APPLICATION NO:
F/2002/6703

LOCATION:
Land Rear Of Suvikuja Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Westbuild Homes C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of 5 dwellings.

EARLIEST DATE FOR DECISION: **04/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/07/2002

CASE OFFICER: **Angela Odell**

APPROVED

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/6703

Parish: **SHINFIELD**

Location: **Land Rear of Suvikuja, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of 5 dwellings.**

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

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

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

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be

constructed in the first floor or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Condition
8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access onto Basingstoke Road shall be formed and provided with visibility splays of 2.4 metres x 120 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
11. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

Condition
14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

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

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

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

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

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

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

Reason
8. In the interests of highway safety and convenience.

Reason
9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

Reason
14. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
15. To prevent the increased risk of flooding and to improve water quality.

Informative
1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
2. The approved plans comprised the following:

Location plan:	1:1250
Site plan:	1549/37
House type plans:	
Plot 7:	1549/27A and 28A.
Plot 8:	1549/29A and 30A.
Plots 9 & 10:	1549/38 and 32A.
Plot 11:	1549/33A and 34A.
Garage:	1549/35.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies H5, H9, C9, EN1, EN3, EN8, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE2, LBE8, LPS1, LPS2, LPS3 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH6, WBE1, WBE2, WLL8, WNC3, WT6 and WIC16.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30th October 2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Memo to: Colin Lawley, Principal Solicitor **5.9.02**

From: Angela Odell, Planning

APPLICATION F/2002/6703 – LAND REAR OF SUVIKUJA, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

At the Committee meeting on 4.9.02, members resolved to grant conditional approval subject to a s.106 agreement to the above application. The contents of the s.106 to be as per the agenda (p.114). Please deal with the s.106 agreement.

LA completed & returned from rec'd 29/10/02

A.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/6703

Parish: **SHINFIELD**

Location: **Land Rear of Suvikuja, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of 5 dwellings.**

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

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

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Condition
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constructed in the first floor or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

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

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

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

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

Reason
8. In the interests of highway safety and convenience.

Reason
9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

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T. G Watson

Trevor Watson
Development Control Manager
Date: 04/09/2002

Notice checked by: _____

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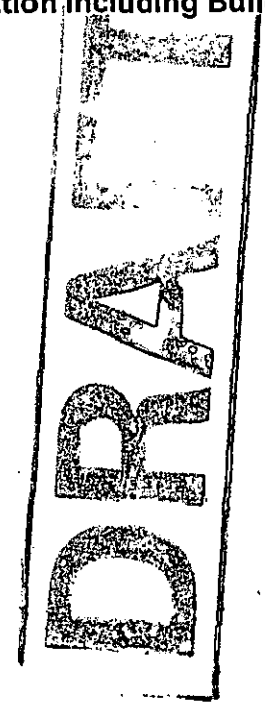

6703

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 4 SEPTEMBER 2002 FROM 7.00 PM TO 11.00 PM

Present: Mr AJ Ross (Chairman), Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mrs JA Lissaman, Mr KA Malvern, Mrs M Robertson and Mr ND Rose.

Also Present: Tim Charlesworth, Mrs T Marinos and Mr AW Spratling.

PART I

100. MINUTES

Subject to the amendment of Minute 83 to reflect Members' wish that any bus service provided should be funded using Section 106 monies already received, the Minutes of the meeting of the Committee held on 14th August 2002 were confirmed as a correct record and signed by the Chairman.

101. APOLOGIES

Apologies for absence was submitted from Mrs DC Beatty, Mrs ANMC Drake and Rob Stanton.

107. APPLICATION NO: 2002/6703, ERECTION OF 5 DWELLINGS, LAND TO REAR OF SUVIKUJA BASINGSTOKE ROAD SPENCERS WOOD SHINFIELD, FOR WESTBUILD HOMES LTD

The Committee considered a report about this application set out on Agenda pages 111 to 129.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers to secure a financial contribution of £7,500 towards highway schemes arising from the Basingstoke Road corridor study and/or other local highway improvements;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No.2002/6703 be approved, subject to the conditions set out in the Agenda.

Development Control Ref No:	Received	Parish
F/2002/6703	23.05.02	Shinfield

Applicant: Westbuild Homes Ltd.
Location: Land to rear of Suvikuja, Basingstoke Road, Spencers Wood, Shinfield.
Proposal: Erection of 5 dwellings.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Angela Odell

SUMMARY:

1. Planning History – This 0.305 ha. site is the rear garden of Suvikuja. There are trees around the boundaries of the site and some smaller trees within it. On 25.10.01 permission was granted to the same applicants for the demolition of Nos. 1 & 2 Hill View (which were on the north side of Suvikuja) and for the erection of 6 dwellings (plots 1-6). This permission was subject to a Section 106 agreement for an unsolicited contribution of £8,000 towards education and/recreation provision, and work has now commenced on the site.

2. Proposal – is to erect 2 x 2-bedroom and 3 x 3-bedroom houses (plots 7-11) with some garages. Revised plans show minor alterations to road layout and location of bin store.

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to a Section 106 agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Shinfield Parish Council*** : "No comment".
   - ***1 letter of no objection*** : Providing the trees are left as they are.
   - ***Environment Agency*** : No objection subject to a condition covering surface water drainage.
   - ***Council's Ecologist*** : Is satisfied that this development is unlikely to adversely affect the local population of great crested newts. However in view of the proximity of the local breeding ponds it is recommended that an informative and a condition is attached to any permission granted.
   - ***Landscape Officer*** : No objection to revised plans subject to conditions.
   - ***Highway Officer*** : No objection to revised plans and requested contribution of £7,500 towards schemes arising from the Basingstoke Road corridor study.
   - ***Environmental Health Officer*** : No objection subject to standard hours of construction condition.

4. **Appraisal** – The main issues are:

   A. Principle of Residential Development, including density and housing mix. (Berkshire Structure Plan Policies H5 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WOS3 and WH6; and PPG3).

   B. Effect on character and appearance of the area, including trees and hedging. (Berkshire Structure Plan Policies H5, EN1 and C9; Loddon Area Local Plan Policies LBE2 and LBE8; and Wokingham District Local Plan (Deposit Draft) Policies WH1, WBE1 and WLL8).

   C. Effect on neighbouring residential properties. (Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1).

   D. Access and Movement. (Berkshire Structure Plan Policy LD5).

   E. Ecology. (Berkshire Structure Plan Policy EN8; Loddon Area Local Plan Policy LC10; Wokingham District Local Plan (Deposit Draft) Policy WNC3).

   F. Services & Infrastructure. (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; and Wokingham District Local Plan (Deposit Draft) Policy WOS4).

   G. Flooding Issues. (Berkshire Structure Plan Policy EN3; Loddon Area Local Plan Policies LPS2 and LPS3; Wokingham District Local Plan (Deposit Draft) Policy WIC16; and PPG25).

   H. Concerns of the Parish Councils and local residents.

   I. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of Residential Development, including density and housing mix
As the application site is within the settlement boundary and is garden land, residential development of it is acceptable in principle.

Density
As the 'net' site area is 0.17 ha. (excluding the trees on the boundaries to be retained) the density would be 29 dwellings per ha. As this is only just below the target density of 30 dwellings per ha. and because the site is small, this is considered acceptable.

Housing mix
As explained in Section 2 above, 2 x 2-bedroom (40%) and 3 x 3-bedroom (60%) houses are proposed. This is considered satisfactory under Policy WH6 which requires at least 45% 1 and 2 bedroom dwellings, 25% 3-bedroom dwellings and not more than 30% 4+ bedroom dwellings.

B. Effect on the character and appearance of the area
The existing trees along the south boundary of the site would partially screen the new dwellings from countryside views from the south. As the site is a backland site, the proposed dwellings would only be glimpsed from Basingstoke Road and Beech Hill Road. As the important trees on the site are to be retained, the proposed layout is considered acceptable.

C. Effect on neighbouring properties
The side of the house on plot 7 would be about 36 metres from the rear of Suvikuja, and the front/side corner of the proposed house on plot 11 would be about 44 metres from the rear of No. 23 Beech Hill Road. The effect on existing dwellings is therefore considered acceptable.

D. Access & Movement
Access would be via the new access road to the adjacent consented development. As the highway officer has raised no objections subject to conditions, access and parking are considered acceptable.

E. Ecology
The submitted ecology study concludes that great crested newts are not a constraint to the proposed development, as the nearest known breeding pond is about 300 metres from the site. The Council's Ecologist is satisfied that the proposal is acceptable subject to an informative requiring the developer to stop working and contact a local English Nature office and Wokingham District Council if newts are encountered on site. A condition requiring grassland to be cut and kept short at least one week prior to soil stripping taking place, in order to allow general garden wildlife including amphibians to move to alternative areas is also recommended.

F. Services & Infrastructure
The current application site, together with the permitted site adjacent, propose the erection of 11 dwellings, which would be a net increase of 9 dwellings as two have been demolished.

The following contribution to services and infrastructure has been requested and agreed:

£7,500 towards schemes arising from the Basingstoke Road Corridor Study.
(£8,000 has already been paid towards education and/or recreation provision).

This is considered acceptable and should be secured by a Section 106 agreement.

G. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

H. Concerns of local resident
This has been noted and addressed above.

I. Inspector's report on part two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: The proposal complies with this in principle as he designates Spencers Wood as a category A settlement.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comments: It is considered that the Inspector's recommendations have been complied with.
Policies WLL7, WNC3: The Inspector does not recommend any changes to the wording of these policies themselves.
Policies WOS3, WOS4, WBE11, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WH6: The Inspector recommends minor change to the wording, but does not recommend alteration to the percentages of each dwelling size that should be sought.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is almost to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** - The principle of residential development, proposed net density and housing size mix are considered acceptable. The proposed layout would have an acceptable effect on the existing trees to be retained and adjacent areas and residents. The proposed access, parking and contributions are also considered acceptable. Therefore, providing there is no objection from the Council's ecologist, the proposed development is considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure £7,500 towards schemes arising from the Basingstoke Road corridor study and/ or other local highway improvements and the following conditions:

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

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

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

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

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

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10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

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

14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

16. All grassland areas should be cut and kept short at least one week prior to soil stripping taking place

Reasons

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

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

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

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

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

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

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

8. In the interests of highway safety and convenience.

9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

10. In the interests of highway safety and convenience.

11. In the interests of highway safety and convenience.

12. In the interests of visual amenity.

13. In the interests of visual amenity.

14. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

15. To prevent the increased risk of flooding and to improve water quality.

16. In order to allow general garden wildlife including amphibians to move to alternative areas.

Informatives

1. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office and Wokingham District Council must be informed.

