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42

APPLICATION NO:
F/2000/1733

LOCATION:
Car Ports Rear Of 31 & 33 Halstead Close, Woodley Reading.

APPLICANT:
Hicks Developments C/O The Edwards Irish Partnership

PROPOSAL:
Proposed extension to car port for 2 additional car ports (Retrospective)

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2000/1733

Parish:	**WOODLEY**
Location:	**Car Ports Rear Of 31 & 33 Halstead Close, Woodley, Reading**
Proposal:	**Proposed extension to car port for 2 additional car ports (Retrospective)**

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. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. A 2 metre high brick wall shall be erected along the north and east side boundary of the site. All brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing buildings.

Condition
5. Full details of both hard and soft landscape works including a landscape strip to the east side of the site adjacent to the two additional car ports shall be submitted and approved in writing by the Local Planning Authority within 2 months of the date of the decision and these works shall be carried out as approved before the end of the next planting season (November 2000 - March 2001).

Condition
6. Soft landscape works shall include (planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme).

Condition
7. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (November 2000 - March 2001) following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, 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 a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason

7. In order to ensure that the approved landscaping is satisfactorily maintained.

Informative

1. The applicant is advised that the proposed tree and landscaping on Drawing No. 1284/L1, which forms part of the approved landscaping, will need to be repositioned within the landscape strip.

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: November 16, 2000
My ref: FH/F/2000/1733
Your ref:

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

Mr S Hicks
Hicks Development Ltd
Headley Road
Woodley
Reading
Berkshire
RG5 4JB

Dear Mr Hicks

PLANNING APPLICATION F/2000/1733
ADDITIONAL CAR PORTS REAR OF 31 & 33 HALSTEAD CLOSE

I am writing with reference to the above and further to your letter received on 23 October 2000.

With regards to the issue of condition 04 of the above planning application I must advise you that it was necessary to add this condition due to the concerns of local residents of the impact the development would have on the residential amenity of the neighbouring properties. However if an agreement was made between yourselves and the local residents regarding the boundary wall then it would be possible to apply to vary the condition. I am unable to foresee any officer's objection to such a proposal.

I hope this information is of use to you. However, it is given without prejudice to the Council's position in determination of any application which may be submitted.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPER
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
e.mail stevehicks@zoo.co.uk

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OUR REF: SRH/DMR

Ms. F. Humayun
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham Berks
RG40 1WR

19 October 2000

Dear Madam

Re: Application No. F/2000/1733 Additional Car Ports rear of 31 & 33 Halstead Close

Further to our telephone conversation we are disappointed that despite my letter prior to the last Committee Meeting, the application has been approved subject to brick walls along the entire length of the 8 car ports and the rear boundary.

As discussed these car ports were to be provided by Mr. Howard Russell for the benefit of the properties fronting Headley Road. Unfortunately the insistence on this wall makes the project un-econonmic.

I understand the main concerns of the residents of Halstead Close, was the issue of security and noise. Mr. Russell has offered to discuss this with the residents to address their concerns.

If you feel this would help matters and perhaps lead to this condition being withdrawn please let the writer know so that arrangements can be made to meet them.

Yours faithfully
for HICKS DEVELOPMENTS LTD

S.R. Hicks

c.c. Mr. H. Russell

Hicks Developments Ltd
15 Headley Road
Woodley Reading
Berks RG5 4JB

Tel: 0118 969 0595
Fax: 0118 944 1158

FAX

To: Wokingham District Council From: Steven Hicks

FAO Farah Humayun Planning Dept Date: 5/9/00 Time:

FAX: 979 0877 Pages: 1

Re: Car Ports rear of 31-33 Halstead Close Woodley Application No. F/2000/1733

■ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

I have read your report to the Committee on the above.

I am afraid we are not willing to accept a 2m brick wall is erected on the north boundary when this was discussed we stated we would offer this along the east boundary only.

As the rear of the car port is brick we cannot see a brick wall within 500mm being required for either noise reduction or security. Surely a new 2m close board fence would be entirely adequate as it was for the previous 6 car ports.

IAN WATTON

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1733**

Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.

Proposed extension to car port for 2 additional car ports (Retrospective)

Transfer: Yes ☑ No ☐

Reason for Transfer:

PROPOSED DEVELOPMENT, BY REASON OF LOCATION & MASSING, WOULD HAVE AN UNBALANCING & DOMINANT EFFECT DETRIMENTAL TO THE RESIDENTIAL AMENITY OF ADJACENT DWELLINGS.

Signed: _____ Date: 17/8/00

Councillor Dredge

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

0118 9628 654

FROM: Farah Humayun

DATE: 21 June 2000

Farah Humayun
Planning Services
om Ann Keenan
Company Woodley TC
Tel No. 9690356
No. of Pages 2

FAX
Post-it Fax Note
Ref No: 7688

WOODLEY TOWN CONSULT

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20 JUN 2000
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ACK:
FILE:

Application Number: F/2000/1733

Proposal: Proposed extension to car port for 2 additional car ports (Retrospective).

Site Address: Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Your observations are required in respect of this application by **15/07/2000**.

Two letters of objection had been received. Four residents were present and the Chairman adjourned the meeting to enable them to express their strong objections to this application.

It was considered that the drawing was a misrepresentation of the site and that the concrete bases already laid for the eight car ports were not in the same place as indicated on the plan - the difference being that they were actually being sited about 8 ft nearer to the boundary fence with No. 109 Headley Road. The greatest worry for residents of Halstead Close and Headley Road was the security of their property and invasion of privacy which was already being exacerbated by this development. The parking area was secluded and not visible from the main road and it was feared that the proposed car ports would provide a covered area for people to congregate. An open parking area would perhaps be more acceptable. The proposed length of back wall of the car ports would be intrusive and unacceptable for the elderly residents in the adjacent bungalows of Halstead Close, which formed part of WDC housing stock. There was also some concern that the access road to the parking area would not be suitable for emergency vehicles in the event of a fire.

After the meeting had been reconvened, the committee fully supported the residents' objections and agreed that the nature of the way in which the site was being developed was unacceptable. Members recommended that the site should be revisited and suggested that the developer should address the residents' concerns by proposing a new scheme for parking provision, e.g.

/continued ....

SIGNED: Ann Keenan DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

- to provide suitable landscaping/screening – in particular adjacent to the boundary of 109 Headley Road, for security and protection of privacy
- as the parking provision was over and above the required guidelines for the four houses, it was assumed that the additional spaces would be for the cottages in Headley Road. It would therefore be more acceptable for car ports to be located nearer to those properties, rather than cause inconvenience, invasion of privacy and an increase in car pollution for existing residents.

The committee also questioned the significance of the dotted line drawn at the eastern end of the site. (See Site Plan 1 : 500) A response from the case officer on this point would be appreciated.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B8 use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

125. APPLICATION NO. 2000/1733, PROPOSED EXTENSION TO CAR PORT FOR TWO ADDITIONAL CAR PORTS (RETROSPECTIVE), CAR PORTS R/O 31 & 33 HALSTEAD CLOSE WOODLEY, FOR HICKS DEVELOPMENT

The Committee considered a report on this application as set out on Agenda pages 1072 to 1079.

Members were reminded that Consideration of the Application had been deferred at the Committee meeting held on 6 September 2000 to allow Members to carry out a site visit.

Mr. C Key attended the meeting and spoke in opposition to the proposal.

RESOLVED: 1) That Application No. 2000/1733 be approved subject to the conditions set out on Agenda page 1075.

Application No.	Received	Woodley	Listed by
F/2000/1733	21/06/00		Cllr Dredge

Applicant: Hicks Development
Location : Car Ports r/o 31 & 33 Halstead Close, Woodley
Proposal: Proposed extension to car port for 2 additional car ports (Retrospective)

1. This application was deferred at the Development Control Committee on 6th September 2000, to allow members to carry out a site visit. The site visit was due to take place on September 22nd.

2. **RECOMMENDATION-** to GRANT planning permission subject to the conditions stated on the attached report.

Farah Humayun

Application No.	Received	Listed
F/2000/1733	21/6/00	Cllr Dredge

Applicant : **Hicks Development c/o The Edwards Irish Partnership**
Location : **Car Ports Rear of 31 & 33 Halstead Close, Woodley, Reading**
Proposal : **Proposed extension to car port for 2 additional car ports) (retrospective)**

1. **Planning History** – The site is located to the rear of 31 and 33 Halstead Close in Woodley, which is in the identified settlement. The site is part of a development approved under application 99/70200/F for the proposed erection of 4 semi-detached 3 bedroom houses detached car port and ancillary access road on 1 June 2000.

