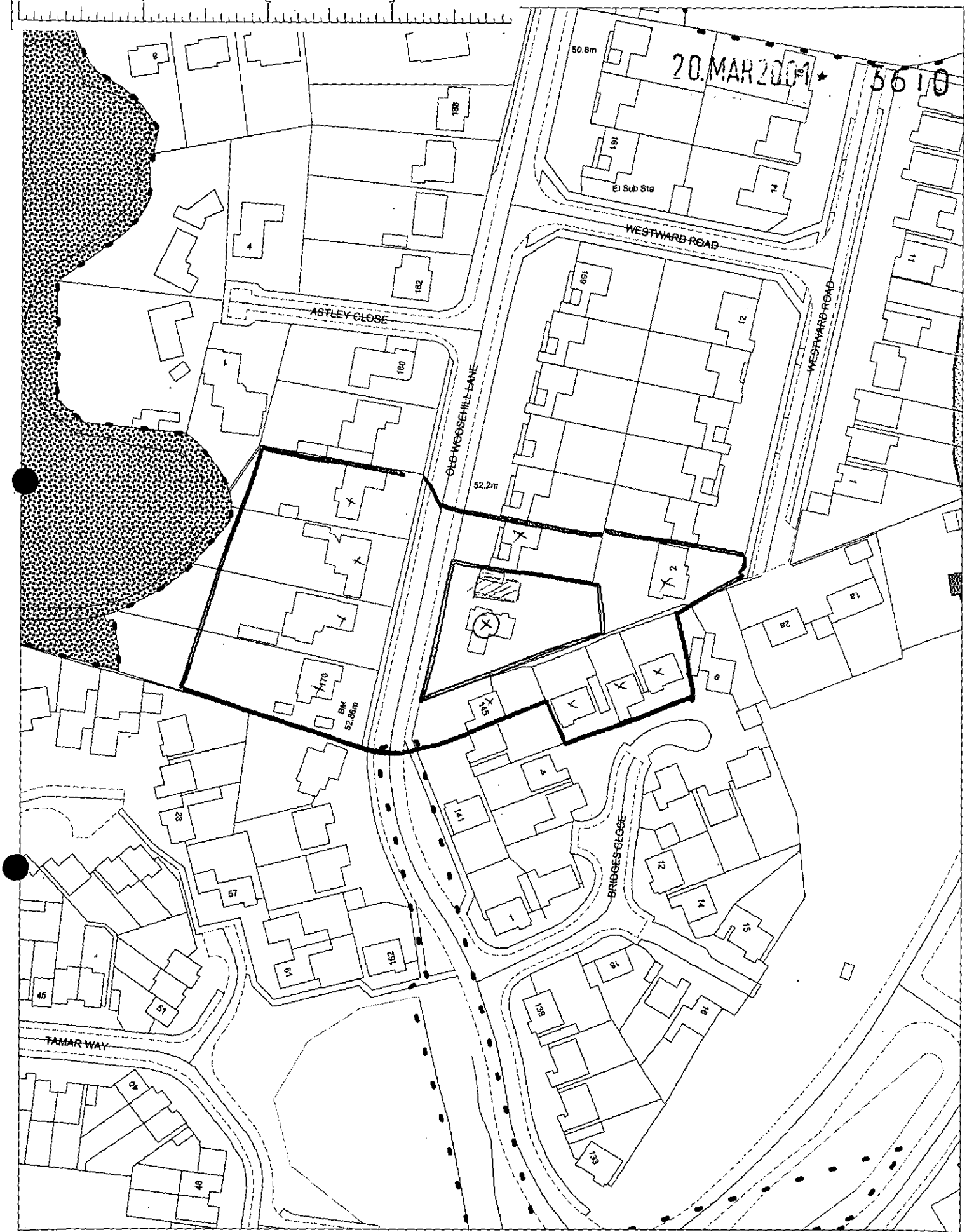
.....

No pre-apps.

NEIGHBOURS:

S/N + See map.