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

3. The approved plans comprised the following:

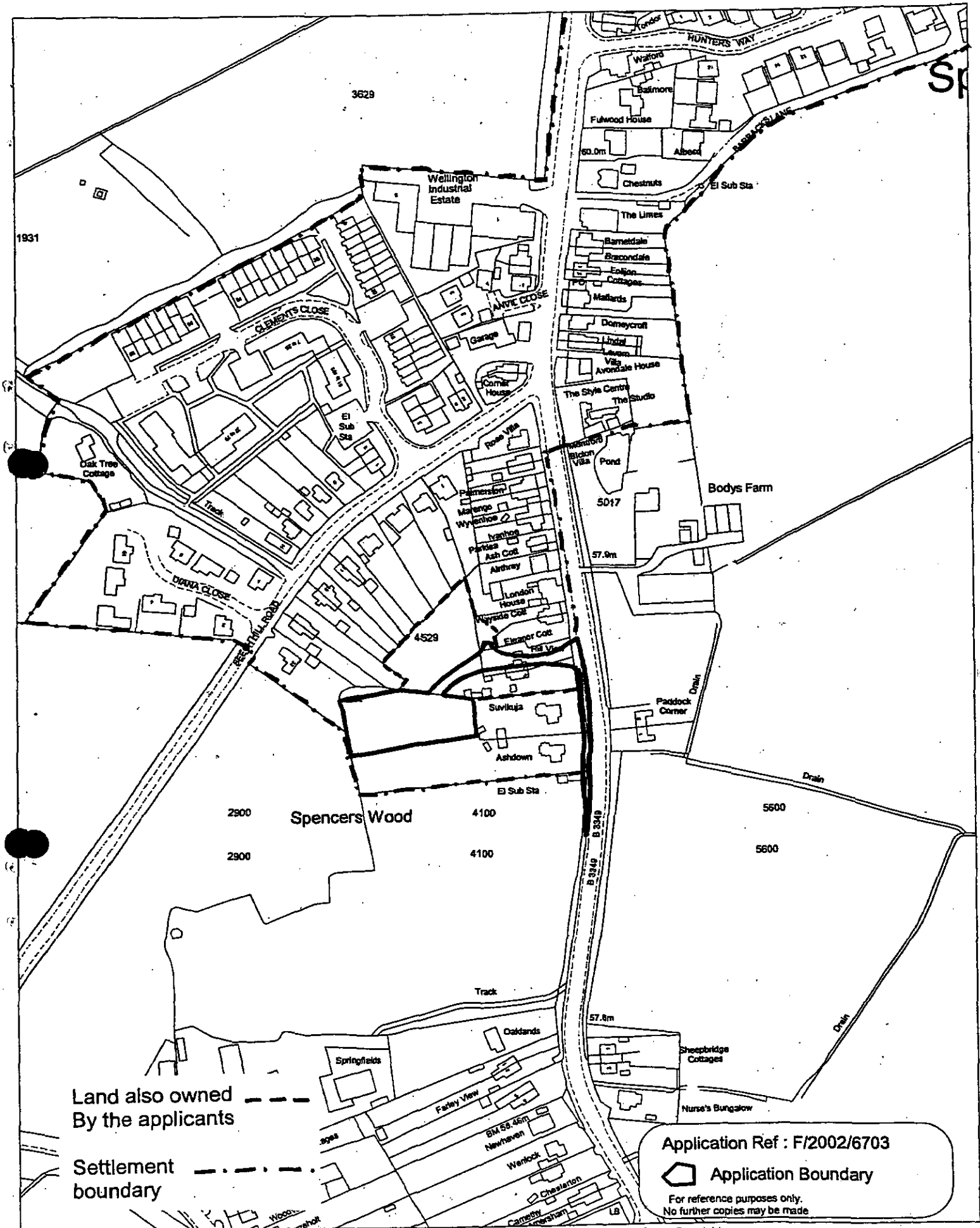
Location plan:	1:1250
Site plan:	1549/37
House type plans:	
Plot 7:	1549/27A and 28A.
Plot 8:	1549/29A and 30A.
Plots 9 & 10:	1549/38 and 32A.
Plot 11:	1549/33A and 34A.
Garage:	1549/35.

4. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies H5, H9, C9, EN1, EN3, EN8, LD5 and LD6.

Loddon Area Local Plan Policies LH1, LH8, LBE2, LBE8, LPS1, LPS2, LPS3 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH6, WBE1, WBE2, WLL8, WNC3, WT6 and WIC16.



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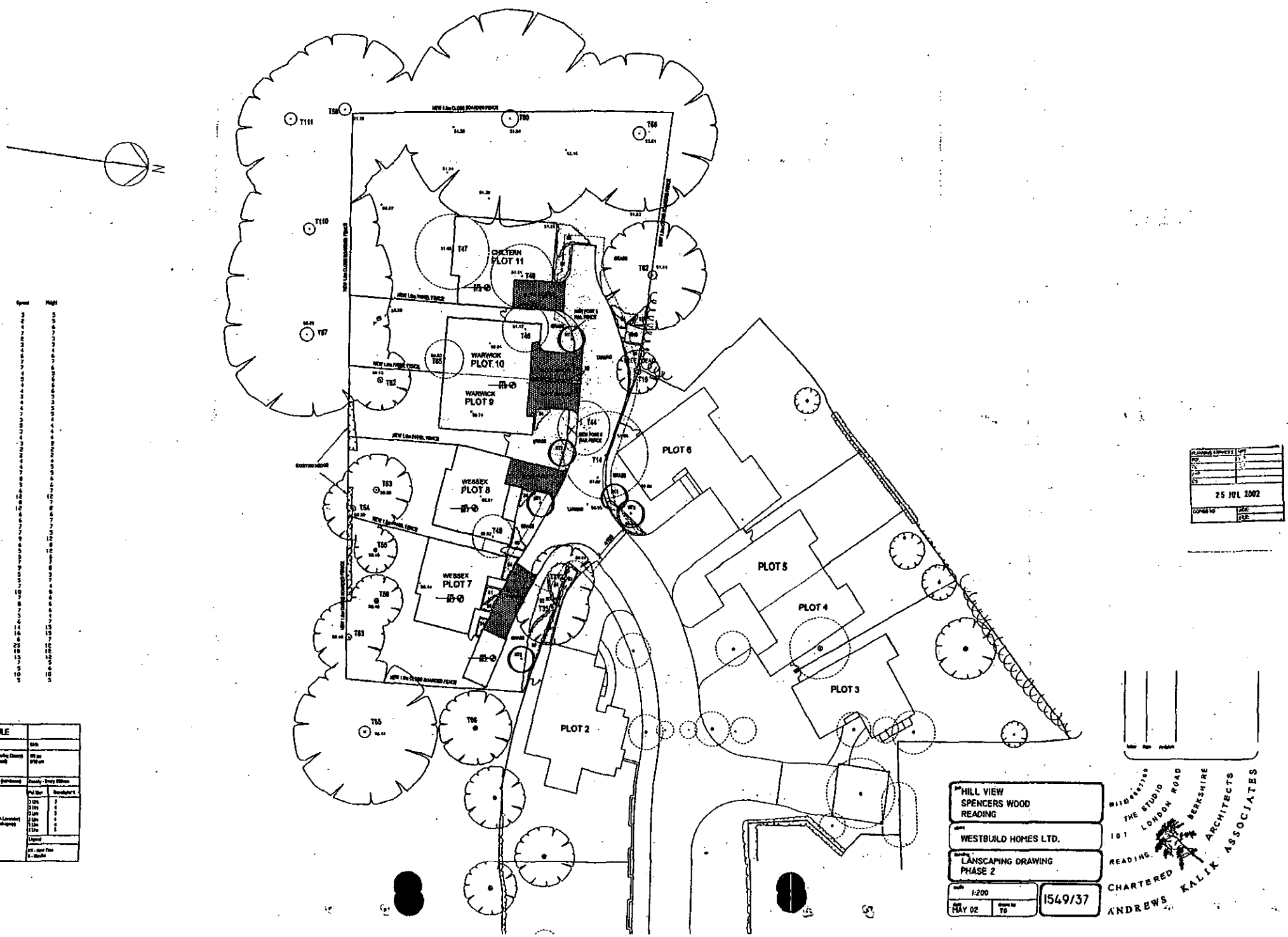
Development Control Section, Environmental Services, Wokingham District Council.
4 September 2002

Scale: 1 : 2500

DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.



TREE SCHEDULE

No	Diameter	Spread	Height
T1	0.15	3	5
T2	0.30	4	6
T3	0.15	3	5
T4	0.45	4	7
T5	0.08	3	5
T6	0.50	5	7
T7	0.50	5	6
T8	0.50	5	6
T9	0.50	5	6
T10	0.50	5	6
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T161	0.50	5	6
T162	0.50	5	6
T163	0.50	5	6
T164	0.50	5	6

PLANTING SCHEDULE

Code	Name	Girth
SCH	Prunus Kanzan 'sensu' (Flowering Cherry)	450 mm
SCH	Corylus Colurna (Turkish Hazel)	8/10 cm

Name	Container	Specification
Berberis Darwinii Hal	Container / Bare Root	Density / Every 450mm
Pyracantha Red Cushion	2 Litre	
Cotoneaster Horizontalis Wall	2 Litre	
Lonicera Periclymenum Graham Thomas	2 Litre	
Cotoneaster Horizontalis Wall (spray)	2 Litre	
Corylus Avellana (Hazel)	2 Litre	

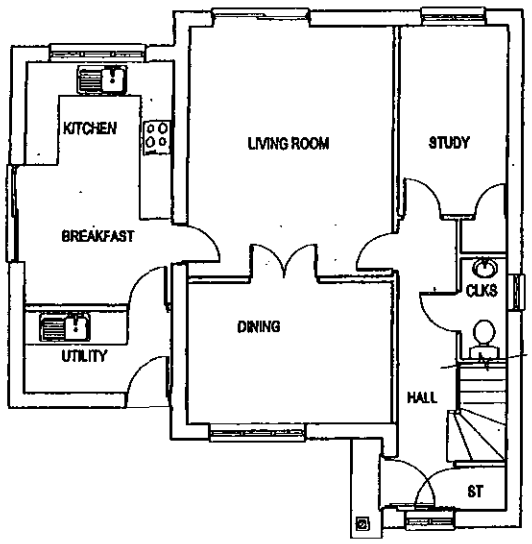
Layout

NTS - Not To Scale

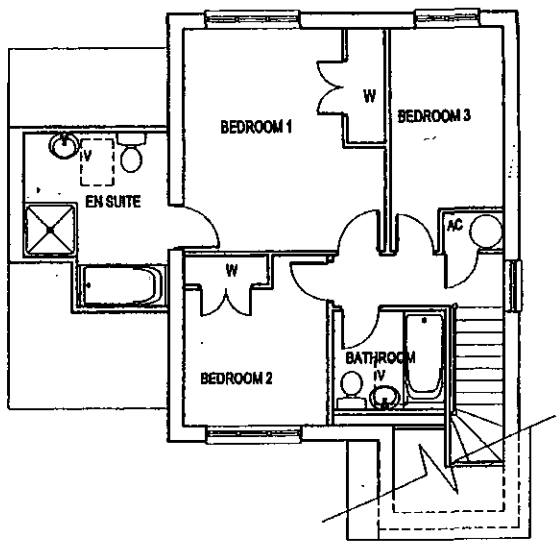
PLAN ALSO SHOWING ADJACENT APPROVED DEVELOPMENT



23.MAY2002 6703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A	21-05-02	UPDATED AS REQUIRED
letter	date	revision

Hill View - Phase 2
Spencers Wood
Reading

client
Westbuild Homes Ltd

drawing
Plot 7
Wessex 3B - Floor Plans

scale 1:100

1540/27A

KALIK ASSOCIATES CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
01189561700