2. **Proposal** - The proposal is for two additional car ports which are part of 6 car ports approved under application 99/70200/F. The two additonal car ports will extend the existing line of car port development along the west side boundary of the site.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Dredge who is concerned that by reason of location and massing the development would have an overbearing and dominant effect detrimental to the residential amenity of adjacent dwellings.

3. **Consultations** -
   - **Woodley Town Council:** object due to issues of security and invasion of privacy. It is felt that the parking area would be secluded and provide a covered area for people to congregate. There are concerns that the proposed length of the brick wall of the car ports would be intrusive to the adjacent bungalows of Halstead Close.
   - **Highways:** recommend approval subject to conditions on parking and turning
   - **Neighbour:** 5 letters of objection concerning:

   1. Restriction of light
   2. Height of car ports
   3. Detail of boundary treatment and landscaping
   4. Effect on visual amenity
   5. Adverse effect of noise and pollution
   6. Issues of security

3. **Appraisal** - The main issues are:
   A. Impact upon the neighbouring properties: Policy LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 and WBE1 of the Wokingham District Local Plan
   B. Impact upon the character and appearance of the surrounding area: Policy LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 and WBE1 of the Wokingham District Local Plan
   C. Impact upon highway safety: Policy LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan.

A. Impact upon the neighbouring properties
The proposed development is for two additonal car ports as an extension to six approved car ports under application 99/70200/F. The two additonal car ports continue in the same design as that approved. The car ports stand at 3.4 metres to the ridge and 2.4 metres to the eaves.

The two car ports are located on the shared boundary with number 25 Halstead Close. There is a distance of approximately 14 metres between the proposed development and the rear facing windows of the property. Due to this distance it is not considered that the development would have a detrimental impact upon the sunlighting of the dwelling. Additionally the car ports have an off-centre pitch which slopes away from the dwellinghouse therefore minimising any visual impact .

The neighbour at number 26 Halstead Close is seperated from the development by a 1 metre wide walkway between the development and the rear garden as well as 1.8 metre close boarded fence. However it is recommended that a brick wall be erected along the north and east side boundary of the site to increase security and reduce noise pollution to the neighbouring properties.

It is recommended that soft landscaping be incorporated into the east side of the development to soften the visual impact of the development. The vacant strip, on the east side of the site, indicated as 1.5 metres adjacent to the car ports and 1.75 metres as the opposite end should incorporate some soft planting. Subject to these conditions it is not considered that the proposed development will create an adverse impact upon the residential amenity of the neighbouring properties.

B. Impact upon the character and appearance of the surrounding area
The extension of car ports is in keeping with the character and principle of development under the original application for the site. Therefore it is not considered that the development would create an adverse negative impact upon the character of the area.

C. Impact upon highway safety
The Highway Authory is satisfied that the proposed development will meet the district's vehicle parking and turning requirement , subject to the imposition of relevant conditons. As such the proposed development will have no detrimental impact upon the highway safety.

Conclusion – The proposed development will not have a significant detrimental impact upon the neighbouring properties or the wider area to warrant a refusal.

7. **Recommendation** – 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 permission.

2. All new external works shall be carried out in materials which resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. A 2 metre high brickwall shall be erected along the north and east side boundary of the site. All brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing buildings before the end of the next planting season (November 2000 –March 2001).

5. Full details of both hard and soft landscape works including a landscape strip to the east side of the site adjacent to the two additonal car ports shall be submitted and approved in writing by the Local Planning Authority within 2 months of the date of the decision and these works shall be carried out as approved before the end of the next planting season (November 2000 – March 2001).

6. Soft landscape works shall include (planting plans; written specifications (including cultivation and other operations accociated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme).

7. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (November 2000 – March 2001) following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reasons

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

2. To ensure a satisfactory external appearance.

3. Development without adequate provision for vehicle parking would lead to parking convenient to other road users and detrimental to highway safety.

4. In the interest of residential amenity.

5. To enhance the appearance of the development.

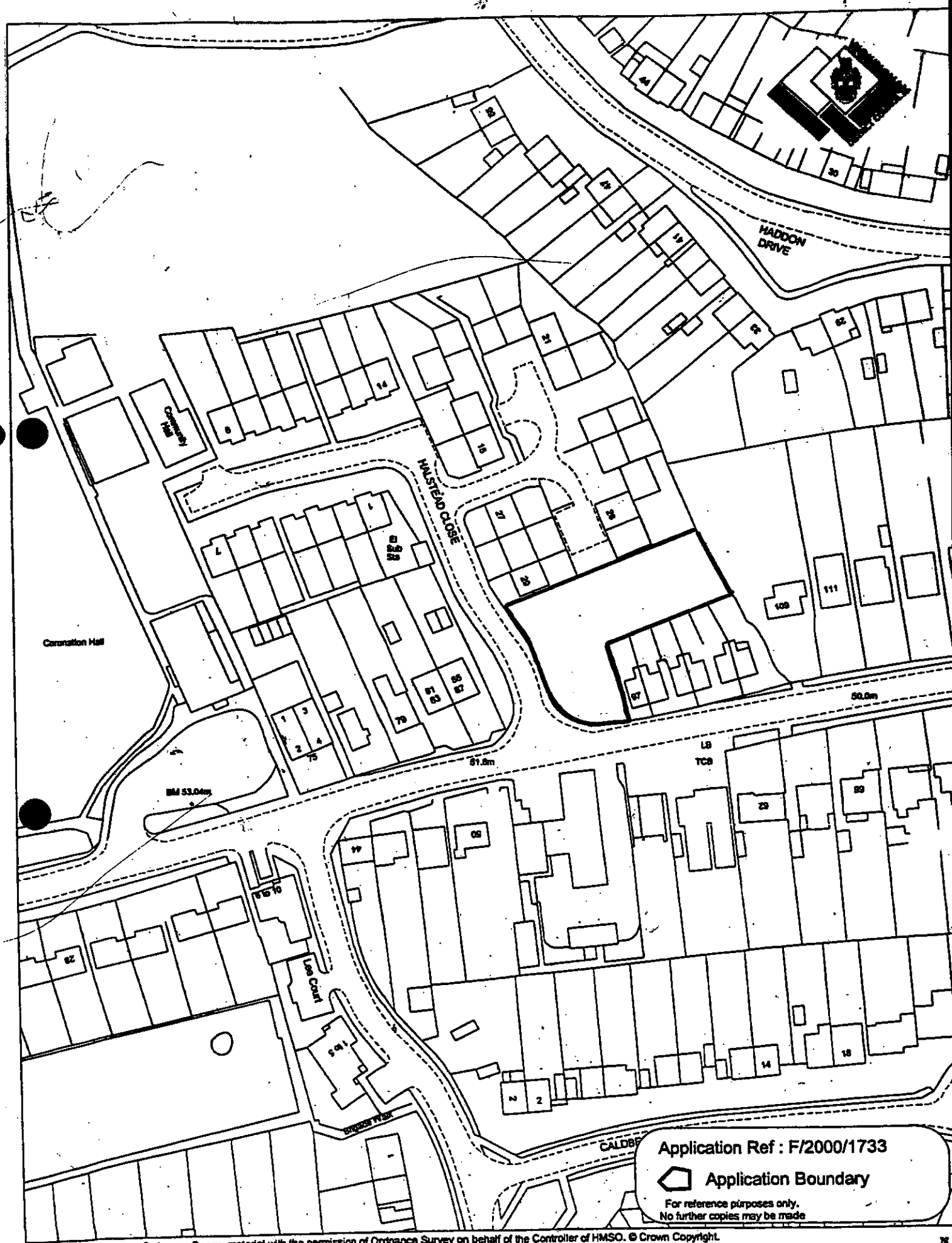
6. To enhance the appearance of the development.

7. In the interests of the future health and amenity value of the trees.

Informative

The applicant is advised that the proposed tree and landscaping on drawing number 1284/LI, which forms part of the approved landscaping, will need to be repositioned within the landscape strip.

