APPLICATION NO:
F/2000/0357

LOCATION:
Oaklea Carters Hill Wokingham.

APPLICANT:
Mr & Mrs C P Chapman

PROPOSAL:
Proposed erection of garage (Renewal of consent 43772).

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **08/03/2000**

CASE OFFICER: ~~Bhavash Vashi~~
A.T.

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

Tel. 0118 974 6847 (Direct Line)
E-mail:
Date. 14 February, 2001
My ref. AJT/MLT/F/2000/0357
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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Chapman
Oaklea
Carter Hill,
Billingbear
Wokingham
RG11 5RR

Dear Mr & Mrs Chapman,

PROPOSED DETACHED GARAGE (Renewal of Consent)
'OAKLEA' CARTER HILL, BILLINGBEAR, WOKINGHAM.

Thank you for your letter dated 19th April 2000.

We have not received any further information as requested in my letter dated the 5th April 2000. Therefore after 9 months we will now withdraw your planning application, which will make your application invalid.

Yours sincerely,

MLT

MLThorp
Principal Development Control Officer.

Applicationo	Name & Address
F/2000/0357	Mr N Gio-Batta Devonia Maidenhead Road Billingbear Wokingham RG40 5RR
App withdrawn letter sent 15/02/01	

PLANNING SERVICES | HPT 2Y633
POL | TLS
DC | ENF
APP |
CS |
25 APR 2000
COPIES TO: | ACK:
FILE:

Oaklea
Carters Hill
Billingbear
Wokingham
RG40 5RR
19th April 2000

Dear Mr Thorp Tel. 01344 763 779.

Proposed Detached Garage (Renewal of Consent)
Oaklea, Carters Hill, Billingbear, Wokingham

Thank you for your letter of 5th April.
Please note I did not submit the drawing you refer to; this was submitted by a previous owner of the property. I was merely seeking to extend the original/existing planning consent.

I note the comments in your letter. I will need to appoint a professional to prepare the proper drawings, after which I will submit a new application. This will take some time and I will revert to you in due course.

Yours sincerely

C. P. Thorp

WORK SHEET FOR : ~~Bhavash Vashi~~ Andrew Thorley

Application Number : F/2000/0357

Applicant : Mr & Mrs C P Chapman .

Location : Oaklea Carters Hill Billingbear.
Proposal : Proposed erection of garage (Renewal of consent 43772).

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/2/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 28/02/2000

Date Registered : 12/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 08/03/2000

Consultation Responses :

- Arboriculturist/Landscape — no objection, recommend a new oak tree be planted nearer the road.
- Highway authority — No objection subject to condition.
- Neighbours :- See letter on file (re objection)

Planning Issues :

Relevant Planning History:
43772 planning permission granted in January 1995 for same proposal design and footprint identical permission not implemented. — now expired.

WDLP
Policy WCC2: Green Gaps + wedges
Policy WBE1: Development in its local context

Application Number: F/2000/0357

Appraisal :

A) Impact on street scene / visual amenity
WDLP / WCC2 / WBE1
Erection of a double garage, 9.3m in front of house and set some distance back from highway.
(Concrete base to the garage is already in existence)
Ample turning space on site for cars to enter road forward.
Materials will match that of the main house
— considered acceptable, no adverse impact on street scene / visual amenity of area.

B) Impact on amenities of neighbouring properties

'Devonia' to north-east approx 0.3m higher, adjacent property set back in line with building line of 'Oaklea' (proposal site) Effective hedge/tree screen.

— Due to the position and relationship no adverse impact on occupiers of 'Devonia'

C) Highway.

There will be no detrimental effect to highway safety provided the garage is retained for vehicle parking, there has been a condition to ensure this, set out in the previous conditions of application 43772.

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

Conditions as on 43772, together with an informative recommendation that you are advised that the Oak tree between the proposed garage and the dwelling is protected by Tree Preservation Order however in view of the tree's condition you are recommended to consider planting a replacement nearer the road as a future successor to the protected tree.

Application Number F/2000/0357
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	

02 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose. (N70)

02 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards. (N70R)

3.	SC53	SR12	'Work'
4.			

Conditions as on 43772, together with an informative:~~recommendation that~~ "you are advised that the Oak tree between the proposed garage and the dwelling is protected by Tree Preservation Order, however in view of the tree's condition you are recommended to consider replanting a replacement nearer the road as a future successor to the protected tree."

5.			

INFORMATIVE

This permission relates solely to the proposed garage and does not authorise any change to the residential curtilage of the property.

RECORD OF SITE VISIT

SITE ADDRESS: Oaklea Carters Hill Wokingham.