(Should include John Ferguson, 5 Bridges Close & L.J. Jenkin, 149 old Woosehill Lane)



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
22 March 2001 Scale: 1 : 1250

SECTION 66 CERTIFICATE

Application No. [ ]

28 MAR 2001 * 3610

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

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

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(b) Insert description of steps taken

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

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

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

Owners (a) name	Address at which notice was served	Date on which notice was served

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

(b)

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

the (c)

on (d)

OR

CERTIFICATE D

I certify that:

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

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

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

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

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

Signed

On behalf of **MR R YORKE-GOLDNEY**

Date 19 MARCH 2001

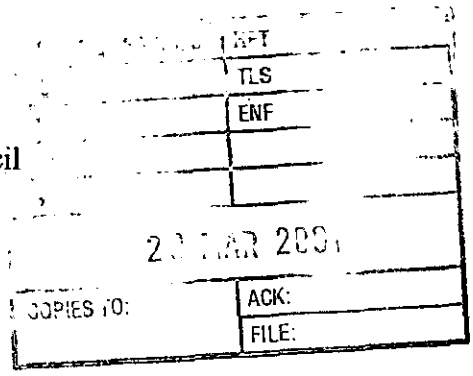
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

DAY TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1690

19 March 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sirs

NEW HOUSE ADJACENT 147 OLD WOOSEHILL LANE, WOKINGHAM

We refer to outline approval Ref. 99/69309/O granted on 4 May 1999. Our client now wishes to submit details for the reserved matters and we therefore enclose the appropriate planning application. You will see that the proposal has a specific design and this is to meet our client's own needs as it is his intention to live in it upon completion.

The following documents are enclosed:

Six copies each of our drawings numbers 1690/01 and 02 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £190.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

ADDRESS 14 Old Rose Hill Lane PARISH Wokingham

PLOT No.

ORD. SHEET No. SU 7969 NE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 4819.	Mr. D.V. Tomlin	Replacement Conservatory	10.2.78	APP N/A
96/63762/F	R. YORKE-GOODNEY	O/L DWELLING	3.7.96	C/U
97/66443/F	"	2 St. Rear Ext.	14.11.97	C/
FP97/7102A	"	2 St. R. Ext.	~~3.2.98~~ 20.3.98	APP RE
~~FP98~~				
99/69214/F	MR R. YORKE-GOLDNEY.	2St/R. ext. (ammendment to app 97/66443/F)	13/4/99	C
99/69309/0	"	Renew O/P 96/63762/0 - Erect Dwelling	4/5/99	G
FP99/8890	"	2 St/R Ext.	2/7/99	APP
C/69214/02	Mr. R. Goldney	Details to comply con 02 of 69214 - Appr. of Materials	27/7/99	A
	"			
F/2000/3054	"	Erect timber garage/ store (Retd)	9.2.01	A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Renamed 6.6.80

DRAINAGE

091074

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
20 MAR 2001 3610

1.	**APPLICANT'S NAME**	MR R YORKE-GOLDNEY
	ADDRESS	147 OLD WOOSEHILL LANE WOKINGHAM
	POSTCODE	**PHONE:**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE 01276 451456
	POSTCODE	RG45 6LZ **PHONE:** 01344 777143
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	**SITE LOCATION:**	147 OLD WOOSEHILL LANE WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		ERECTION OF A NEW DWELLING.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.1
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1690/01, 02 AND LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

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

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS	X	State relevant outline permission number.	99/69309/O
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

SITING			
EXTERNAL APPEARANCE	X	**DESIGN**	X
MEANS OF ACCESS		**LANDSCAPING**	X

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	NO	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING AND NEW BOUNDARY FENCES AND HEDGES.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	

18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	EXISTING CROSS OVERS
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES GROUND FLOOR

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 8	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