Farah Humayun



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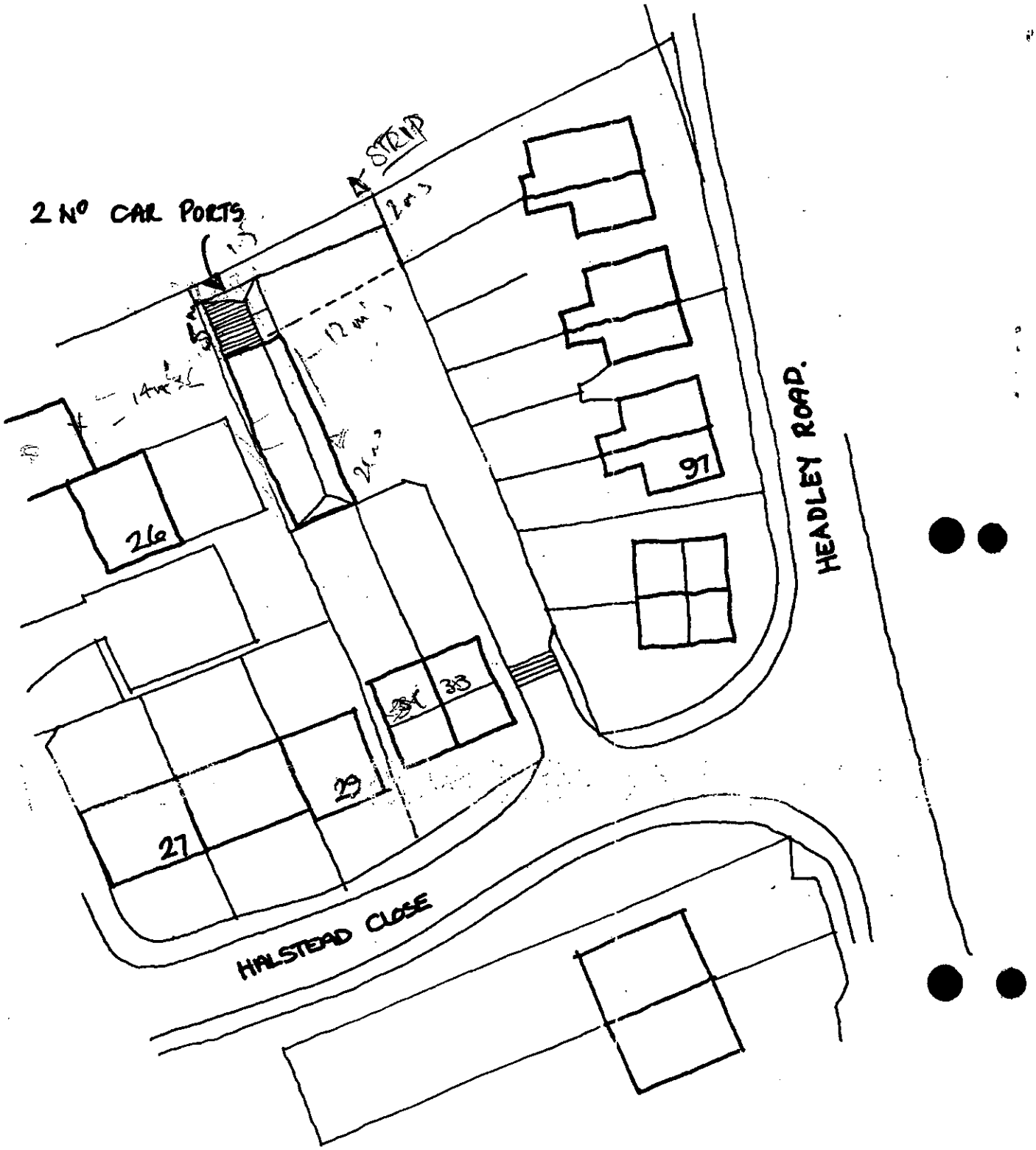
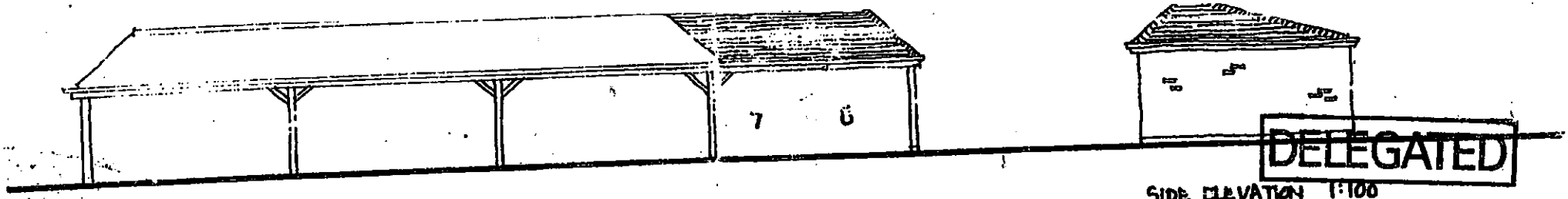
Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000

Scale: 1 : 1250

ROPOSED 2 Nº CAR PORTS



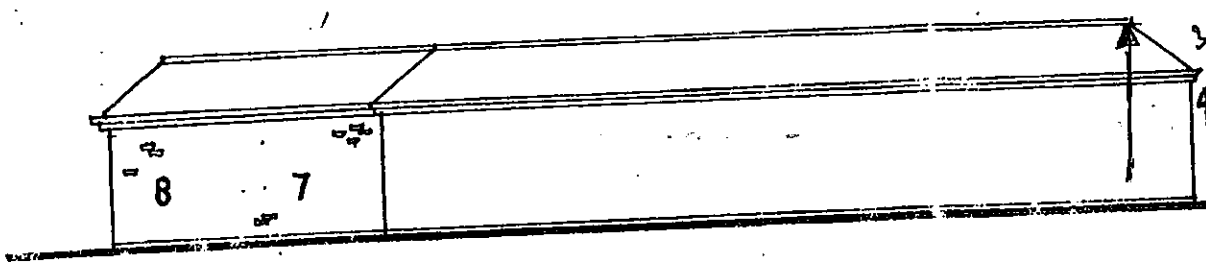
ITE PLAN 1:500



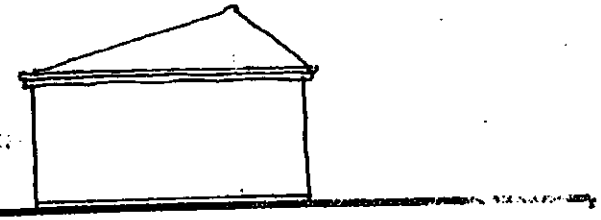
FRONT ELEVATION 1:100

SIDE ELEVATION 1:100

DELEGATED

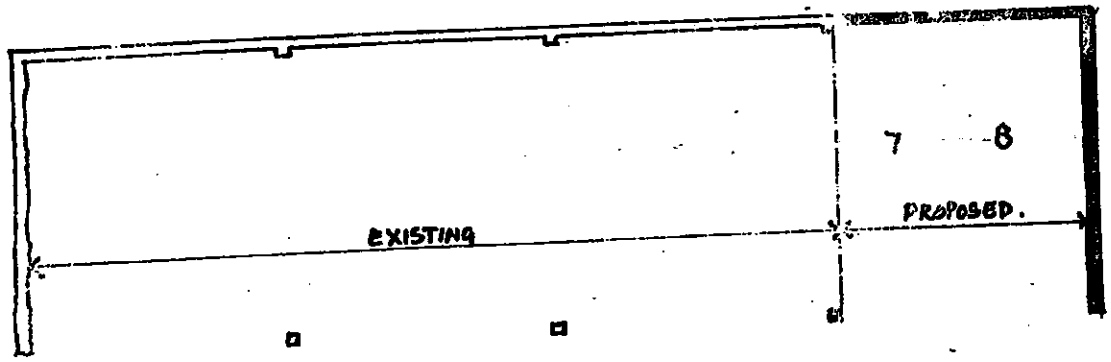


REAR ELEVATION 1:100



SIDE ELEVATION 1:100

13 JUN 2000 1733



CAR PORT PLAN

1079

849

Project

LAND TO REAR OF
97 HEADLEY ROAD
WOODLEY

Client

HICKS DEVELOPMENTS

Drawing

PROPOSED CAR PORTS

Scale	Date
1:100 1:500 1:1250	06/00

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

104. APPLICATION NO: 2000/1733, PROPOSED EXTENSION TO CAR PORT FOR 2 ADDITIONAL CAR PORTS (RETROSPECTIVE), CAR PORTS REAR OF 31 & 33 HALSTEAD CLOSE WOODLEY READING, FOR HICKS DEVELOPMENTS.

The Committee considered a report on this Application as set on Agenda pages 843 to 849.

Mr C.Key attended the meeting and spoke in opposition to the proposal.

RESOLVED: That consideration of Application No. 2000/1733 be deferred to enable a site visit to be carried out.

Application No.	Received	Listed
F/2000/1733	21/6/00	Cllr Dredge

Applicant : **Hicks Development c/o The Edwards Irish Partnership**
Location : **Car Ports Rear of 31 & 33 Halstead Close, Woodley, Reading**
Proposal : **Proposed extension to car port for 2 additional car ports) (retrospective)**

1. **Planning History** – The site is located to the rear of 31 and 33 Halstead Close in Woodley, which is in the identified settlement. The site is part of a development approved under application 99/70200/F for the proposed erection of 4 semi-detached 3 bedroom houses detached car port and ancillary access road on 1 June 2000.