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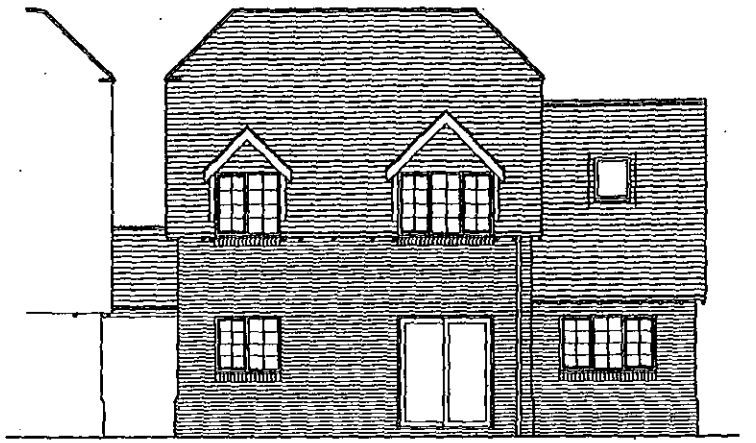
FRONT ELEVATION



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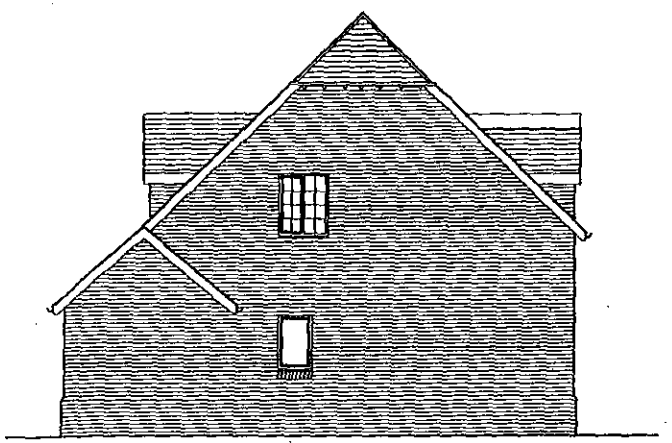
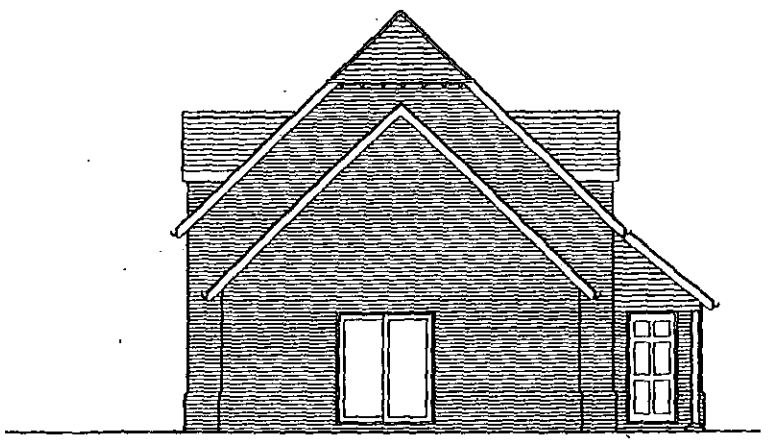


SIDE ELEVATION



SIDE ELEVATION

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job: HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client: WESTBUILD HOMES LTD

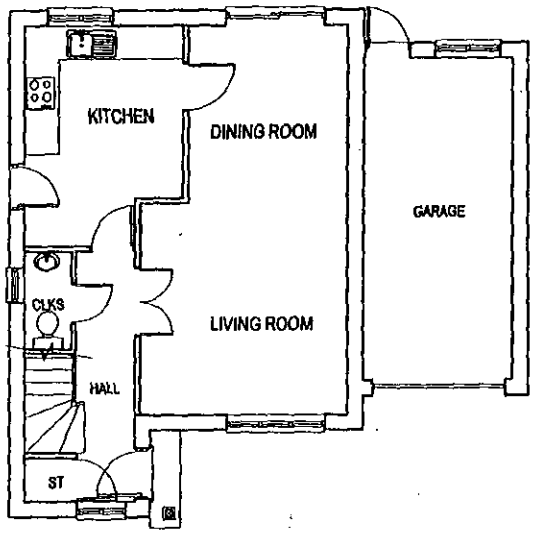
drawing: PLOT 7
WESSEX 3B - ELEVATIONS

scale: 1:100

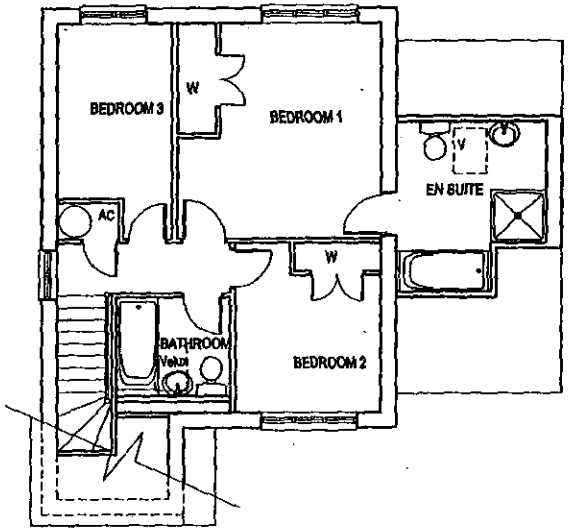
15/9/28A

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

23.MAY2002 6703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A	21-05-02	UPDATED AS REQUIRED
letter	date	revision

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

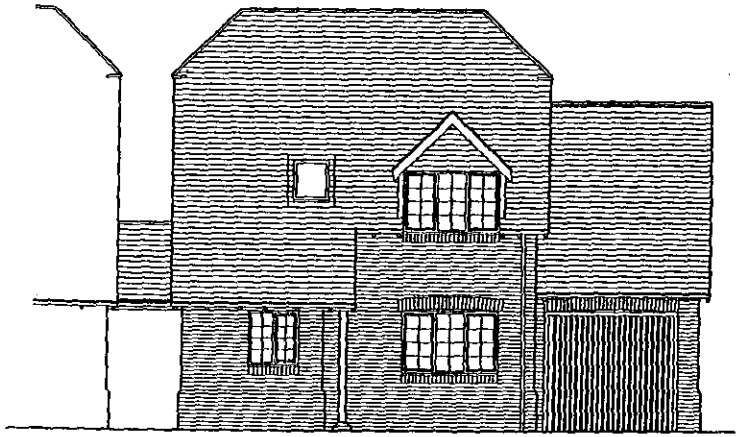
drawing PLOT 8
WESSEX 3B (GARAGE) - FLOOR PLANS

scale 1:100

1549/29A

0118 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

23.MAY 2002 670.



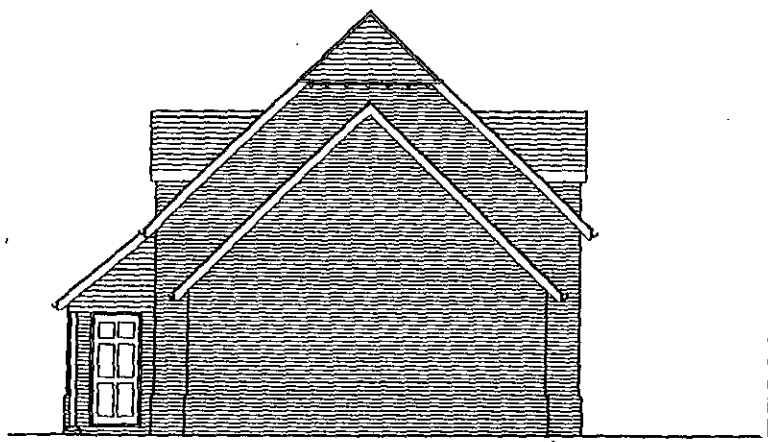
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 8
WESSEX 3B (GARAGE) - ELEVATIONS

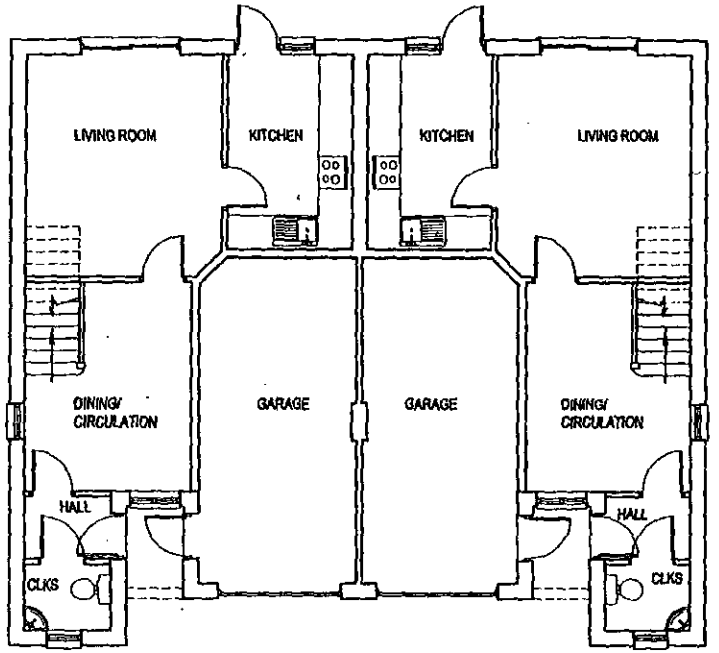
scale 1:100

1549/30A

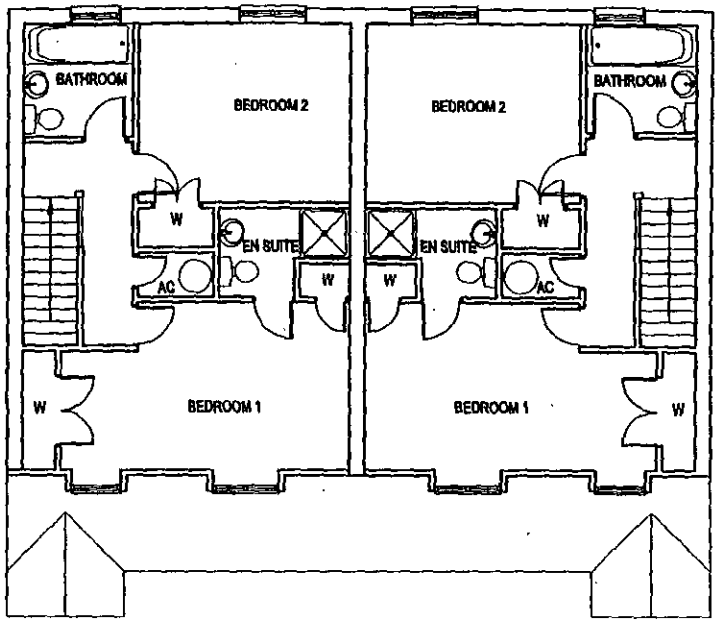
(0118) 9607700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