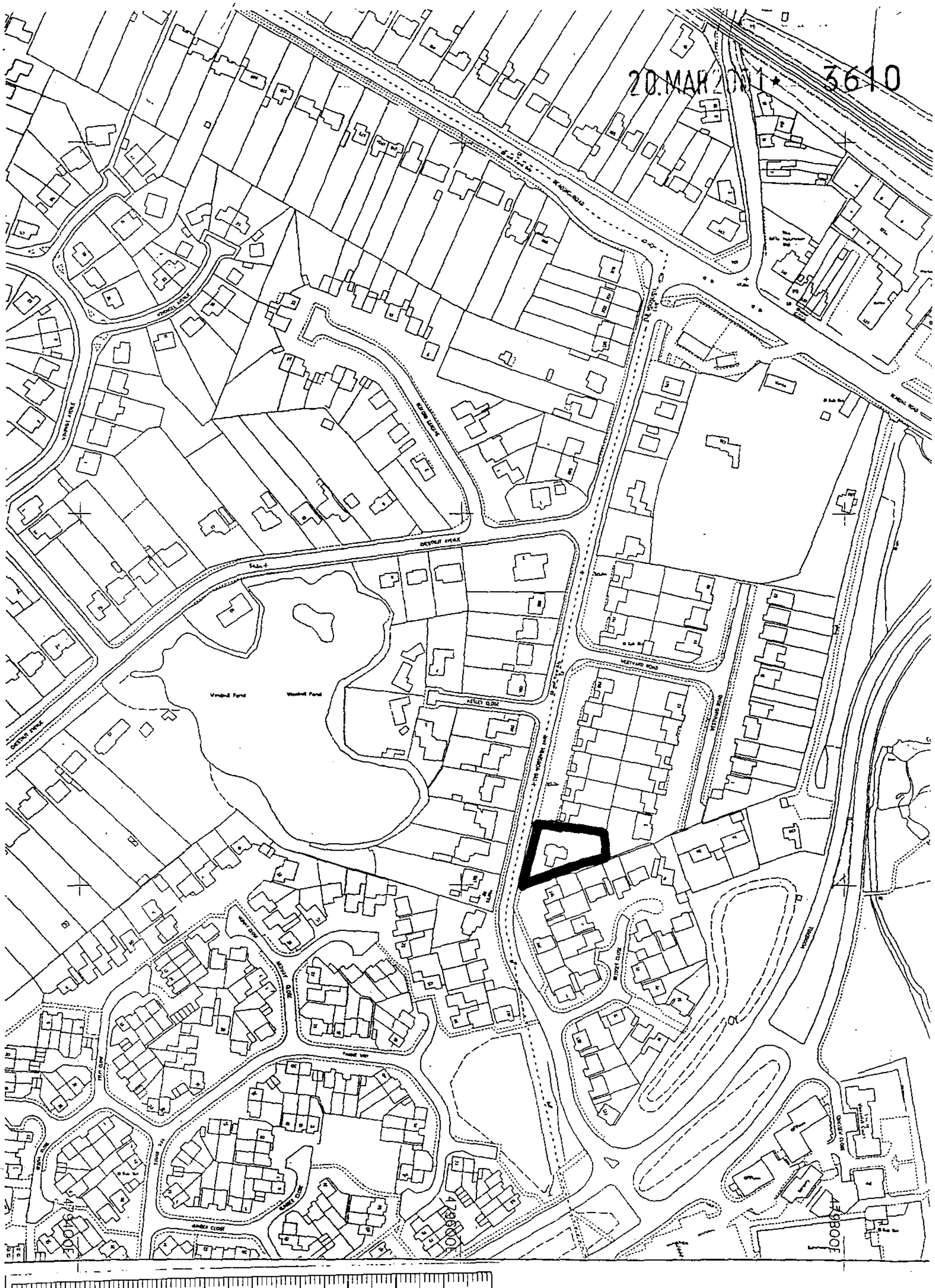
21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