2. **Proposal** - The proposal is for two additional car ports which are part of 6 car ports approved under application 99/70200/F. The two additonal car ports will extend the existing line of car port development along the west side boundary of the site.

The application has been listed for determination by the Development Control Sub-Committee by Cllr Dredge who is concerned that by reason of location and massing the development would have an overbearing and dominant effect detrimental to the residential amenity of adjacent dwellings.

3. **Consultations** -
   - **Woodley Town Council:** object due to issues of security and invasion of privacy. It is felt that the parking area would be secluded and provide a covered area for people to congregate. There are concerns that the proposed length of the brick wall of the car ports would be intrusive to the adjacent bungalows of Halstead Close.
   - **Highways:** recommend approval subject to conditions on parking and turning
   - **Neighbour:** 5 letters of objection concerning:

   1. Restriction of light
   2. Height of car ports
   3. Detail of boundary treatment and landscaping
   4. Effect on visual amenity
   5. Adverse effect of noise and pollution
   6. Issues of security

3. **Appraisal** - The main issues are:
   A. Impact upon the neighbouring properties: Policy LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 and WBE1 of the Wokingham District Local Plan
   B. Impact upon the character and appearance of the surrounding area: Policy LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 and WBE1 of the Wokingham District Local Plan
   C. Impact upon highway safety: Policy LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan.

A. Impact upon the neighbouring properties
The proposed development is for two additonal car ports as an extension to six approved car ports under application 99/70200/F. The two additonal car ports continue in the same design as that approved. The car ports stand at 3.4 metres to the ridge and 2.4 metres to the eaves.

The two car ports are located on the shared boundary with number 25 Halstead Close. There is a distance of approximately 14 metres between the proposed development and the rear facing windows of the property. Due to this distance it is not considered that the development would have a detrimental impact upon the sunlighting of the dwelling. Additionally the car ports have an off-centre pitch which slopes away from the dwellinghouse therefore minimising any visual impact .

The neighbour at number 26 Halstead Close is seperated from the development by a 1 metre wide walkway between the development and the rear garden as well as 1.8 metre close boarded fence. However it is recommended that a brick wall be erected along the north and east side boundary of the site to increase security and reduce noise pollution to the neighbouring properties.

It is recommended that soft landscaping be incorporated into the east side of the development to soften the visual impact of the development. The vacant strip, on the east side of the site, indicated as 1.5 metres adjacent to the car ports and 1.75 metres as the opposite end should incorporate some soft planting. Subject to these conditions it is not considered that the proposed development will create an adverse impact upon the residential amenity of the neighbouring properties.

B. Impact upon the character and appearance of the surrounding area
The extension of car ports is in keeping with the character and principle of development under the original application for the site. Therefore it is not considered that the development would create an adverse negative impact upon the character of the area.

C. Impact upon highway safety
The Highway Authory is satisfied that the proposed development will meet the district's vehicle parking and turning requirement , subject to the imposition of relevant conditons. As such the proposed development will have no detrimental impact upon the highway safety.

Conclusion – The proposed development will not have a significant detrimental impact upon the neighbouring properties or the wider area to warrant a refusal.

7. **Recommendation** – 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 permission.

2. All new external works shall be carried out in materials which resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. A 2 metre high brickwall shall be erected along the north and east side boundary of the site. All brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing buildings before the end of the next planting season (November 2000 –March 2001).

5. Full details of both hard and soft landscape works including a landscape strip to the east side of the site adjacent to the two additonal car ports shall be submitted and approved in writing by the Local Planning Authority within 2 months of the date of the decision and these works shall be carried out as approved before the end of the next planting season (November 2000 – March 2001).

6. Soft landscape works shall include (planting plans; written specifications (including cultivation and other operations accociated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme).

7. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (November 2000 – March 2001) following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reasons

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

2. To ensure a satisfactory external appearance.

3. Development without adequate provision for vehicle parking would lead to parking convenient to other road users and detrimental to highway safety.

4. In the interest of residential amenity.

5. To enhance the appearance of the development.

6. To enhance the appearance of the development.

7. In the interests of the future health and amenity value of the trees.

Informative

The applicant is advised that the proposed tree and landscaping on drawing number 1284/LI, which forms part of the approved landscaping, will need to be repositioned within the landscape strip.

Farah Humayun



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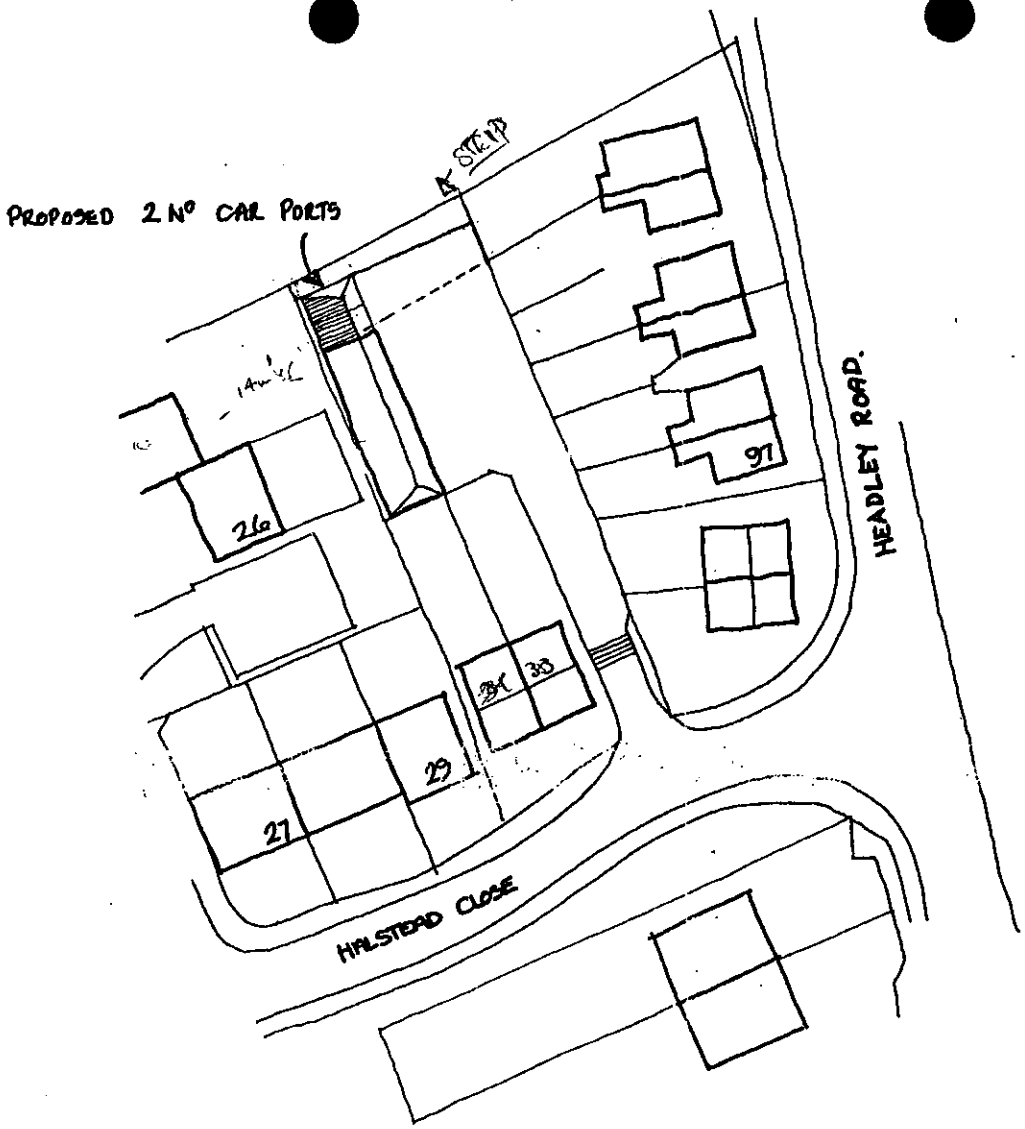
Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000 Scale: 1 : 1250