REVISED PLAN

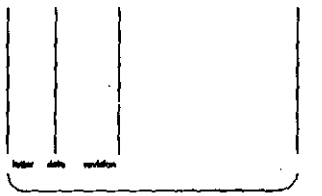
[redacted] 2019

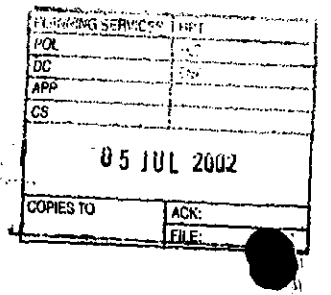


GROUND FLOOR PLAN



FIRST FLOOR PLAN





HILL VIEW - PHASE 2
SPENCERS WOOD
READING

WESTBUILD HOMES LTD

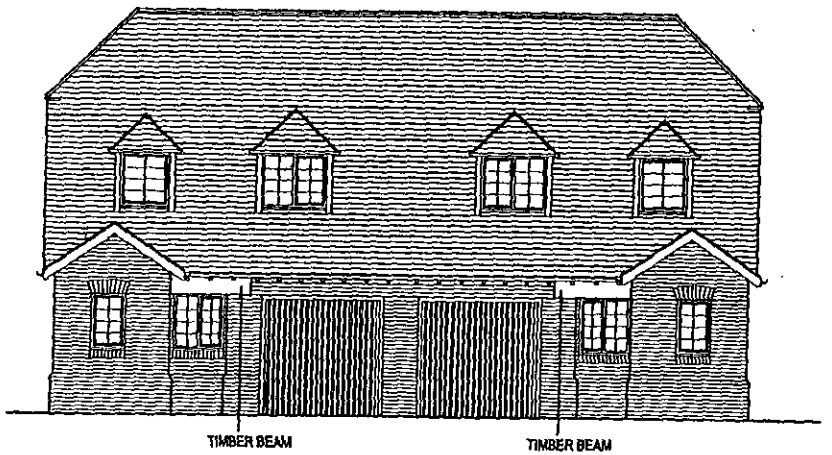
PLOTS 9 + 10
WARWICK 2B - FLOOR PLANS

1:100

1549/38

THE STUDIO 101 LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

23.MAY2002 6703



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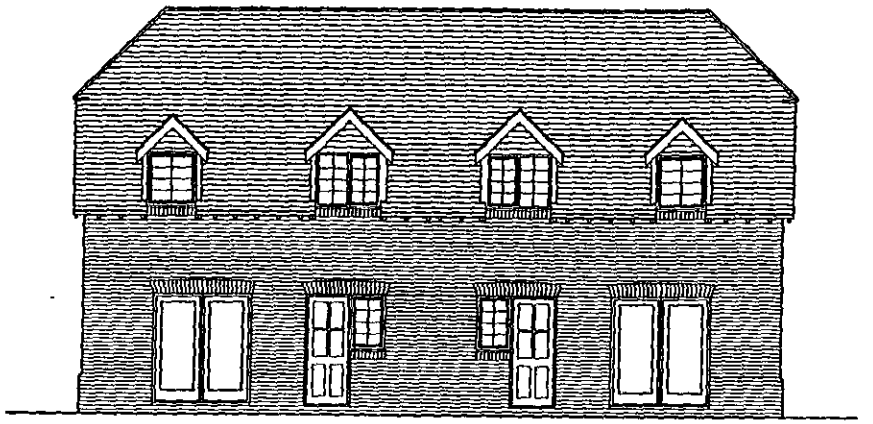

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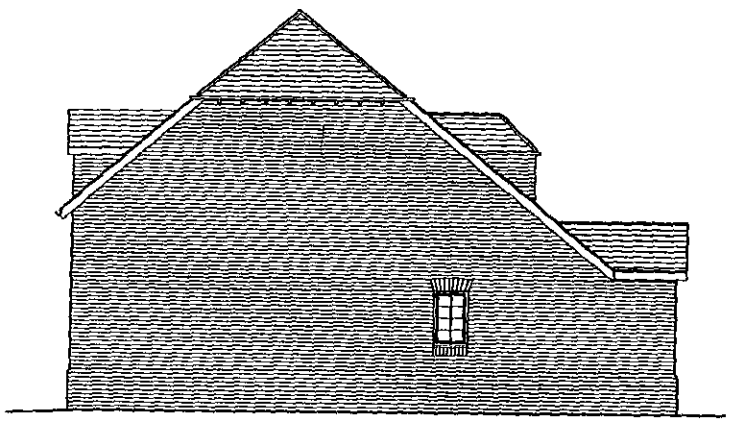

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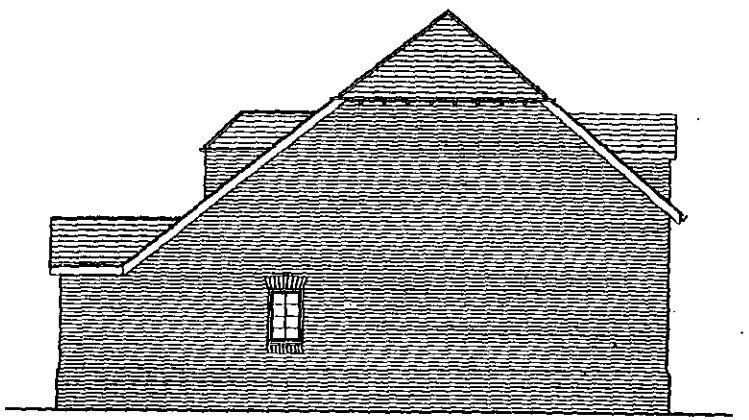


SIDE ELEVATION

A	21-05-02	UPDATED AS REQUIRED
letter	date	revision

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

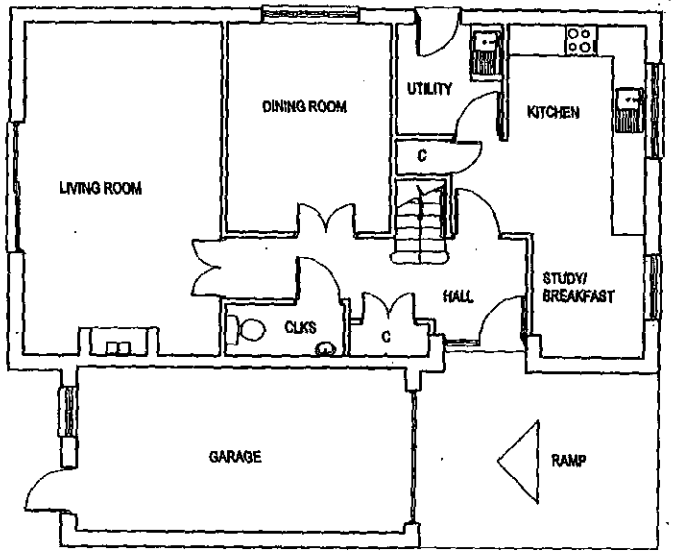
client WESTBUILD HOMES LTD

drawing PLOTS 9 + 10
WARWICK 3B - ELEVATIONS

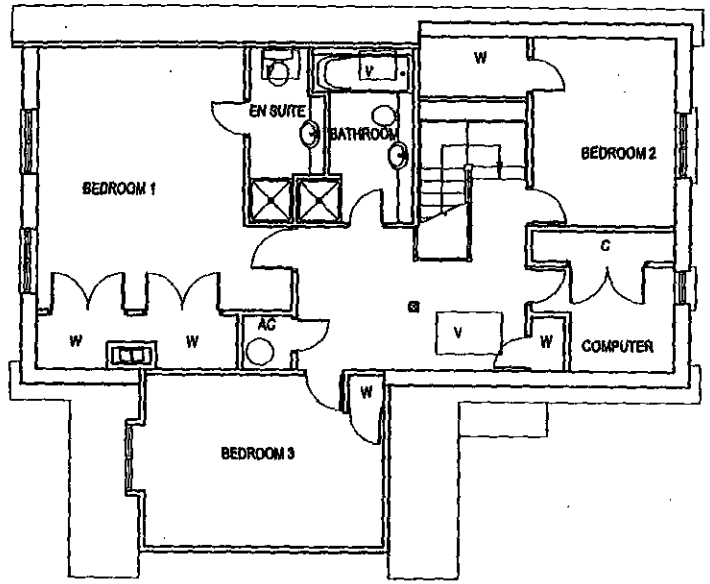
scale 1:100 | 1549/32A
date | drawn by

(0118) 950 7100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

23.MAY2002 6703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A	21-05-02	UPDATED AS REQUIRED
letter	date	revision

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOT 11
CHILTERN 3B - FLOOR PLANS

scale 1:100

KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
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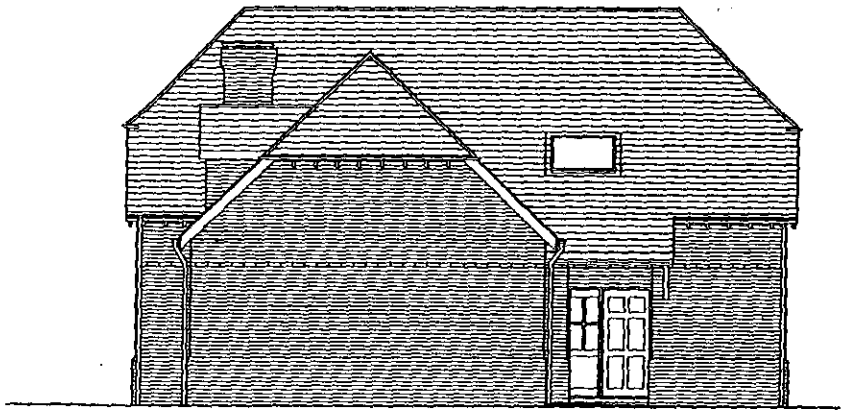
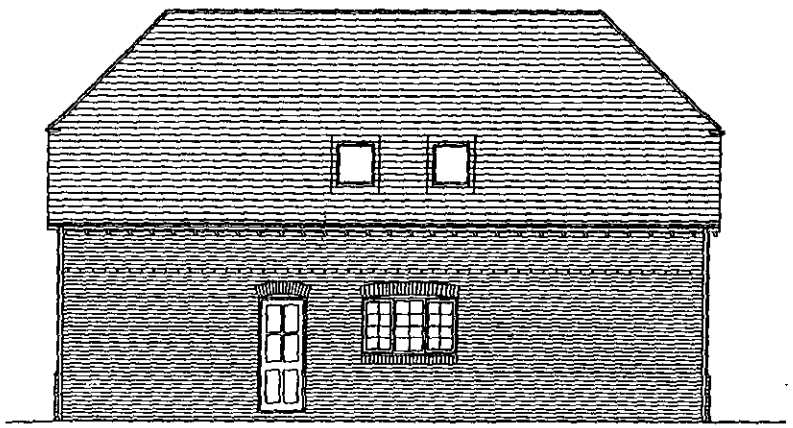
23.MAY2002 6703