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

SIGNED:  ON BEHALF OF: MR R YORKE-GOLDNEY DATE: 19 MARCH 2001

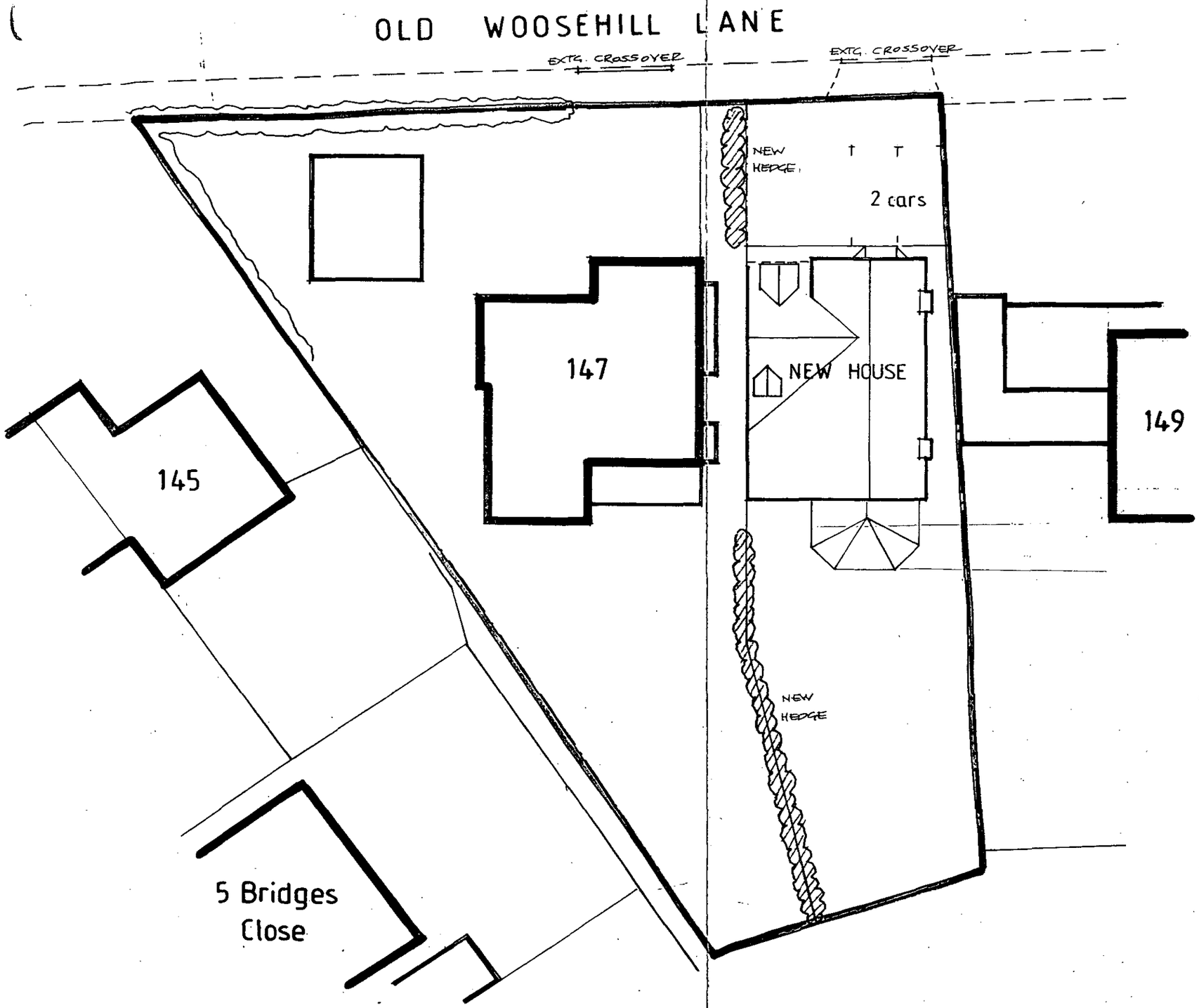
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

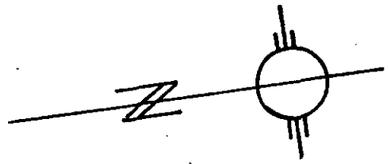
20.MAR 2001 ★ 3610



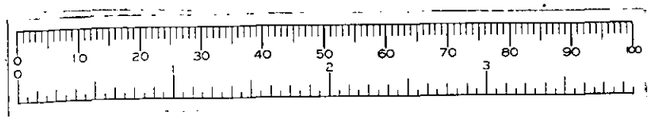
1/2500

20.MAR2001 • 3610





APPROVED



DWT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ
0344 - 777143
56 PROSPECT ST CAVERSHAM READING RG4 8JA
0734 - 481242

CLIENT R YORKE - GOLDNEY

JOB 147 OLD WOOSEHILL LANE, W'HAM

DWG SITE - PLAN

SCALE 1/200 DRAWN DATE mar 01

1690/02

TPR 151