N

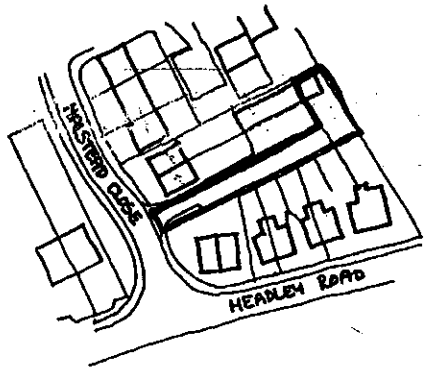
SITE PLAN 1:500

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

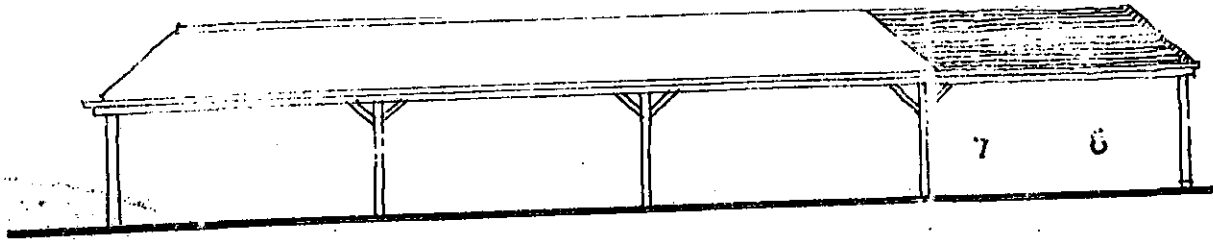
This drawing is the copyright of The Edwards Irish Partnership.

N

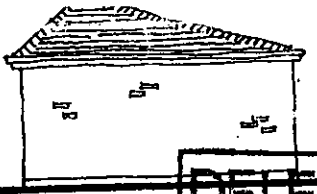


LOCATION PLAN 1:1250

848

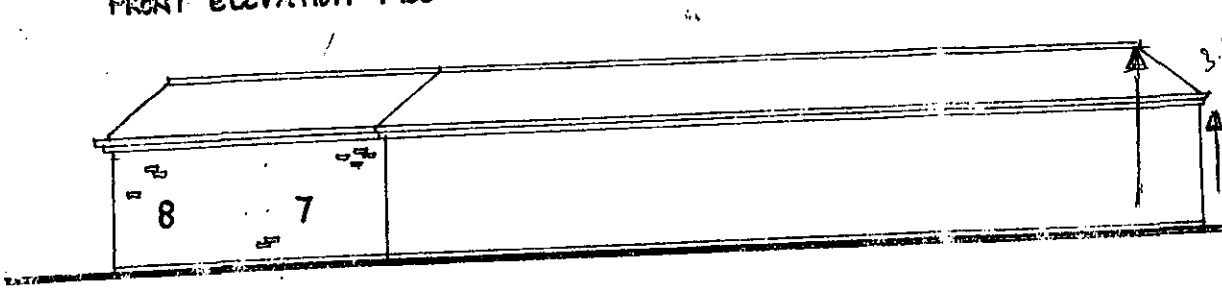


FRONT ELEVATION 1:100

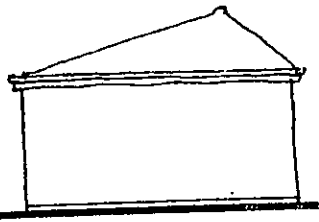


SIDE ELEVATION 1:100

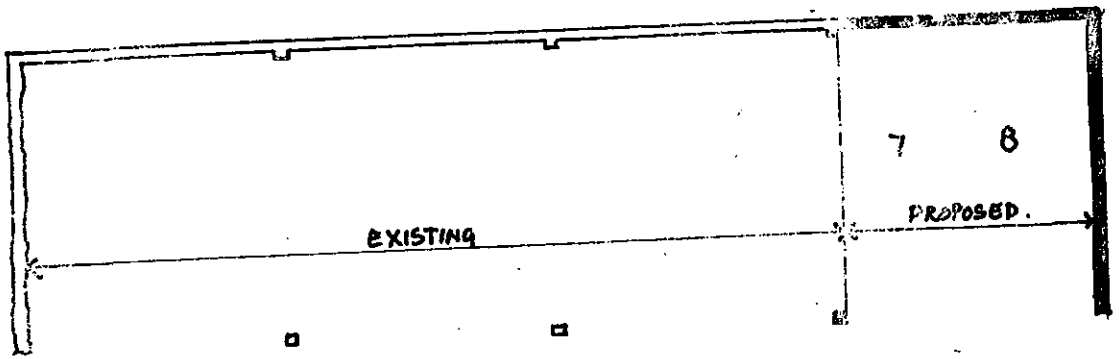
DELEGATED



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



CAR PORT PLAN

13 JUN 2000* 1733

Project

LAND TO REAR OF
97 HEADLEY ROAD
WOODLEY

Client

HICKS DEVELOPMENTS

Drawing

PROPOSED CAR PORTS

Scale	Date
1:100 1:500 1:1250	06/00

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1284 Dwg. 1000

849

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1733

Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Location : Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.

Proposal : Proposed extension to car port for 2 additional car ports (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 28/6/00

Date Registered : 13/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 08/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley Town Council - Unacceptable → Security issue / Invasion of privacy
→ Intrusive
→ Access road unsuitable for emer. vehicles.

Highways - Recommend approval with conditions on parking

Neighbours - 3 objections → Restriction of light,
→ Height of car ports
→ Detail of boundary treatment + landscaping.
→ effect on view
→ noise + pollution.
→ security issue (solution brick wall)

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.
* IMPACT UPON THE CHARACTER OF THE AREA
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/1733

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for two additional car ports, as an extension to six approved car ports under application 99/70200/F. The two additional car ports continue in exactly the same design as that approved. They stand at approx 3.4 metres to the ridge and 2.4 metres to the eaves.

The two car ports are located on the shared boundary with No 25 Halstead Close. There is a distance of approx 14 m's between the prop. dev and the rear facing windows of the property. Therefore it is not considered that the dev would have a detrimental impact upon the sunlighting of the dwelling. Additionally the car ports have an off-centre pitch which slopes away from the dwelling house therefore minimising any visual impact.

The neighbour at No 26 is seperated from the development by a ~~[illegible]~~ 1 metre wide walkway between the dev and the rear garden as well as 1.8 m close boarded fence. However it is recommended by the case officer that a brick wall be erected along the north and east side boundary of the site to increase security and reduce noise pollution to the neighbouring properties.

It is also put forward by the case officer to ~~[illegible]~~ soften the visual impact of the dev that the vacant strip, one each end of site indicated as 1.5 metres adjacent to the car ports and 1.75 metres at the opposite end should incorporate some soft landscaping. Subject to these conditions it is not considered that the prop. dev will create an adverse negative impact upon the residential amenity of the neighbouring properties.

IMPACT UPON THE CHARACTER OF THE AREA

The extension of car ports is in keeping with ~~[illegible]~~ character and principle of dev under the original application for the site. Therefore it is not considered that the dev would create an adverse negative impact upon the characters of the area.

IMPACT UPON HIGHWAY SAFETY.

The Highway Authority is satisfied, subject to conditions on parking, that the development will meet the Councils requirements of Highway Safety.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

APPROVED AT COMMITTEE 27/9/00.

Application Number F/2000/1733
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	~~WORKS~~ BRICKWORK
3	SC23	SR06	PARKING + TURNING
4		SR10	A 2 METRE HIGH BRICKWALL SHALL BE ERECTED ALONG THE NORTH AND EAST SIDE BOUNDARY OF THE SITE. ALL BRICKWORK SHALL BE CARRIED OUT IN MATERIALS THAT RESEMBLE IN SIZE, COLOUR + TEXTURE, THOSE OF THE EXISTING BUILDINGS. BEFORE THE END OF THE NEXT PLANTING SEASON (NOV - 2000 - MAR - 2001)
5			~~SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT~~ ON THE ~~EAST SIDE~~ OF THE SITE ADJACENT TO THE ~~END~~ CAR PORT.
			INFORMATIVE
			THE APPLICANT IS ADVISED THAT THE PROPOSED TREE AND LANDSCAPING ON DRAWING NO 1284/L1, WHICH FORMS PART OF THE APPROVED LANDSCAPING, WILL NEED TO BE REPOSITIONED WITHIN THE LANDSCAPE STRIP.
5		D	FULL DETAILS OF BOTH HARD + SOFT LANDSCAPE
		R150	WORKS INCLUDING A LANDSCAPE STRIP TO THE EAST SIDE OF THE SITE ADJACENT TO THE TWO ADDITIONAL CAR PORTS SHALL BE SUBMITTED AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY WITHIN 2 MONTHS OF THE DATE OF THE DECISION AND THESE WORKS SHALL BE CARRIED OUT AS APPROVED BEFORE THE END OF THE NEXT PLANTING SEASON (NOV 2000 - MAR 2001)
6		R150.	SOFT LANDSCAPE WORKS SHALL INCLUDE (PLANTING PLANS; WRITTEN SPECIFICATIONS (INCLUDING CULTIVATION AND OTHER OPERATIONS ASSOCIATED WITH PLANT + GRASS ESTABLISHMENT); SCHEDULES OF PLANTS, NOTING SPECIES, PLANTING SIZES AND PROPOSED NUMBER/DENSITIES WHERE APPROPRIATE; IMPLEMENTATION AND MAINTENANCE PROGRAMME).
7		R152	ALL PLANTING, SEEDING AND TURFING COMPRISED IN THE APPROVED DETAILS OF LANDSCAPING SHALL BE CARRIED OUT IN THE FIRST PLANTING AND SEEDING SEASONS (NOV 2000 - MAR 2001) FOLLOWING THE COMPLETION OF THE DEVELOPMENT, AND ANY TREES OR PLANTS WHICH WITHIN A PERIOD OF 5 YEARS FROM THE COMPLETION OF THE LANDSCAPING DE, ARE REMOVED OR BECOME DANGEROUS

DAMAGED OR DISEASED SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH OTHERS OF SIMILAR SIZE AND SPECIES.