APPLICATION NUMBER: F/2000/0357

OFFICER: Bhavash Vashi

DATE OF SITE VISIT: 29/02/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential 2 storey detached property next door and open countryside

3. DESCRIPTION OF SITE/BUILDING

Large detached house in large grounds both front and back, brick with concrete tile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

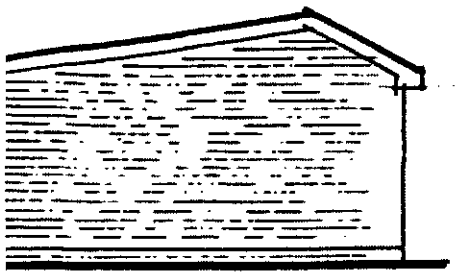
TREES TPO tree at rear of proposed garage.

ACCESS/PARKING Ample parking space, to enter road.

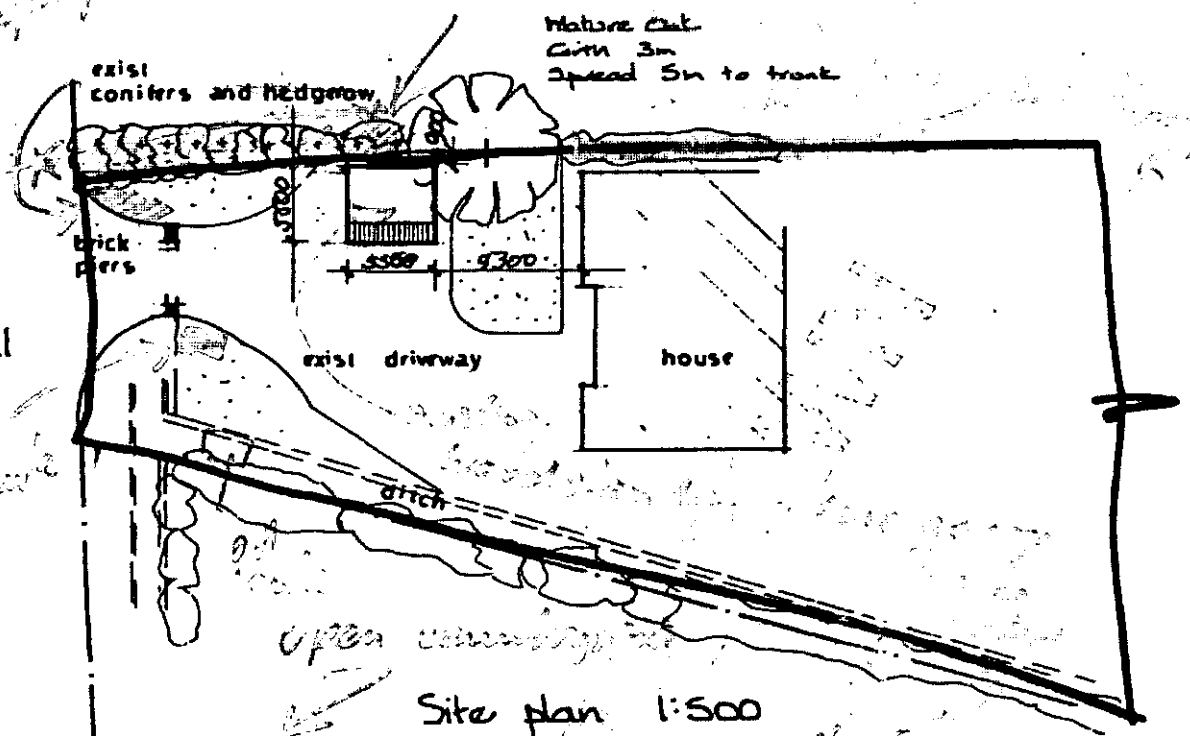
LEVELS Site slightly lower than neighbour 'Devonia'

BOUNDARY TREATMENT 'Devonia' 2m high hedgerow with effective tree screen at front