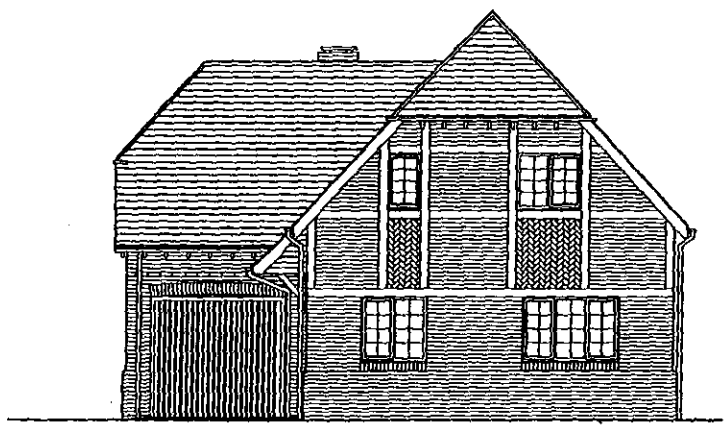
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job: HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client: WESTBUILD HOMES LTD

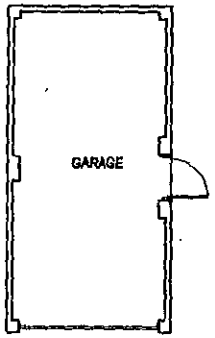
drawing: PLOT 11
CHILTERN 3B - ELEVATIONS

scale: 1:100

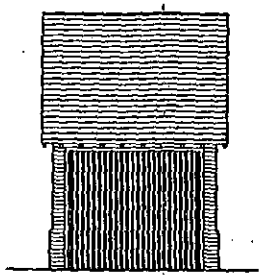
15/9/3/A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

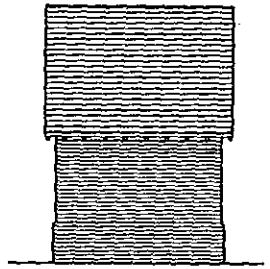
23 MAR 2002 6703



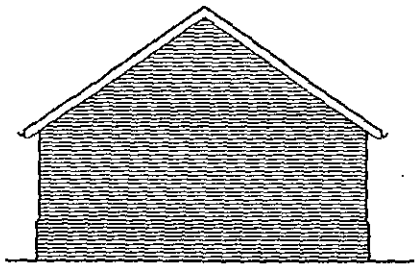
FLOOR PLAN



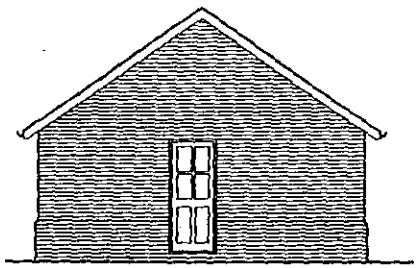
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

HILL VIEW - PHASE 2
SPENCERS WOOD
READING

WESTBUILD HOMES LTD

PLOT 7
SINGLE GARAGE - PLAN/ELEVATIONS

1:100

1549/35

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

WORK SHEET FOR : Angela Odell

Application Number : F/2002/6703

Applicant : Westbuild Homes C/O Andrews Kalik Associates.

Location : Land Rear Of Suvikuja, Basingstoke Road, Spencers Wood, Reading.
Proposal : Proposed erection of 5 dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24.6.02

Date of Neighbour Notifications : .....

Date of Site Visit : 24.6.02

Date Registered : 23/05/2002

Earliest Date for Decision : 04/07/2002

Latest Consultation Date/Site Notice Expiry Date : 04/07/2002

This application will have expired on: 18/07/2002. 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 :

Planning Issues :

Application Number: F/2002/6703

Appraisal :

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

Application Number F/2002/6703
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of Suvikuja Basingstoke Road Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6703

OFFICER: Angela Odell

DATE OF SITE VISIT: 24.6.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 24.6.02

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types in established area on edge of village.

3. DESCRIPTION OF SITE/BUILDING Long grass - rear garden of Suvijuka. Suvijuka has outbuilding near site boundary - 2 storeys inc. balcony facing site. Also rear balcony at 1st floor on main house.

4. RELATIONSHIP TO ADJOINING PROPERTIES Rear elevations of Beech Hill Rd houses face towards site. Ashdown ~~[illegible]~~ is next to Suvijuka, a 2 storey house.

5. SITE CONSTRAINTS

TREES Along S. + W side boundaries + ~~[illegible]~~ N. boundary.

ACCESS/PARKING will be via Hill View.

LEVELS almost flat.

BOUNDARY TREATMENT 2m hedge to road in front of Suvijuka.

OTHERS Fence / hedge rear boundary to B.H.Rd. S. side is ≈ 2½m hedge.

Date: 29 August 2002

Your Ref:

My Ref: **Angela Odell - F/2002/6703**

Westbuild Homes
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/6703

Site Address: Land Rear Of Suvikuja, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of 5 dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 04.09.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Angela Odell

From: Andy Glencross
Sent: 27 August 2002 14:06
To: Angela Odell; Tanya Davies
Subject: PA F/2002/6703 Land Rear of Suvikuja Basingstoke Rd Spencers Wood

Hi Angela/Tanya

I am satisfied that this development is unlikley to adversely affect the local population of great crested newts. However in view of the proximity of the local breeding ponds we should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

And the following condition.

All grassland areas should be cut and kept short at least one week prior to soil stripping taking place - In order to allow general garden wildlife including amphibians to move to alternative areas.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 27 June 2002

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6655

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of 2 dwellings and erection of 6 dwellings. (Amendment to plots 2, 4 and 5 of planning consent F/2001/3133).

Applicant: Westbuild Homes C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to driveway and parking. Drawing no: 1549/26B.

Comments are required by 07/07/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Date: 31 July 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6703

Location: Land Rear Of Suvikuja, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of 5 dwellings.

Applicant: Westbuild Homes C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Plots 9 & 10 altered from 3 bedroom to 2 bedroom houses and ecology survey. Drawing no: 1549/38.

Comments are required by 10/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. F/2002/6703 (Planaps) / (Ludhouse) Date Rec. 5.7.02.

Location: ~~Plots~~ land rear of Suvikuja, Basingstoke Road, Spencers Wood

Parish Shinfield.

Applicant: Westbuild Homes

Description of attached plans Showing plots 9 & 10 altered from 3 bedrooms to 2 bedroom houses and ecology survey

Drawing No's: 1549/38.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Policy - Debra Howard - letter only.
Andy Glencross - Letter + ecology survey.

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description ~~#~~

CASE OFFICER AO

Consultations Sent by Admin. on 31.07.PS

Yellow - Part One Copy
Green - Officer's Copy

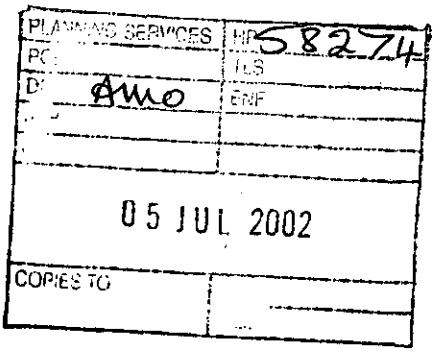
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

REVISED PLAN

6703

AMA/JAG/1549

4th July 2002



Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mrs Odell

5 DWELLINGS LAND R/O SUVIKUJA, BASINGSTOKE ROAD, SPENCERS WOOD – APP. F/2002/6703

I understand that you are wanting to incorporate some 2 bedroom units in this scheme rather than all 3 bedroom. My client has a modified version to the Warwick house type, a copy of which is enclosed, 1549/38. This is the same footprint as the existing 3 bedroom but with a more generous first floor layout. My client is quite willing to accept a condition referring to the houses on plots 9 and 10, that they should remain 2 bedroom units in place of the original 3 bedroom plans submitted.

Can I assume that this modification will acknowledge your Council's concern about housing mix.

I also enclose an "Ecological Walkover Assessment" carried out by CSA Ecology dated July 2002.

This report concludes that the breeding pond for the great crested newt lies approximately 300 m from the site, and because of the protection of the large trees by T.P.O.'s, these two points will avoid any potential conflict between this proposed development and nearby wildlife habitat. Please note that a DEFRA licence is not required in this situation. Let me know if you need any further information on this.

Yours sincerely

A. M. Andrews.

Enc:
c.c. Mr D West

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

REVISED PLAN
6703

ECOLOGICAL WALKOVER ASSESSMENT

Land off Basingstoke Road, Spencers Wood, Berkshire

Prepared by CSA Ecology on behalf of Westbuild Homes Ltd, July 2002

1.0 Introduction

1.1 The following report sets out the findings of a simple ecological walkover assessment of land off Basingstoke Road, Spencers Wood, where residential development is proposed. The survey has been undertaken by CSA Ecology on behalf of Westbuild Homes Ltd in response to a request for ecological information by Wokingham District Council.

1.2 The information is required to support a new application for five houses on land at SuviKuja, Basingstoke Road (ref: F/2002/6703), which lies next to land at Hill View, Basingstoke Road, where an existing planning permission has been granted (ref: F2001/3133) but is being revised (ref: F2002/6655). Specifically, Wokingham District Council has asked for an ecological assessment addressing any need for great crested newt mitigation at this site and this issue is closely considered within this short report. For completeness and clarity the report loosely covers the whole development area, but concentrates on the parcel of land at SuviKuja where the new planning permission is currently being sought.

2.0 Survey Methodology

2.1 The site was visited by a professional ecologist on 28 June 2002. Although the request for ecological information focuses on the planning application for land at SuviKuja, this survey also covers land at No.s 1 & 2 Hill View, representing three adjacent garden areas. Dominant species are recorded and an assessment is made of the potential for this land to be used by any protected species, particularly great crested newts.

2.2 Known great crested newt breeding ponds to the north and north-west of Spencers Wood were visited and a note was made of habitats around these ponds and around the built area of Spencers Wood in general. A large garden pond, located within a hundred meters of the site across the Basingstoke Road, was also visited and assessed.

2.3 A full bat survey of No.s 1 & 2 Hill View was undertaken, involving an internal and external examination of the structure for any evidence of bat roosting. The surveyor holds English Nature bat licence number 20011327.

3.0 Site Description and Evaluation

3.1 The land surveyed comprises three garden areas. The front gardens of Hill View adjoin Basingstoke Road while the rear gardens largely back on to the gardens of properties along Beech Hill Road. The rear gardens of No.s 1 & 2 Hill View are separated by a low cypress hedge, while the boundary with the garden of SuviKuja is marked by a fence associated with some trees and ornamental shrubs.

Flora

3.2 The majority of the three garden areas comprise abandoned lawn, which appears to have been left for one or two growing seasons to form along grassland. The sward consists of common grasses and forbs typical of a garden lawn area that has been relatively recently abandoned. Species seen include perennial rye-grass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, rough meadow-grass *Poa trivialis*, common bent *Agrostis capillaris*, false-oat grass *Arrhenatherum elatius*, creeping buttercup *Ranunculus repens*, cleavers *Galium aparine*, dock *Rumex* sp., hogweed *Heracleum sphondylium*, germander speedwell *Veronica chamaedrys*, daisy *Bellis perennis*, common nettle *Urtica dioica*, hedge woundwort *Stachys sylvatica*, hedge bindweed *Calystegia sepium*, cut-leaved cranesbill *Geranium dissectum*, common vetch *Vicia sativa*, spear thistle *Cirsium vulgare*, selfheal *Prunella vulgaris*, dandelion *Taxacarum* agg., autumn hawkbit *Leontodon autumnalis*, lesser stitchwort *Stellaria graminae*, hop trefoil *Trifolium campestre* and common mouse-ear *Cerastium fontanum*. Grassland habitat of this nature is not considered of particular ecological note or value.