RECORD OF SITE VISIT

SITE ADDRESS: Car Ports Rear Of 31 & 33 Halstead Close Woodley Reading.

APPLICATION NUMBER: F/2000/1733

OFFICER: Farah Humayun

DATE OF SITE VISIT: 23/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT GATE.

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL.

3. DESCRIPTION OF SITE/BUILDING

PART OF DEV FOR 4 HOUSES.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2 PRIMARY WINDOWS 25 facing extra car ports.
(measure 1.5 m) ~~from~~ for bungalow).

5. SITE CONSTRAINTS

TREES NONE

ACCESS/PARKING /

LEVELS SLIGHTLY LOWER.

BOUNDARY TREATMENT 1.8 m fence to far boundary.

OTHERS 1.5 m fence to rear boundary. NO screening.

X BRICK WALL, fence to side.

Applicationo	Name & Address
F/2000/1733	Mr & Mrs Rawlings 26 Halstead close Woodley RG5 4LD
F/2000/1733	Mr C Key 109 Headley road Woodley RG5 4JD
F/2000/1733	Mrs Hewstone 25 Halstead Close Woodley RG5

App. approved
Letter sent 19/10/00

* BUILDING CONTROL/ENFORCEMENT CONSULT WITH POLICE - ON HIGHWAYS ISSUES

HIGHWAYS DEV - 969 0595.

IAN WATSON

Tel: 0118 9746182

Date: 8/8/00

My ref: F/2000/1733

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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

Dear Councillor

Application Number: F/2000/1733
Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.
Proposed extension to car port for 2 additional car ports (Retrospective)

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 **Farah Humayun** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1733**
Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.
Proposed extension to car port for 2 additional car ports (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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 6482

Date: 8/8/00

My ref: F/2000/1733

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1733**
Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.
Proposed extension to car port for 2 additional car ports (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor McCann

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 971 6482

Date: 3/8/00

My ref: F/2000/1733

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

Dear Councillor

Application Number: F/2000/1733
Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.
Proposed extension to car port for 2 additional car ports (Retrospective)

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 **Farah Humayun** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1733**
Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.
Proposed extension to car port for 2 additional car ports (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From: Farah Humayun

My Ref: F/2000/1733

Ext: 6482

To: Ann Keanen
Clerk to Woodley Town Council

Your Ref:

Date: 8/8/00

Thankyou for your letter and fax of 21 June 2000 regarding the planning application for two additional car ports to the rear of 31 and 33 Halstead Close, Woodley.

In response to your query regarding the significance of the dotted line drawn on the eastern end of the site (see site plan) I can confirm that there this is marked on the plan purely to denote the area covered by this application. It is also there to denote the additional two car parking spaces available outside the proposed car ports. This line does not have any further significance in terms of boundaries etc.

I hope this answers your query. If you require any further information do not hesitate to contact me.

FROM: Farah Humayun

DATE: 21 June 2000

WOODLEY TOWN CONSULTATION SHEET

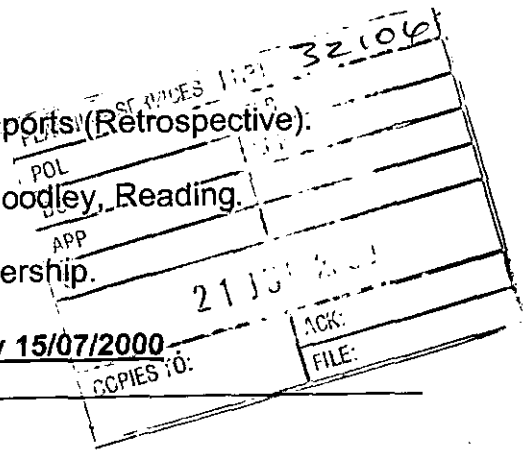
Application Number: F/2000/1733

Proposal: Proposed extension to car port for 2 additional car ports (Retrospective).

Site Address: Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 15/07/2000**



Two letters of objection had been received. Four residents were present and the Chairman adjourned the meeting to enable them to express their strong objections to this application.

It was considered that the drawing was a misrepresentation of the site and that the concrete bases already laid for the eight car ports were not in the same place as indicated on the plan - the difference being that they were actually being sited about 8 ft nearer to the boundary fence with No. 109 Headley Road. The greatest worry for residents of Halstead Close and Headley Road was the security of their property and invasion of privacy which was already being exacerbated by this development. The parking area was secluded and not visible from the main road and it was feared that the proposed car ports would provide a covered area for people to congregate. An open parking area would perhaps be more acceptable. The proposed length of back wall of the car ports would be intrusive and unacceptable for the elderly residents in the adjacent bungalows of Halstead Close, which formed part of WDC housing stock. There was also some concern that the access road to the parking area would not be suitable for emergency vehicles in the event of a fire.

After the meeting had been reconvened, the committee fully supported the residents' objections and agreed that the nature of the way in which the site was being developed was unacceptable. Members recommended that the site should be revisited and suggested that the developer should address the residents' concerns by proposing a new scheme for parking provision, e.g.

/continued ....

SIGNED: Ann Keeran DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

- to provide suitable landscaping/screening – in particular adjacent to the boundary of 109 Headley Road, for security and protection of privacy
- as the parking provision was over and above the required guidelines for the four houses, it was assumed that the additional spaces would be for the cottages in Headley Road. It would therefore be more acceptable for car ports to be located nearer to those properties, rather than cause inconvenience, invasion of privacy and an increase in car pollution for existing residents.

The committee also questioned the significance of the dotted line drawn at the eastern end of the site. (See Site Plan 1 : 500) A response from the case officer on this point would be appreciated.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 21 June 2000

Application Number: F/2000/1733

Proposal: Proposed extension to car port for 2 additional car ports (Retrospective)

Parish: WOODLEY TOWN

Site Address:
Car Ports Rear Of 31 & 33, Halstead Close, Woodley, Reading.

Applicant:
Hicks Developments C/O The Edwards Irish 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).

SC:23 (Parking & Turning)

SR:02.

Signed: _____ **Print name:** Stephanie Knowles.

03/07/00.

POL
DC
APP
CS 0835 FH
11 JUL 2000
COPIES TO:
ACK:
FILE:

109 Headley Road
Woodley
Reading
Berks RG5 4JD
Date 5 July 2000

Ms Farah Humayun
Environmental services Dept
Planning Services
PO Box 157
Wokingham Berks RG40 1WR

Dear Ms Humayun.

Ref Planning Application F/20000/1733

In response to the letter dated 21 June 00 from Mr John Mitchell I am writing to you to express my concerns relating to the revised application for an additional 2 car ports at 31&33 Halstead Close.

As I have explained I am very disappointed not to have been formally advised of the initial application relating to this development nor have been invited to the initial public meeting as I strongly believe that this development particularly with this recent amendment does affect my property. Anyway in response to your letter, I have highlighted my concerns as follows:

1 Access to the site

Access to the site is via Halstead Close which is very near to the junction with Headley Rd and directly opposite the petrol station which in turn has a restaurant and solicitors next door. The garage is extremely busy and therefore it makes this junction particularly dangerous. Adding access to more parking facilities in this area will just compound the problem.

2 Narrow Path

The pathway outside of 97 to 107 Headley Rd is extremely narrow, particularly with overgrowing hedges etc. As far as I can see nothing has been done to take advantage of this development to improve the pathway for pedestrians. The camber of the road means that it is quite easy to get brushed by high sided vehicles such as buses and lorries and to my mind is extremely dangerous.