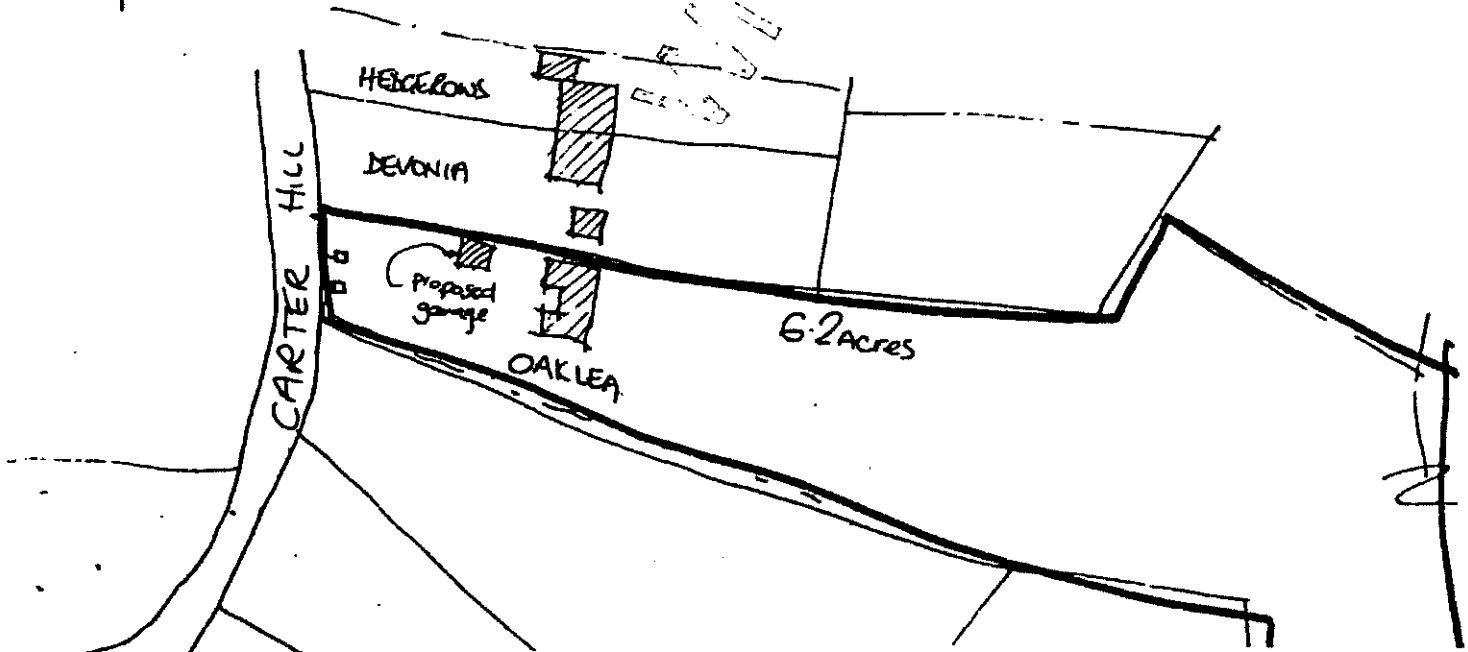
OTHERS West boundary 1.8m hedgerow boundaring open countryside



osed side elevation



Site plan 1:500



Client
Mr

Job Title
Oak
Cart
Wol

Received by Wokingham District Council

Application No: F/2000/0357

Proposal:

Proposed erection of garage (Renewal of consent 43772).

Location:

Oaklea Carters Hill Billingbear.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. 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

Tel: (0118) 974 6480

Date: 29/3/2000

My ref: F/2000/0357

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0357
Oaklea Carters Hill Billingbear.
Proposed erection of garage (Renewal of consent 43772).

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

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Bhavash Vas~~hi on (0118) 974 ~~6480~~.
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 10/4/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Bhavash Vashi~~ Application Number: **F/2000/0357**
Oaklea Carters Hill Wokingham.
Proposed erection of garage (Renewal of consent 43772).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6847 (Direct Line)
E-mail:

Date. 5 April, 2000

My ref. F/2000/0357

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Chapman
Oaklea
Carter Hill,
Billingbear
Wokingham
RG11 5RR

Dear Mr & Mrs Chapman,

PROPOSED DETACHED GARAGE (Renewal of Consent)
'OAKLEA' CARTER HILL, BILLINGBEAR, WOKINGHAM.

Thank you for your letter and plans dated 19th March 2000.

Following a site visit there appears to be some discrepancies in the accuracy of both the site plan and the location plan which you submitted with your planning application, especially in relation to the shape of your house and the location of the hard standing, the ditch, trees and hedgerow.

I would suggest therefore that you re-submit a more accurate drawing showing these details together with the boundaries and the size of plot you own outlined in red.

Yours sincerely,

MLThorp
Principal Development Control Officer.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 5833	14 7
13 APR 2000	
COPIES TO:	ACK:
	FILE:

Devonia
Maidenhead Road
Billingshear
Wokingham
RG40 5RR

Attn Mike Thorpe
Principal development control officer
Planning and Development Control
Wokingham District Council
Shute End
Wokingham.

11th April 2000

Dear Mr Thorpe,

Re. Planning application for a garage at Oaklea, Maidenhead Road.

Thank you for discussing my interest in the above application. Further to my discussions with your officer Andrew Thorley I would like to confirm that my concerns are not that the proposed garage would be on our land.

My concerns are the environmental impact of work carried out associated with and since the previous application and the visual / construction aspects of the garage.

With regard to the construction my wife

and I would prefer the garage to be built to match the house. ie. bricks and tiles as per the house and a conventional pitched roof, with the apex running from back to front of the garage. Our property overlooks the front of Oakleaf from a slightly higher level. The original proposed low pitch roof could not be tiled to match the house and would be an eyesore, and not fit with the general construction contraints followed by adjoining properties in construction of garages.

With regard to the environmental impact this can be split into two areas. 1) The area immediately adjacent to, and the proposed garage. 2). The area at the side of the property. I propose to write only concerning the area 1) in this letter and write seperately regarding area 2).