3.3 The gardens also contain a number of fruit trees, largely apple *Malus domesticus*, which account for most of the trees shown within the centre of gardens on the detailed plan. These trees appear to be long established features, some of which are now in a poor state of health and may be nearing the end of their life.

3.4 The rear garden of SuviKuja is bordered by a number of large trees. Four mature oak *Quercus robur* trees are located to the back of the garden (west) and a number of large trees overhang from the neighbouring garden to the south, where a small copse appears to exist. These trees create a sparse and shaded ground flora directly beneath them. A number of poplar seedlings (*Populus ?alba*) are visible in the grassland, sown from a mature tree in the adjacent garden. Below the oak trees a range of smaller trees and shrubs exists along the garden boundary including elder *Sambucus nigra*, laurel *Prunus* sp., butterfly-bush *Buddleja davidii* and hazel *Corylus avellana*. A large patch of bramble *Rubus fruiticosus* and nettles has also developed below these oak trees. The cluster of trees and shrubs on the boundary between SuviKuja and Hill View contains a semi-mature ash *Fraxinus excelsior* tree, lilac *Syringa vulgaris*, holly *Ilex aquifolium* and other ornamental species. Given the opportunities mature trees create for other wildlife and the time required to replace such habitat, the large oak trees and other mature specimens are considered of local ecological value.

3.5 No ponds are present on this land, and none were seen within fields immediately to the south or within adjacent gardens, although not all adjacent gardens could be fully viewed. The nearest pond appears to be located across Basingstoke Road to the north-east of the site and sits within a large garden, flanked to the south and east by farmland. This pond supports a tall ruderal bank side flora and a number of larger emergent plants, but few smaller submerged or floating-leaf plants. The owner claims to have stocked the pond with fish on a number of occasions.

Fauna

3.5 Survey of the two semi-detached properties comprising Hill View revealed no evidence that bats make any use of either property. No signs of bats were seen within the internal roof spaces or in any part of the external structure[1].

3.6 With regard to potential for great crested newts, the absence of any pond in this area and the location of the nearest ponds suggest that this species is very unlikely to use this land.

[1] Full details of this survey were reported in a separate letter from CSA Ecology dated 28 June 2002.

However, long grassland at this site would be suitable for this species, providing good cover for amphibians in their terrestrial phase. The sward has not yet become tussocky or particularly dense at the base and hibernation opportunities would therefore be limited to the margins of these garden where some denser cover occurs. The nearest pond to the site, which has been previously described, is considered to have a low-moderate potential to support great crested newts.

3.7 The trees and shrubs within these gardens are likely to offer nesting opportunities to a range of garden bird species.

4.0 Discussion and Recommendations

4.1 The only habitat of any ecological note on this land relates to the large oak and other tree species associated with the garden of SuviKuja. These trees are known to be protected by Tree Protection Orders and it is understood that there are no plans whatsoever to undertake any form of tree surgery or other management of these trees. However, these trees will need to be protected during construction in line with British Standard BS5837: 1991 to ensure that accidental impacts, such as ground compaction that can damage roots and tree health, are avoided.

4.2 Wild birds are protected from disturbance whilst nesting under legislation set out within the Wildlife and Countryside Act 1981 (as amended). It is an offence to disturb nesting birds or destroy any active nest. It is therefore recommended that shrubs and areas of bramble within the garden of SuviKuja should not be cleared until after the bird nesting season is complete. It is generally accepted that the breeding season is between March and July inclusive.

Great Crested Newts

4.3 The nearest known great crested newt breeding pond lies approximately 300m from the site. No ponds were seen on this site or on land immediately adjacent to it and the site is fairly well enclosed by existing housing in all but a southerly direction. The known great crested breeding ponds to the north and north east are surrounded by a range of habitats including woodland and semi-improved grassland and there are therefore good hibernation habitats close to the ponds. It is considered highly improbable that newts would travel around the built development of Spencers Wood to make use of the small site discussed here, which does not support exceptional newt habitat. This is further underlined by the presence of extensive rank grassland immediately south-west of the site (attributable to the field along Beech Hill Road), which also offers suitable habitat for newts, thus making it even less likely that newts would persist in any movement towards the garden areas.

4.4 The pond lying a short distance north-east of the site has only low-moderate potential to support great crested newts and is known to have been regularly stocked with fish. Fish will predate great crested newt eggs and larvae and can make ponds unsuitable for breeding by this species. This pond also contained a sub-optimal cover of emergent/floating vegetation for egg laying. If great crested newts are present in this pond, it is still considered very unlikely that they would disperse to the garden habitats examined here. There is a substantial amount of tall ruderal habitat around the farmyard and field edge to the south of this pond and extensive farmland habitat stretching out to the east. These factors, combined with the barrier created by the busy Basingstoke Road, are considered likely to deter movement towards this site.

4.5 Great crested newts are protected under the Wildlife and Countryside Act 1981 (as amended), but also under the Conservation (Natural Habitats &c.) Regulations 1994, which collectively make it an offence to capture, kill, injure or deliberately disturb a great crested newt or to damage or destroy breeding or resting sites. Where disturbance is likely to occur a licence is required from DEFRA to avoid a legal infringement. English Nature Newt Mitigation Guidelines (2001) state:

"A licence should be applied for if, on the basis of survey information and specialist knowledge, it is considered that the proposed activity is reasonably likely to result in an offence. No licence is required if, on balance, the proposed activity is unlikely to result in an offence"

4.6 In this case, it is considered that following careful evaluation, the development of this land is very unlikely to lead to the disturbance of any great crested newt and a DEFRA licence will not therefore be required.

4.7 However, for the benefit of garden wildlife in general, it is suggested that the long grassland is cut in advance of any habitat stripping, progressing from the front to the back of the garden systematically. Thus will allow any small mammals or amphibians a chance of escape.

5.0 Conclusions

5.1 Following site survey and off-site investigations, it is considered that great crested newts are not a constraint to the development of this land. A DEFRA licence is not considered to be required in this instance.

5.2 Mature trees, which are covered by Tree Protection Orders, represent the most significant wildlife habitat on this site. As these trees are retained untouched, there does not appear to be any conflict with development of this site, provided British Standard guidelines are followed to ensure their protection during construction.

5.3 To benefit resident wildlife and allow a better chance of escape, it is recommended that long grassland be cut prior to soil stripping. Also, to avoid the potential for legal infringement, it is advised shrub and bramble removal within the garden at SuviKuja is delayed until August, when the bird-nesting season is finished.

5.4 Subject to the implementation of the simple recommendations above, it is considered that development of land at SuviKuja (planning application ref: F/2002/6703) may proceed without impact to protected species or adverse effect on nature conservation.

PLANNING SC	59790
POL	TLS
DC Amo	ENF
APP	
CS	
13 AUG 2002	
COPIES TO	ACK:
	FILE:

Our Ref. **12782**
Your Ref. Angela Odell/F/2002/6703
Date. 09 August 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Basingstoke Road
Reading

I refer to your consultation received in this office on 10/06/02

SEWERAGE

There are public sewers crossing this site, however, insufficient details have been submitted (i.e. detailed site plan) so no building will be permitted within 3 metres of the sewers.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Date: 27 June 2002

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6703

Location: Land Rear Of Suvikuja, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of 5 dwellings.

Applicant: Westbuild Homes C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to driveway and parking. Drawing no: 1549/26B.

Comments are required by 07/07/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

The layout now satisfies the highway authority, however additional residential development would inevitably increase the demand for travel.
Therefore the highway authority require confirmation from the applicant that they are willing to give suitable contributions towards schemes arising from the Basingstoke Road corridor study. This would be in the region of £7,500.

Adam 27/06/02.

Date: 31 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by 10/06/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITIONS

C049 – Garaging
R049
C125 – Access – insert 2.4m x 120m
R126
C129 – Construction vehicles
R129
C130 – Mud
R130
C133 – Access construction
R133

S NATTON
6.6.01

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT 59272
DC AO
APP
CS
01 AUG 2002
COPIES TO | ACK.
FILE:

DAMcK/JAG/1549

31st July 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Angela

PHASE 1 MODIFICATIONS & PHASE 2 – HILLVIEW, SPENCERS WOOD APPLICATION Nos. F/2002/6655 AND F/2002/6703

Further to your fax of 30th July I enclose a copy of drawing 1549/36A showing the area of the access road added to the site area as requested in your fax. I hope this information is of use to you and are now able to support us in this application.

Yours sincerely

David McKnight

D. A. McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Date	02/08/02
Case Officer	Angela Odell
Location	land to the rear of Suvijuka, Basingstoke Road
Proposal	Proposed erection of 5 dwellings.
Application Number	2002/6703

The principle of development on this land was established when permission was granted for 6 dwellings (2001/3133). The current application proposes a reduction in the number of dwellings (from 6 to 5), thus reducing the density from 32dph to 26dph. Wokingham District's draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. Therefore, this proposal does not conflict with this policy because it is less than 0.3 ha. However, it is not in line with either PPG3 or the Local Plan Inspector's recommendations, both of which advocate a minimum density target of 30dph. The Local Plan Inspector has recommended that there be no exceptions to the 30dph target.

The revised plans (drawing no. 1549/38) show plots 9 & 10 altered from 3 bedroom to 2 bedroom houses. This brings the application more in line with WH6.

Debra Hammond

F.A.O Development control

Date	02/08/02
Case Officer	Angela Odell
Location	land to the rear of Suvijuka, Basingstoke Road
Proposal	Proposed erection of 5 dwellings.
Application Number	2002/6703

The principle of development on this land was established when permission was granted for 6 dwellings (2001/3133). The current application proposes a reduction in the number of dwellings (from 6 to 5), thus reducing the density from 32dph to 26dph. Wokingham District's draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. Therefore, this proposal does not conflict with this policy because it is less than 0.3 ha. However, it is not in line with either PPG3 or the Local Plan Inspector's recommendations, both of which advocate a minimum density target of 30dph. The Local Plan Inspector has recommended that there be no exceptions to the 30dph target.

The revised plans (drawing no. 1549/38) show plots 9 & 10 altered from 3 bedroom to 2 bedroom houses. This brings the application more in line with WH6.

Debra Hammond

Seen

O/2002/6930
Location: Land adjoining Seasons Cottage, Basingstoke Road, Shinfield
Proposal: Outline application for the proposed erection of 2 dwellings. Renewal of consent 99/69754/O
Officer: Heidi Lynch
Observations: No comment

F/2002/6961
Location: 49 Chestnut Crescent, Shinfield
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: Phillip Taylor
Observations No comment

F/2002/6963
Location: 88 Grazeley Road, Three Mile Cross
Proposal: Proposed single storey side extension to dwelling plus first floor front extension to dwelling.
Officer: Louise Smith
Observations: No comment

F/2002/6972
Location: Baycroft, Church Lane, Three Mile Cross
Proposal: Proposed demolition of existing dwelling and erection of detached dwelling and garage.
Officer: Natalie Brown
Observations: No comment

F/2002/6983
Location: 17 Grovelands Road, Spencers Wood
Proposal: Proposed two storey side extension to dwelling with new car port.
Officer: Phillip Taylor
Observations: No comment

F/2002/6988
Location: 353 Whitley Wood Lane, Reading
Proposal: Proposed first floor rear extension to dwelling.
Officer Phillip Taylor
Observations: No comment

F/2002/7003
Location: 43 Ryhill Way, Lower Earley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: Phillip Taylor
Observations: We express our concern over privacy issues.