3 Location of Car Ports

As we have discussed, Mrs Hewstone at 25 Halstead Close believes that the car ports are not in the location that she had been advised at the initial public meeting. She is very concerned about the restriction of natural light through her lounge window that these buildings will have and was lead to believe that they would not be in front

of her window. She has been told by the site foreman that the width of the car ports has been made smaller to enlarge the gardens of houses 3B. Given the reference point has been taken from the corner of car port 6 I can see how this works but equally if the reference point had been kept the same at car port 1 then the shortened width would have resulted less light being restricted from her window. The net result is that the base is approx. 8ft out of place. I must admit that I can see her point and I believe that this needs much further investigation.

4. *Height of car port roofs.*

The height of the car port roofs clearly has an impact on the surrounding environment and it is not explained why these need to so high. A lower roof line would also assist with access to light to no 25 see point 3 above. It should also be noted that the parking areas in Halstead drive (almost backing on to car port 1) are open spaces, so a similar arrangement would be more in keeping with the existing facilities.

5. Detail of boundary.

There is nothing on the plans which details the materials to be used for boundary marking. Are these to be plants, high fences or solid walls? This point needs to be clarified.

6. Detail of drainage.

There is nothing on the plans which indicates how rain water from the car port roofs is to be dealt with. Is this to be allowed to run off into neighbouring gardens? This point also needs to be clarified.

7. Security of site.

I believe that the site will become more open to use as a "hidden area" or meeting point particularly around the car port area. There is nothing on the plans which indicates how the site is to be made more secure, either with protected high boundary walls or fences etc.

8. Noise

Clearly, the location of 8 car ports in such an enclosed area will increase the level of ambient noise. What is being done to reduce the impact of this? The bungalows behind are for senior citizens!

9. Fire and Fumes.

What are the fire and health regulations associated with locating car ports in such an enclosed area? Is the access large enough for a fire engine for example.

10. Boundary to 109 Headley Rd

The end of the car port no 8 appears to be approx 8ft from my boundary fence which is **not** where the footings for this extension have been placed. This needs to be clarified.

Also, I believe that such a small strip of ground will become a dumping ground for rubbish etc. I would like to know what this is being used for and what provisions are being placed on it.

It seems to me that it would make much more sense for the car ports to be turned through 90 degrees, and placed along my boundary, giving more access to light for the bungalows and a more practical turning area.

Generally I would say that the plans submitted are of poor quality giving little detail relating to the overall development as it relates to the points raised above. I look forward to the committee meeting at which I trust this whole application can be discussed in more detail, but from the information submitted so far would request that the application is rejected.

I look forward to your reply.

Yours sincerely

Mr C Key.

25 Halstead Close
Woodley
Reading
Berks
Date 5th July 2000

OBS FH
11 JUL 2000
COPIES TO: ACK:
FILE:

Ms Farah Humayun
Environmental Services Dept
Planning Services
PO Box 157
Wokingham Berks RG40 1WR

Dear Ms Humayun.

Ref Planning Application F/20000/1733

Thank you for your recent visit and for discussing the above application with me. As requested I am writing to you to express my concerns regarding the ongoing work and revised plans relating to the proposed works.

Firstly, as I explained to you, I am very concerned about the location of the car ports as they are at present and in particular the amount of light that will blocked from my window as a result of their construction. They do not appear to me to be in the position as agreed at the public meeting and are not in accordance with the current plans. Since then the foreman has told me they have been shifted them up to make the gardens of the new houses larger. This I believe will only lessen the amount of light through my lounge window.

The addition of two more car ports will compound the effect as they will definitely come right across my window. This will block out much of the natural light that I now have, particularly as my window faces south. Although I understand that the car port roofs have been slightly lowered they still to my mind remain unneccessarily high.

Secondly, I understand that the back of the car ports will be a brick wall. My outlook has been more open with trees, plants and some natural wild life. What I will see now is just a brick wall and tiled roof, which is not what I agreed to at the original meeting. I don't understand why there can't be open plan parking as is currently provided in Halstead on the opposite side of the fence.

Thirdly, there will be more cars with the inevitable effect on noise and pollution that this will have. I am very concerned about this as the bungalows here are for the senior citizens.

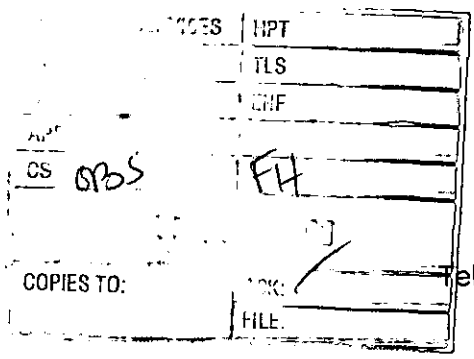
Fourthly, there is the element of security for the older people. With car ports in place someone could easily climb over the roof to gain access to our gardens etc. There doesn't even appear to be a high wall provided.

In summary, I would say that I do not wish for these plans to go ahead and would ask the council to reject them totally. In addition I request that the planning authority enforces the current plans so that the six car ports are built in the right place.

Yours sincerely

W Hewstone

Mrs Hewstone.



26 Halstead Close
Woodley
Reading
RG5 4LD

Telephone: 0118 9699238

Ms. Farah Humayun
(Planning Officer)
Wokingham District Council
Environmental Services Dept.
Planning Services

12 July 2000

Dear Ms. Humayun,

Ref to Application. F/2000/1733

Recently, my wife and myself and my neighbour, (Win Hewston), sent you a letter with regard to the Bake House Site with our concerns regarding the CAR PORTS. Now Hicks Developments are seeking planning permission for two more car ports, which will then make eight.

I came home last night and the car port standings which are now being used by the workmen for their vehicles now fully emphasises to us the noise, and fumes that we are going to suffer due to these car ports being practically right outside our bungalow and after seeing the site foreman last night, he gave no mention of any decent boundary fence being built separating the car ports from the rear of our garden.

My wife and I feel this will be an intolerable situation without a decent boundary fence being erected to protect us from the said car ports which we will have the full brunt of.

We feel very strongly that permission should not be granted for the car ports because of the very poor boundary fence, the noise and fumes we will have to endure and the security risk as the existing fence is in a poor condition and only 4 ft. high. A proper brick built 6 ft. high wall would go some way to minimise the problems which will arise from the carports.

Yours sincerely

Mr. & Mrs. Leslie Rawlings Mr. L. J. Rawlings

Mrs. W. Hewston Mr L. J. Rawlings
9699354

25, WALSTEAD CLOSE,
WOODLEY
BERKSHIRE
RG5 4LD
7/7/2000

Your Ref. FARAH-HUMAYUN.
F/2000/1783

PLANNING SERVICES	
PDL	TLS
DC	ENF
APP	
CS 035	FH
10 JUL 2000	
COPIES TO:	ACK:
	FILE:

DEAR FARAH,

RE TELEPHONE CONVERSATION TODAY 7/7/2000

JUST TO CONFIRM. IT IS NOT ONLY THE LIGHT SHORTAGE I AM CONCERNED WITH AT THE END OF MY GARDEN, IT IS ALSO THE VERY POOR VIEW OF CAR PORTS ETC. I SHALL HAVE TO CONTEND WITH WITHIN MY FUTURE YEARS. THAT BEING THE MOST PROMINENT VIEW FROM THE LOUNGE WINDOW.

SURELY THERE IS PLENTY OF SPACE (which will effect NO ONE) WHERE HICKS TOLET AND OFFICE IS PLACED ON THE SITE NEXT TO NUMBER 26. WHERE IT WILL TAKE THE C.Ps. AT THE END OF MY RIGHT OF WAY.

PLEASE GIVE THIS YOUR EARNEST ATTENTION. NO MORE C.Ps AT THE END OF NO 25s. GARDEN.

YOURS VERY SINCERELY.

W HEWSTONE.
(MRS.)

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
28 JUN 2000
COPIES TO (26.6.2.) | ACK: ✓
FILE:

To. Ms. Farah Humayun
(Planning Officer)
Wokingham District Council
Environmental Services Dept.
Planning Services

Ref. To Application no. F/2000/1733

Dear Ms. Humayun,

I phoned you today, regarding the revised planning application, of the Bake House Site, adjacent to 97 Headley rd, Woodley, where Hicks Developments Ltd, are building 4. Semi-detached Houses+Six Car Ports and an Ancillary road.

But now with this new application, there are going to be Eight Car Ports! I wrote to Heather Morgan on the 29th.11.99 telling her of my and my wifes concerns, regarding the Car Ports being so near the boundary fence (which is old and wooden), and the Car Ports only roughly 6' away from my back fence (which is also wooden larch panelling).