When the previous occupants obtained planning permission for the garage they carried out extensive works removing topsoil and subsoil, substantially reducing the area of soil around the Oak tree which has a tree preservation order on it. Where works were not I believe carried out as per their drawing, and there has been

substantial damage to the tree which is evident by numerous branches dying. Much of the area where soil was removed has been tarmaced over. I think it would be useful to examine measures to try to save this tree, and I think a correct plan of the works carried out to date would help determine what possible remedial action could be incorporated in proposed works. I have fortunately an aerial photograph of the tree and relevant grass area which was removed which I will endeavour to get copied.

Should you have any query on the above please contact me.

Yours sincerely

Neville Cyo-Batta

PLANNING SERVICES	HPT 28305
POL	TLS
DC AT	ENF
APP	
CS	
13 APR 2000	
COPIES TO:	ACK:
	FILE:

FAX

Attn MIKE THORPE

PLANNING AND DEVELOPMENT CONTROL

WOKINGHAM DISTRICT COUNCIL.

FAX No 01189 74 6484

FROM:.. NEVILLE GLO-BATTA

DEAR Mr THORPE,

PLEASE FIND ENCLOSED LETTER WHICH WILL ALSO BE POSTED TO YOU TODAY.

Devana
Maidenhead Road
Billingshear
Wokingham
RG40 5RR

Mr. Mike Thorpe
Principal development control officer
Planning and Development Control
Wokingham District Council
Shute End
Wokingham.

11th April 2000

Dear Mr Thorpe,

Re. Planning application for a garage at Oaklea, Maidenhead Road.

Thank you for discussing my interest in the above application. Further to my discussions with your officer Andrew Thorley I would like to confirm that my concerns are not that the proposed garage would be a eye sore.

My concerns are the environmental impact of work carried out associated with and since the previous application and the visual / construction aspects of the garage.

With regard to the construction my wife

and I would prefer the garage to be built to match the house. ie. bricks and tiles as per the house and a conventional pitched roof with the apex running from back to front of the garage. Our property overlooks the gardens of Oakleaf from a slightly higher level. The original proposed low pitch roof could not be tiled to match the house and would be an eyesore, and not fit with the general construction constraints followed by adjoining properties in construction of garages.

With regard to the environmental impact this can be split into two areas. 1) the area immediately adjacent to, and the proposed garage. 2). the area at the side of the property. I propose to write only concerning the area 1) in this letter and write seperately regarding area 2).

When the previous occupants obtained planning permission for the garage they carried out extensive works removing topsoil and rubbish, substantially reducing the area of soil around the Oak tree which has a tree preservation order on it. Whose works were not I believe carried out as per their drawing, and there has been

substantial damage to the tree which is evident by numerous branches dying. South of the area where soil was removed has been tarmacked over. I think it would be useful to examine measures to try to save this tree, and I think a correct plan of the works carried out to date would help determine what possible remedial action could be incorporated in proposed works. I have fortunately an aerial photograph of the trees and relevant grass area which was removed which I will endeavour to get copied.

Should you have any query on the above please contact me.

Yours sincerely

Neville Cox-Batten

Mr. Cia-Batta called back on Friday 31/03/00
he is still not happy that his neighbour
has submitted the correct plan.

* He wants this application not to proceed
otherwise he will take legal action against
the authority!

* He wants Mr Chapman to submit a detailed
survey drawing of his land showing the
water courses, trees + buildings etc. (correct drawing)

Andrew Thorley.

Meeting 2.30pm Monday with Bashir + Colin in Legal.

3/4/2000.

See colin monday — suggest Mr. Chapman
re: submit plans etc.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JAN 2000	
Officer: BV	Application No. F | 2000 | 035

Map No. 56 **Site** ...0.90....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED ERECTION OF GARAGE
(RENEWAL OF CONSENT 43772)

Location: OAKLEA CARTERS HILL

Parish: HURST Ward: Hurst
24-1-2000

Applicant: MR | MRS CHAPMAN

Fee Received 95-00 (9) Required ..... Additional ..... 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	None – copied from file – confirm site same		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	See letter 10/11/00.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	See file letter – neighbour dated 01/03/00	01/03/00	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	(NK) ✓ .....
Trees	(NK) .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
Highways	(XA) .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

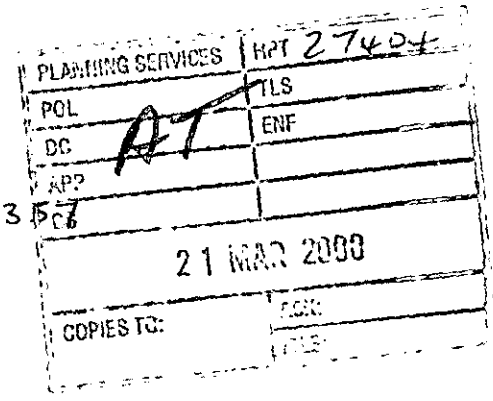
S.N. Sufficient.