F/2002/7013
Location: 276 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage and new side boundary wall.
Officer: Phillip Taylor
Observations: No comment

F/2002/7045
Location; 26 Ryhill Way, Lower Earley
Proposal: Proposed single storey rear extension to dwelling
Officer: Dawn Hancocks
Observations: No comment

CON/2002/7072 ADJOINING PARISH CONSULTATION
Location: Transformer Station, Cottage Lane, Pingewood, Burghfield, Reading.
Proposal: Consultation from West Berkshire Council on application to extend existing site to provide a new depot and storage facilities for operational purposes.
Officer: Tanya Davies
Observations: We express concern about traffic generation through our parish on small country lanes.

F/2002/7135
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of one dwelling. Amendment to house type on plot 49b as approved on application RM/2001/5187
Officer: Natalie Brown
Observations: No comment

O/2002/7137
Location: Land between Woodcock Lane, Basingstoe Road & Grazeley Road, Three Mile Cross
Proposal: Outline application for residential development of approximately 270 units, new vehicular accesses, provision of public open space, footpath links and cycleways.
Officer: Kerrin Lithgow
Observations: Letter sent to Kerrin Lithgow

F/2002/7159
Location: Thurley Farm, Lambwood Hill, Grazeley
Proposal: Proposed single storey extension to building for B8 use plus re-roofing of existing building.
Officer: Natalie Brown
Observations: We express concern about traffic generation within a rural environment.

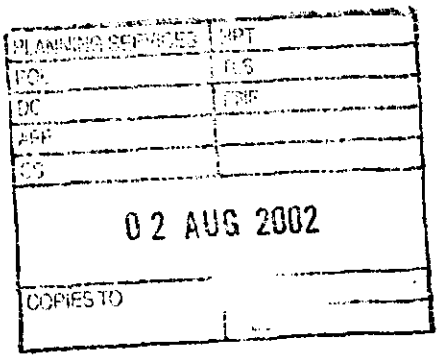
F/2002/7162
Location: 4 Salmond Road, Shinfield Park
Proposal: Proposed two-storey side extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/2002/6582 REVISED PLANS
Location: Upperwood Farm, Cutbush Lane, Shinfield
New plans show: Revised plans to relocate the proposed bund to solely within applicant's land. Drawing no: 21604/A003B
Observations: No comment

F/2002/7161
Location: 308 Whitley Wood Lane, Reading
Proposal: Proposed first floor rear extension to dwelling
Case Officer: P Taylor
Observations: No comment

Yours faithfully

Mrs Tracy Sampson



Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING SERVICES | HP1
02 AUG 2002
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02nd August 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam
PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2002/5937	REVISED PLANS
Location:	2 Grovelands Road, Spencers Wood
New plans:	Main part of proposed dwelling moved forward on plot by 1.75m to join onto garage. Number of windows in side elevation facing 4 Grovelands Road reduced to one, obscurely glazed. Number of windows in side elevation facing 250 Hyde End Road increased to two, obscurely glazed. Drawing nos: 7374-02-01, 7374-02-02, 7374-02-03, 7374-02-04.
Officer:	Natalie Brown
Observations:	No comment

RM/2002/6040	REVISED PLANS
Location:	Land at Junction of Church Lane / Hollow Lane, Shinfield [Phase 1 – 59 dwellings]
New plans:	Revised designs and inclusion of bus loop.
Observations:	No comment

TP/2002/6328	
Location:	Land at Church Farm, Church Lane, Shinfield
Proposal:	Application for temporary permission for the erection of a sales compound with 2 sales cabins and parking.
Officer:	Heidi Lynch
Observations:	We strongly object to a retrospective application, which has already been built and is in operation. It is located by a Grade 1 listed Church and next to a Grade 2 listed Farmhouse totally detracting from this Area of Special Character. If we had been advised of this requirement we would have requested that it be located elsewhere on the site.

F/2002/6536	ADDITIONAL INFORMATION
Location:	Land adjoining Milestone Cottage, Basingstoke Road, Three Mile Cross.
New plans:	Ecological assessment and noise survey.
Officer:	Angela Odell
Observations:	Continue to object as per our comments dated 17th June 2002.

Continued...

O/2002/6620 ADDITIONAL PLANS
Location: Coach House, Stanbury Park, Basingstoke Road, Spencers Wood.
New plans: Entrance to Wellington Court Drive now shown at the junction with Basingstoke Road; visibility splays added.
Officer: Angela Odell
Observations: Continue to object as per our letter dated 24th July 2002

F/2002/6701
Location: 25 Larchside Close, Spencers Wood
Proposal: Proposed 2 storey side extension to dwelling and single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

F/2002/6703 ADDITIONAL PLANS
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood. [erection of 5 dwellings]
New plans: Density calculations. Drawing no: 1549/36
Officer: Angela Odell
Observations: No comment

F/2002/6880
Location: 17 The Square, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling and dormer extension.
Officer: Mr F Leo
Observations: No comment

F/2002/6883
Location: Barnsdale, Great Lea, Three Mile Cross
Proposal: Proposed single storey rear extension to dwelling. Amendment to consent F/2000/2542
Officer: Phillip Taylor
Observations: No comment

A/6911
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of non- illuminated site sales board and flagpoles. Retrospective.
Officer: Natalie Brown
Observations: We strongly object to a retrospective application, which has already been built and is in operation. It is located by a Grade 1 listed Church and next to a Grade 2 listed Farmhouse totally detracting from this Area of Special Character. If we had been advised of this requirement we would have requested that it should be located elsewhere on the site.

O/2002/6926
Location: Land rear of 12 & 13, Arborfield Road, Shinfield
Proposal: Outline application for the proposed erection of one dwelling and garage.
Officer: Natalie Brown
Observations: We strongly object to this application for the following reasons:

- The single track cul-de-sac known as Franklin Road, to be used by this addition dwelling, is already at capacity, serving five households.

- The access from Franklin Road onto the A327 has been criticised in a previous planning application for this site, as being a danger and hindrance to the free flow of traffic on the A327.

- Frequent on pavement parking already occurs outside houses numbered 11 and 13 Arborfield Road, obstructing disabled persons from Parrot Farm who may wish to go into Shinfield Village, as there is no pedestrian pavement on the other side of the road.

Continued....

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 6 August 2002

Location:	Land rear of Suvikuja, Basingstoke Road, Shinfield
Proposal:	Proposed erection of 5 dwellings.
Application Number:	F/2002/6703

In response to your informal consultation dated 29 July 2002 for the above application, the landscape comments are as follows:

The turning head adjacent to plot 11 has been slightly repositioned further from T62 so that the road is now 6m from the centre of the tree as shown on the Landscaping Drawing, 1549/37. Although the minimum distance is 8m this can be reduced by one third on one side only provided the other sides of the tree are not restricted already. The revised position of the road is now acceptable in relation to the tree provided that a condition is imposed that the applicant will need to submit details of tree protection measures for all the existing trees within the site for approval and erection on site before work commences.

The bin store has been repositioned away from plot 7 and the distance between the two driveways seems to have been increased, therefore there is a better relationship with the trees indicated T35 & T37. Again these trees will need to be protected during construction of the properties.

The landscape scheme will need to be revised to include continuous hedge planting between plots 2 and 7 to provide some sort of landscape structure within the site; this can be planted in association with additional shrub species. Hedge planting should also be included at the front of plots 8, 9 & 10 behind the new post and rail fence, details of which will also need to be provided. This will help to reduce the impact of the new dwellings when entering into this part of the site and the landscape scheme will need to be amended accordingly. One of the species used in the planting scheme, french lavender, prefers a sunny position. The majority of locations where this is planted is on the northern side of the property and will therefore be in shade most of the time. The applicant will need to provide a suitable replacement for this species.

Catherine Brimble

Catherine Brimble
Landscape Architect

AMO

F/2002/6589
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of a "dry" balancing pond to serve adjoining *residential development. Duplicate application with 2002/6590*
Observations: See Hollow Lane comments

F/2002/6590
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of a "dry" balancing pond to serve adjoining Residential development. Duplicate application with 2002/6589
Observations: See Hollow Lane comments

F/2002/ 6591
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6592.
Observations: See Hollow Lane comments

F/2002/6592
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6591.
Observations: See Hollow Lane comments

F/2002/6598
Location: 1 Tankerton House, Basingstoke Road, Spencers Wood
Proposal: Proposed additional hot food take-away use to existing restaurant.
Officer: Kerrin Lithgow
Observations: See Tankerton House attachment

F/2002/6636
Location: 18 Rosecroft Way, Shinfield
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Observations: No comment

F/2002/6672
Location: 18 Cinnamon Close, Earley
Proposal: Proposed single storey side extensions to dwelling and single storey rear extension to form conservatory
Observations: No comment

F/2002/6703
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood
Proposal; Proposed erection of 5 dwellings
Observations: No comment

Many thanks

Tracy Sampson
Assistant Clerk

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

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17th June 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam
PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

RM/2002/6040 **REVISED PLANS**
Location: Land at Junction of Church Lane/Hollow Lane, Shinfield
New plans: Landscape proposals. Drawing nos: 14642/01B, 14642/02A, 14642/03A
&New plans: Design Statement, Archaeological Report amended Ecological Assessment, amendments to house types, security and safety features and minor alterations to parking areas, Drawing nos: Layout plan 59-907-003 Rev F, 005 Rev A, 006 Rev A, 007 Rev A, 078 Rev A, 079 Rev A, plus house types.
Officer: Angela Odell
Observations: See Hollow Lane comments enclosed

F/2002/ 6233
Location: 7 Beech Hill Road, Spencers Wood
The new plans show: Parking layout.
Observations: No comment

F/2002/6320 **ADDITIONAL PLANS**
Location: 4 Barrack Lane, Spencers Wood
New plans: Additional elevations and parking layout.
Observations: No comment

F/2002/6369 **REVISED PLANS**
Location: Geldrop, Church Lane, Three Mile Cross
New plans: Block plan showing parking layout.
Officer: Kerrin Lithgow
Observations: No comment

F/2002 6398
Location: Minsmere, Shinfield Road, Shinfield Green
Proposal: Proposed erection of replacement dwelling with detached garage. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

F/2002/6400
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of 145 dwellings. Amendment to consent 2001/5188 with revised layout and additional 5 dwellings.
Officer: Angela Odell
Observations: No comment

F/2002/6400 REVISED & ADDITIONAL PLANS
New plans: Bedroom two windows on side elevation of plots 55 & 56 removed, bin/cycle store enlarged and floor plan and floor plan and elevation. Drawings nos: 59/907/049B, 052/C, 082 & 003.
Observations: No comment

F/2002/6456
Location: 2 Railway Cottages, Grazeley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: Louise Smith
Observations: No comment

F/2002/6492
Location: 57 Larchside Close, Spencers Wood, Reading
Proposal: Proposed velux windows in roof to form room in loft space of dwelling
Observations: No comment

F/2002/6510
Location: 1 Westlands Avenue
Proposal: Proposed two storey side extension to dwelling
Officer: Louise Smith
Observations: No comment

F/2002/6516
Location: Hartland, Basingstoke Road, Three Mile Cross
Proposal: Proposed 2 storey side extension to dwelling and raising of roof with dormer extensions. Demolition of existing detached garage.
Officer: Louise Smith
Observations: No comment

F/2002/6525
Location: 14 Kendal Avenue, Shinfield
Proposal: Proposed two storey side and rear extension to dwelling.
Officer: Louise Smith
Observations: No comment

F/2002/6525 ADDITIONAL PLANS
New plans: Car parking layout.
Observations: No comment

F/2002/6536
Location: Land adjoining Milestone Cottage, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of 6 dwellings and associated roads
Observations: We are concerned about the serious drainage problems in the area and feel that measures must be taken to ensure minimum detriment to existing residents.