Our concerns plus my neighbours of no. 25. Halstead Close, is that these Car Ports are, **1. A Fire risk. 2. We will have a lot more noise from the cars using the Car Ports. 3. Fumes.**

We keep hearing rumours of a large Brick wall being built where the Boundary fence now stands, this would help quite a lot towards solving some of these problems these Car Ports will bring to ourselves and my neighbour, if this is true! And also give us more Security!

Could you please inform us of any new developments, which may arise in the near future.

Yours Sincerely,

Mr. L. Rawlings

From. Mr Leslie and Pauline Rawlings
26 Halstead Close
Woodley
Reading
RG5 4LD

Mr & Mrs L. P. Rawlings

From. Mrs W. Hewston
25 Halstead Close
Woodley
Reading

W Hewston

Received by Wokingham District Council

Application No: F/2000/1733

Proposal:
Proposed extension to car port for 2 additional car ports (Retrospective)

Location:
Car Ports Rear Of 31 & 33, Halstead Close, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before *15/07/2000*. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 JUN 2000
Officer: FH	Application No. F/2000/1733

Map No. 42 Site 012

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: ~~RETROSPECTIVE CAR PORT~~ ~~for~~

(F.) PROPOSED ~~ERECTION~~ ~~of~~ 2 A CAR PORTS

(RETROSPECTIVE) ADDITIONAL

PROPOSED ~~ERECTION~~ TO CAR PORT FOR 2 ADDITIONAL CAR PORTS (RETROSPECTIVE)

Location: Car ports Rear of 317 33 Hailstone Close ~~r/o 97~~ HEADLEY ROAD

Parish: WOODLEY Ward: Coronation

21.6.2000

Applicant: HICKS DEVELOPMENTS

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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			
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 : 21.6.2000 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 (BABTIE) .....
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 ✓ 11.8.00

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... 25, 29, 26 Halstead Close ✓
..... (odds) 99-109 Headley Road
..... 2 x SINs - Headley Road & Halstead Close
.....
.....
.....
.....
.....
.....

1933

BARGHOUSE PLOT

ADDRESS ADJ. 97 HEADLEY ROAD **PARISH** WOODLEY

PLOT No. **ORD. SHEET No.** SU. 7673 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
O/128/64	MR H. RUSSELL	O/L.	11.6.64	RE
O/258/64	"	O/L.	4.9.64	RE
97/65170/F	"	5 DWELLINGS	26.4.91	RE
99/70200/F	Hicks Developments	Erect 4 semi-det-3 Bed Houses, Det car port & amend. access road	6.1.00	C
O/2nd/1298				
C/2nd/1298				
FP/2000/0499/1/2/3/4 & MAST	c/o Edwards Irish Partnership	4 x 3 Bed dwellings	1.6.00	C/A

MINISTRY DECISION

SPECIAL ORDERS

13. JUN. 2000* 1733

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

13. JUN. 2000 1733

12 June 2000

For the attention of Heather Morgan

97 Headley Road Woodley Ref: 99/70200

Dear Sirs

I refer to your enforcement officers letter dated 5 June 2000 concerning an additional two car port foundations at the above site.

Please find enclosed a detailed planning application for the additional two car ports. The car ports are to serve two of the existing houses fronting Headley Road and will afford greater highway safety in that parking along Headley Road will be reduced.

The application consists of the following documentation.

1. Six copies of the application form
2. Six copies of drawing number 1284/1000
3. Certificate B
4. The prescribed fee of £190.00 being £95.00 per household

I trust that this application will meet with your approval but should you require any further information please do not hesitate to contact this office.

Yours sincerely

John Irish

CC Hicks Developments Ltd (Encs)

1769A

13 JUN 2000* 1733

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	HICKS DEVELOPMENTS
	ADDRESS	15 HEADLEY ROAD
		WOODLEY BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 0118 - 9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND TO REAR OF 97
		HEADLEY ROAD
		WOODLEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.036 hA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	PROPOSED 2 Nº ADDITIONAL CAR PARKS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PART OWNER

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

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

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 ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- 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.

N/A

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- 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.
RESIDENTIAL

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.
TO MATCH EXISTING

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 N/A

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 N/A	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

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 £ 190.00
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 HICKS DEVELOPMENTS DATE 12/06/00

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.

1789/a

SECTION 66 CERTIFICATE

Application No. 13.JUN.2000* 1733

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
H. RUSSELL	43 BEECHDALE ROAD BRIXTON HILL LONDON SW2 2BU	12 JUNE 2000

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

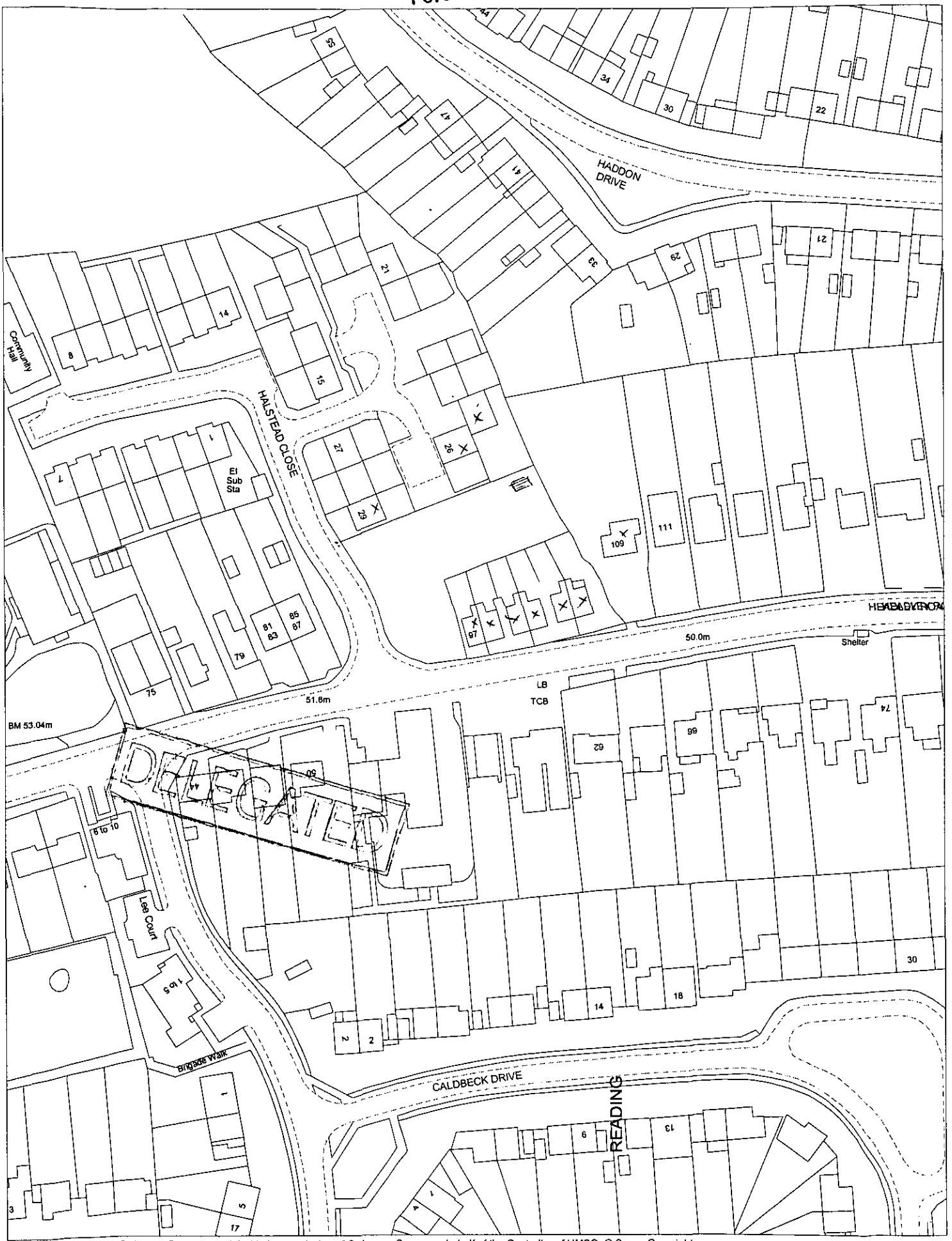
Signed . . . . . .

On behalf of . . . . . NICKS DEVELOPMENTS

Date . . . . . 12 June 2008

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

13.JUN.2000* 1753



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

N
W E
S

9 metres from boundary.

- Boundary treatment
- Drainage.
- Thames Water.