2.30pm. 27/3/2000

Mon/27th/03/2000 2.30pm
I spoke to Mrs Gio-Batta
& she said that the garage
proposed is not on their land!
have left a message with her
for Mr. Gio-Batta to call/inspect the
plans, that Mr Chapman has now
submitted. AJT.

Oaklea
Carters Hill
Billingbear
Wokingham
RG40 5RR

19th March 2000



Your ref: F/2000/0357

Dear Mr Thorp

CALLUM PIERCE CHAPMAN
PROPOSED DETACHED GARAGE (RENEWEL OF CONSENT)

I refer to your letter of 1 March and my telephone conversation with Mr Thorley last week.

I enclose a copy of the HM Land Registry entries and filed plan showing the extent of my land. I confirm that the proposed garage lies within my property and would not encroach on my neighbours' land.
There is a dispute over the ownership of the ditch to the west of my land, which is the opposite side from where the garage is proposed to be built.

I trust this answers your queries. If you have any further queries please contact me on 01364 763779.

Yours sincerely

C. P. [illegible]

ps. There is a concrete base built by the previous owners prior to July 1996 (when I acquired the property) which, I assume, was their commencement of the building of the garage.

TITLE NUMBER : BK153068

HM Land Registry

Edition date : 26 September 1996

Entry No.	A. PROPERTY REGISTER containing the description of the registered land and the estate comprised in the Title
	COUNTY: BERKSHIRE — DISTRICT: WOKINGHAM
1.	(5 September 1977)The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Oaklea, Maidenhead Road, Billingbear, (RG40 5RR).

Entry No.	B. PROPRIETORSHIP REGISTER stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof
	TITLE ABSOLUTE
1.	(26 September 1996) Proprietor: CALLUM PIERCE CHAPMAN of Oaklea, Carters Hill, Billingbear, Wokingham, Berks. RG40 5RR.

Entry No.	C. CHARGES REGISTER containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith
1.	(26 September 1996) REGISTERED CHARGE dated 17 July 1996 to secure the moneys including the further advances therein mentioned.
2.	(26 September 1996) Proprietor: NATIONAL WESTMINSTER HOME LOANS LIMITED (Co. Regn. No. 1449354) of P.O. Box 156, Priory House, 38 Colmore Circus, Queensway, Birmingham B4 6AL.

***** END OF REGISTER *****

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This certificate was officially examined with the register on **26 September 1996.**

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 14/3 Time 4.35

WHILE YOU WERE OUT

Name Calum Chapman (applicant)

Of

Phone No. 01344 763 779 Ext.

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

MESSAGE F/2000/0357

Re a letter you sent him
(he has been away ~~for past~~ 2 weeks)
so only just received it
I Phoned him back 15/3/00
[*Plan showing the site of the garage]
He will submit a new plan showing
~~this~~ ownership of the land in the next
few weeks (from his solicitors)

Andrew T.

Signed Natalie

Tel. 0118 974 6480 (Direct Line)

Date. 1 March, 2000

My ref. F/2000/0357

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Chapman
Oaklea
Carter Hill
Billingbear
Wokingham
RG11 5RR

Dear Mr & Mrs Chapman,

PROPOSED DETACHED GARAGE (Renewal Of Consent)
'OAKLEA' CARTER HILL, BILLINGBEAR, WOKINGHAM.

I refer to your planning application above.

Can you please confirm that you are the owner of the land outlined in red on your application form, and that no part of the proposed garage would encroach on your neighbours land.

I have received a letter from a neighbour claiming part ownership of the land

I would be grateful for a reply within 14 days of this letter.

Yours sincerely,

MT

Mike Thorp
Principal Development Control Officer

Tel. 0118 974 6480 (Direct Line)
E-mail:
Date. 8 March, 2000
My ref. F/2000/0357
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) 977 8909
DX: 33506 – Wokingham

Mr Neville Batton
"Devonia"
Maidenhead Road,
Billingbear,
Wokingham,
RG40 5RR.

Dear Mr. Batton,

PROPOSED DETACHED GARAGE (RENEWAL OF CONSENT)
'OAKLEA' CARTER HILL, BILLINGBEAR, WOKINGHAM.

Thank you for your letter of objection dated 29th February 2000.

I have written to your neighbour Mr & Mrs Chapman requesting that they confirm that they are the owners of the land outlined in red on his application form, and that no part of the proposed garage will encroach on your land.

In the mean time the planning application will be placed in abeyance until a reply has been received.

Yours sincerely,

Andrew Thorley
Planning Assistant

F/2000/0357

Devonia,
Maidenhead Road
Billingbear
Wokingham
RG40 5RR

Tel (01344) 423871

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham

PLANNING SERVICES	26469
POL	TLS
DC	FIN
APP	
GS	AT
01 MAR 2000	
COPIES TO:	ACK:
	FILE:

29-2-2000

Dear Sir,

Ref. Planning application for garage at Oaklea, Maidenhead Road, (Carters Hill)

The applicant for the above has submitted a plan drawing to you for the above which shows that he is owner of a large parcel of land which is in fact owned by my wife and I. I therefore request that any action on his application be suspended until such time as he submits a survey plan of his land which is correct and shows all appropriate and relevant features as his current plan is incorrect in a number of material factors.

Yours sincerely

Neville Gio-Batta
[Gio-Batta]

TO: **DEVELOPMENT CONTROL**
Bhavash Vashi

FROM: Environmental Design

DATE: 4th February 2000

Location: Oaklea, Carters Hill, Hurst

Proposal: ERECTION OF GARAGE (RENEWAL OF CONSENT 43772)

Application Number: F/2000/0357

In response to your consultation dated 24Th January 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The Oak tree between the proposed garage and the dwelling is included in Tree Preservation Order No. 227/1983. It is in a state of decline with a considerable amount of dead wood throughout its crown. The concrete base to the garage is already in existence and therefore the construction of the garage should not further impact on the tree.

Would it be possible to include an informative recommending that a new Oak is planted nearer to the road to act as a successor to the above tree? This will help ensure a long-term continuity of tree in the area.

Neil Etherington
Senior Arboriculturist

To:
Highways

From: Bhavash Vashi

Date: 24 January 2000

Application Number: F/2000/0357

Proposal: Proposed erection of garage (Renewal of consent 43772)..

Site Address:
Oaklea, Carters Hill, Billingbear.

Applicant:
Mr & Mrs C P Chapman .

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

Comments as previously (43772)

4.2.00

(1) "~~MYRTLE~~", '~~ARRABIDA~~' OAKLEA'

HURST 1.4.86 E

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property demolished ORD. SHEET No. SU.8271(56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
77/62	Mrs. N. F. Maynard	Detached Bungalow to replace existing dwelling	14.6.62	App. C/A
548/73	MR. B MAYNARD	EXT. LOUNGE & KITCHEN	10.4.73	APP C/A
BR. 7243	Mr. M. Champion	Erection of conservatory	30.9.77	APP. N/A
07130	"	"	24.11.77	N/A C/A
BR15413	"	GARAGE	13.8.80	APP N/A
14027	" "	"	23.10.80	N/A Ref
16999	MR. C. J RILEY	S/ST. EXT. & CONSERVATORY	11.3.82	N/A Ref
17104	"	GRANNY ANNEXE & ROOF CONV.	8.4.82	N/A C/A
BR18615	"	LOFT CONVERSION	13.5.82	APP N/A
19926	"	C/O/U TO LIGHT IND.	25.5.83	N/A Ref
21381, BR23242	MR. S. BULLETT	1ST FLOOR TO BUNGALOW	4.5.84	~~APP~~ 10.9.84 C/A

DATE OF COMPLETION

MINISTRY DECISION ENFORCEMENT APPEALS :- NOTICE A (19926) DISMISSED. NOTICE B - VARIATION

SPECIAL ORDERS TPO 227/83

DRAINAGE

~~BRA8496 MR. T. GREENHAM GARAGE 31.1.90 APP~~

(2) OAKLEA

HURST 1.4.86

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. ORD. SHEET No. SU.8271 56

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23099	MR. S BULLETT	PART DEM. & C/O/USE SHED TO GARAGE & WORK AREA	7.3.85	N/A C/A
BR25076	"	"	22.7.85	APP N/A
33828	MR. T. GREENHAM	NEW TRIPLE GARAGE	17.11.89	C/A
34507	MR T W GREENHAM	FIRST FLOOR EXTENSION	17.11.89	C/A
BRA8496	"	GARAGE	31.1.90	APP
43772	MR & MRS WYATT	"	16.1.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

DELEGATED

70.00

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

1 JAN 2000 1557

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778783.

28 NOV 1994

43772

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	mr & mrs Wyatt
	ADDRESS	Oaklea Carter Hill Billingbear Wokingham
	POST CODE	RG11 5RR Tel. No. 0344 305141
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	as above
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	erection of detached garage

5. 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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — brickwork to match house tiles " " "

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / NO

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — YES / NO

9. 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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED R Wyatt ON BEHALF OF —

DATE 24-11-94

12.JAN.2000* 0557

PLANNING PERMISSION LT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS WYATT
OAKLEA
CARTERS HILL
BILLINGBEAR
WOKINGHAM RG11 5RR

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.43772 (F)

Proposal:
ERECTION OF DETACHED DOUBLE GARAGE
OAKLEA CARTERS HILL MAIDENHEAD ROAD ST NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(N4R)

02 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose.(N70)

02 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards.(N70R)

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council

continued/-

12. JAN. 2000* 0557

before commencement of the development. (671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151. (679)

No public foul sewer available. (702)

No public surface water sewer available. (703)

Surface water shall discharge to the existing public surface water sewer. (705)

Date 16 JAN 1995

R.F. Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

Application 43772 continued

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

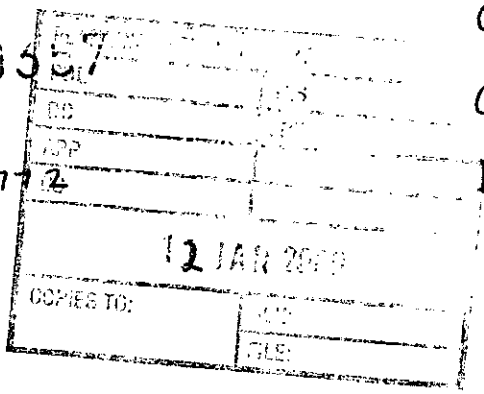
(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

12.JAN.2000* U557

Your ref: NB/MLT/43772



Oaklea
Carkers Hill
Billingbear
Wokingham
RG40 5RR

10th January 2000

Dear Madam

Renewal of Planning Application 43772
Double Garage at Oaklea, Carkers Hill

I refer to your letter of 5th January and enclose the signed Section 66 certificate, together with a cheque for £95. I confirm that I would like a copy of the original plan for the above application and I intend my works to match that application. If not, I shall apply again before any works are carried out. I therefore enclose a cheque for £3.50. I have a copy of the planning consent.

The previous owners appear to have started work on the garage as there is a concrete base where I understand the garage was to be built.

Yours faithfully,

C.P. Chapman

CP CHAPMAN

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

25658

6 February, 2000

03

COPIES TO: ACK: FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/0357

I refer to the above-mentioned Application by Mr. and Mrs. C. P. Chapman of Oaklea, Carters Hill, Billingbear; application for proposed erection of garage (Renewal of consent 43772).

The Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

12. JAN. 2000* U567

Your ref: NB/MLT/43772

Oaklea
Carters Hill
Billingbear
Wokingham
RG40 5RR

10th January 2000

Dear Madam

Renewal of Planning Application 43772
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CP CHAPMAN

12.JAN.2000* 0557

PLANNING PERMISSION LT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS WYATT
OAKLEA
CARTERS HILL
BILLINGBEAR
WOKINGHAM RG11 5RR

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

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continued/-

Application 43772 continued

12. JAN. 2000* 0557

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Date 16 JAN 1995

R.F. Wilson

District Planning Officer

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(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

1959/a

DELEGATED

70.00

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

1 JAN 2U 557

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
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28 NOV 1994

43772

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Application No.

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		Wokingham
	POST CODE	RG11 5RR Tel. No. 0344 305141
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	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	as above
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	erection of detached garage

5. ARE THERE ANY TREES ON THE SITE? (YES) NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — brickwork to match house tiles " " "

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / (NO)

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / (NO)
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
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If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED R Wyatt. ON BEHALF OF —

DATE 24-11-94

1789/a

SECTION 66 CERTIFICATE

Application No. 43772

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . I. P. . . . . .

On behalf of . . . . . .

Date . . . 10 JAN 2000 . . . . . .

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

(1) "~~MYRTLE~~", '~~ARRABIDA~~" OAKLEA'

Hurst 1.4.86 E

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. Old ~~Property~~ demolished ORD. SHEET No. SU.8271(56)

BUILDER

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DATE OF COMPLETION

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SPECIAL ORDERS TPO 227/83

DRAINAGE

~~BRA8496 MR. T. GREENHAM GARAGE 31.1.90 APP~~

(2) OAKLEA

Hurst 1.4.86

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34507	MR T W GREENHAM	FIRST FLOOR EXTENSION	17.11.89	C/A
BRA8496	"	GARAGE	31.1.90	APP
43772	MR & MRS WYATT	"	16.1.95	C/A

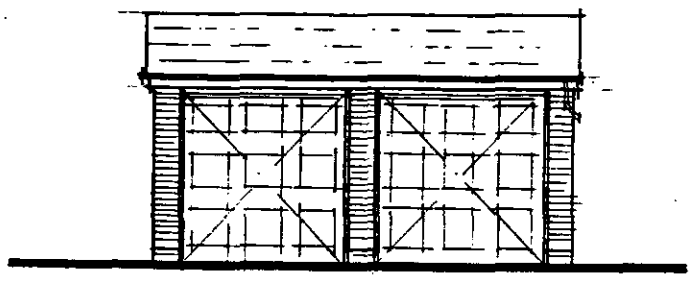
DATE OF COMPLETION

MINISTRY DECISION

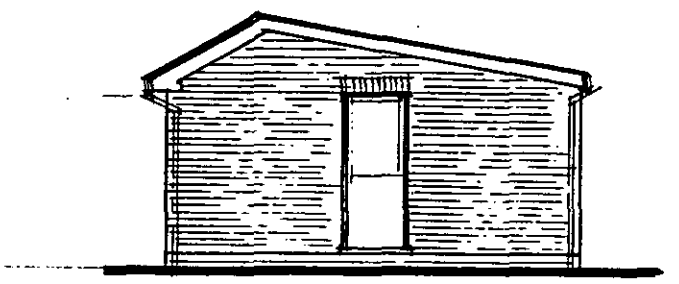
SPECIAL ORDERS

DRAINAGE

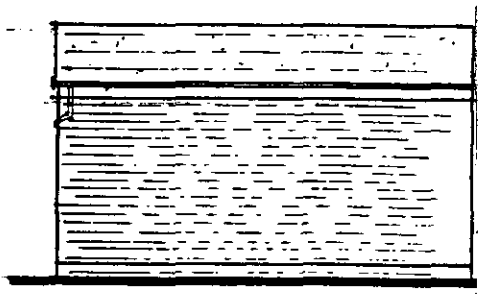
091074



proposed front elevation

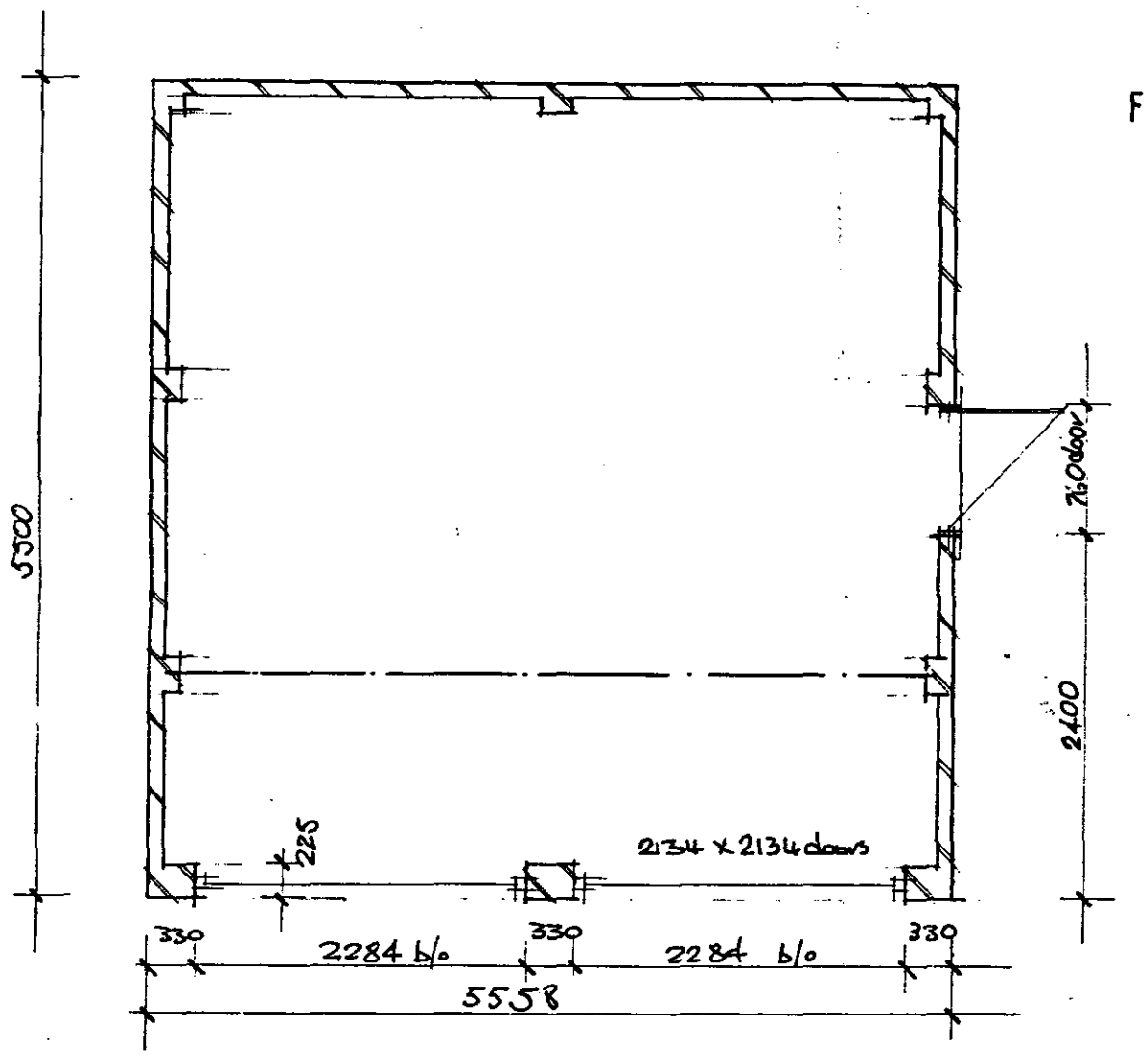


proposed side elevation



proposed rear elevation

Floor layout



typical section