We are also concerned about the increased generation of traffic onto the Basingstoke Road, which at times is heavily congested.

The parish council would like the district or parish to be granted ownership of any designated open space, to prevent access to the development of the backlands.

Continued...

Policy and Plans Consultation

Date: 18/6/02
Case Officer: Angela Odell
Location: land to the rear of Suvijuka, Basingstoke Road
Proposal: Erection of 5 dwellings
Application No.: 2002/6703

WDLPDD Policies applicable to this application are as follows:

WOS1(i): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WLL7: Landscape and New Development
WBE1: Development in its Local Context
WH1: Housing Development – Unidentified Sites
WT1: Location of Development
WT2: Access to Development
WT7: Road Safety

The proposal is a previously developed piece of land located within the identified settlement of Spencers Wood. Therefore, development is acceptable in principle under Policies WOS1(d) and WOS2. The proposal should however, be tested against Policies WOS3, WBE1, WH1, WT1, WT2 and WT7. It should not lead to an adverse effect on the character and appearance of the surrounding area, neither should it have a detrimental effect on the amenities of adjoining occupiers. It should have satisfactory and safe access and should have no significant detrimental impact upon the highway safety of the surrounding road network or the flow of traffic along Basingstoke Road.

This proposal complies with PPG3 (2000), which stresses the importance of sustainable development by maximising the re-use of previously developed land within the urban area. Paragraph 30 of PPG3 stresses that in identifying sites for allocation, local authorities should *'follow a sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors'*. The Local Plan Inspector has recommend the settlement of Spencers Wood as one of the settlements which should accommodate new housing as it possesses a range of services, facilities and public transport opportunities that would permit residents to *"..occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements"*.

Housing Density:

The net developable area of the site is 0.19ha (excluding the existing access road), this is slightly higher than what the applicant states (0.16ha). Therefore, the net density is 26dph (not 31dph as the applicant states). Wokingham District's draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. This proposal does not comply with this policy. Neither does it comply with PPG3 or the Local Plan Inspector's recommendations, both of which advocate a minimum density target of 30dph. As the site lies within 400m of the local centre along Basingstoke Road it is disappointing that a higher density could not be achieved.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. WDLPDD Policy WH6 states that particular emphasis should be given to the need for small (one, two and smaller three bedroom) dwellings. The table below shows to what extent this application meets the suggested mix.

No. of beds	% (para. 5.17)	No. of proposed dwellings (F/2002/6703)	%
1&2 bed	Not less than 45%		
3 bed	25%	5	100
4+ bed	Not more than 30%		

This application is not in compliance with the WDLPDD, as it does not provide any 1/2/4 bed dwellings. It should also be noted that the Local Plan Inspector has recommended that Policy WH6 should be amended so that emphasis is on one and two bedroom dwellings. It is disappointing to see that they are all 3 bed dwellings. The potential cumulative impact of such applications on the number of smaller units provided across the District could be considerable. This is highlighted by the application site (2001/3133) adjoining this proposal which consists of 4 x 4-bed dwellings and 3 x 3-bed dwellings. Taken together, these sites provide 11 dwellings (gross) but do not provide any smaller 1/2 bed dwellings.

Public Open Space:

The proposal does not contain any public open space provision. WDLPDD Policy WR7 requires that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines then the balance of open space requirement will be sought through financial contributions to the future provision of off-site facilities.

Conclusions:

The principle of development on this site is acceptable, however, it fails to meet minimum density requirements whilst failing to provide any smaller units.

Debra Hammond

Seen. P/D

Tel: (0118) 974 6000
Email:
Fax: (0118) 974 6484
Date: 25 February 2004
My ref: PAS/2002/6703
Your ref: SW/JAG/1549
File ref:

Miss S Wieck
Andrews Kalik Harris
The Studio
101 London Road
Reading
Berks RG1 5BY

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 Miss Wieck,

HILLVIEW, BASINGSTOKE ROAD, SPENCERS WOOD - PHASE II

Thank you for your letter of 12 February 2004 regarding the above, together with the revised landscaping scheme on Drawing 1549/99A.

The comments of the Council's Landscape Architect have been sought on the amended plan.

I am pleased to confirm that the revised scheme is now acceptable as a minor amendment to that agreed under the previously approved development scheme.

Thank you for your agreement to improve the landscape proposals for this site.

Yours sincerely,

Paul Scott
Consultant Planner

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
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To: Paul

Mr / Mrs / Miss Susan Wieck

Of: Andrews Kaluk Tel No: 950 7700

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message:

HILLVIEW -6703
Basingstoke Rd

Re: landscaping

left message. revised scheme OK now. Will confirm in writing. PS 25.2.04

Message taken by: Dee Time: 11:50

Date: 24/04/04

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 23 February 2004

Location:	Land rear of Suvikuja, Basingstoke Road, Shinfield
Proposal:	Proposed erection of 5 dwellings.
Application Number:	F/2002/6703

In response to your informal consultation dated 13 February 2004 for the above application, the landscape comments are as follows:

The revised landscape scheme shown on drawing no.1549/99A is now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

SW/JAG/1549

12th February 2004

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ANDREWS KALIK HARRIS
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
TEL 0118 9507700 FAX 0118 9568642

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Paul Scott

Dear Sir

HILLVIEW, BASINGSTOKE ROAD, SPENCERS WOOD – PHASE 2 (APPLICATION No. F/2002/6703)

Further to your fax dated 4th February listing your Landscape Architect's comments regarding our proposals for Phase 2 of the above site, please find enclosed 2 copies of the revised landscaping drawing 1549/99A.

We respond to the comments raised as follows:

1 T37 has been shown removed and replaced with NT1.

2 Beech hedging has been added behind the post and rail fences in front of Plots 8, 9 and 10, similar to Plots 3, 4 and 5 on Phase 1.

3 The planting indicated as French Lavender north of the dwellings (e.g. Plot 8) has been replaced with more suitable varieties (e.g. Cotoneaster Horizontalis).

I hope this is sufficient information in response to the queries and you will be in a position to confirm that the proposed landscaping scheme for the above development is now acceptable.

Yours faithfully

Susan Wieck

S. Wieck (Miss)

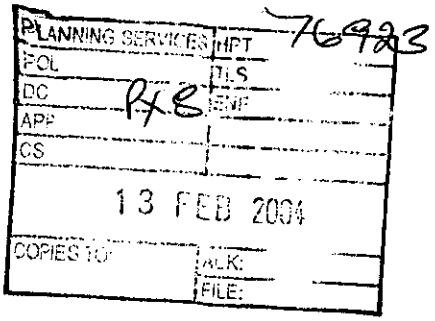
Enc:
c.c. Mr G West Westbuild Ltd

Directors (Operating): *David McKnight: Abdullah Naweed B.Sc.Arch M.Phil.B.S: Gary Humphreys BA(Hons) Dip Arch*
Directors: *Paul S. Mitchell BA Dip Arch RIBA: Michael J. E. Schorah BA Dip Arch RIBA,*
Consultants: *Matt Andrews RIBAFFB: Stojan Kalik Dip Arch RIBA:* **Building Surveyor:** *Keith Walker FRICS ACIArb*

Reg. Office: 2 St. Johns North, Wakefield. Andrews Kalik Harris Partnership Limited. Reg. No. 1645300

SW/JAG/1549

12th February 2004



ANDREWS KALIK HARRIS
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
TEL 0118 9507700 FAX 0118 9568642

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Paul Scott

Dear Sir

HILLVIEW, BASINGSTOKE ROAD, SPENCERS WOOD – PHASE 2 (APPLICATION No. F/2002/6703)

Further to your fax dated 4th February listing your Landscape Architect's comments regarding our proposals for Phase 2 of the above site, please find enclosed 2 copies of the revised landscaping drawing 1549/99A.

We respond to the comments raised as follows:

1 T37 has been shown removed and replaced with NT1.

2 Beech hedging has been added behind the post and rail fences in front of Plots 8, 9 and 10, similar to Plots 3, 4 and 5 on Phase 1.

3 The planting indicated as French Lavender north of the dwellings (e.g. Plot 8) has been replaced with more suitable varieties (e.g. Cotoneaster Horizontalis).

I hope this is sufficient information in response to the queries and you will be in a position to confirm that the proposed landscaping scheme for the above development is now acceptable.

Yours faithfully

Susan Wieck

S. Wieck (Miss)

Enc:
c.c. Mr G West Westbuild Ltd

Directors (Operating): *David McKnight: Abdullah Naweed B.Sc.Arch M.Phil.B.S: Gary Humphreys BA(Hons) Dip Arch*
Directors: *Paul S. Mitchell BA Dip Arch RIBA: Michael J. E. Schorah BA Dip Arch RIBA,*
Consultants: *Matt Andrews RIBAFFB: Stojan Kalik Dip Arch RIBA:* **Building Surveyor:** *Keith Walker FRICS ACIArb*
Reg. Office: 2 St. Johns North, Wakefield. Andrews Kalik Harris Partnership Limited. Reg. No. 1645300

WOKINGHAM
DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 4-02-04

TO: ANDREWS KALIK ASSOCIATES (SUSAN WIECK)

FROM: PAUL SCOTT (WOKINGHAM - DEVELOPMENT CONTROL)

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 956 8642

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: HILLVIEW, PHASE II, BASINGSTOKE RD, SPENCERS WOOD

NOTES: Your letter 14.5.03 refers.
Apologies for the time taken to reply.

Please refer to attached sheet dated 3-2-04 from Council's Landscape Architect, who requires amendments to your proposed landscaping scheme. Your comments, and 2 copies of revised drawing, are awaited.

Paul Scott
Consultant Planner.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Paul Scott

DATE: 3 February 2004

Location:	Land rear of Suvikuja, Basingstoke Road, Shinfield
Proposal:	Proposed erection of 5 dwellings.
Application Number:	F/2002/6703

In response to your informal consultation dated 22 January 2004 for the above application, the landscape comments are as follows:

Further to my comments dated 6 August 2002 the landscape scheme does not seem to have been amended to take account of my comments. The landscape scheme will need to be amended to include the following: (drawing no. 1549/37)

1. I believe that T37 has now been removed, therefore it will need to be replaced with a suitable tree.

2. The landscape scheme will need to be revised to include continuous hedge planting at the front of plots 8, 9 & 10 behind the new post and rail fence, to provide some sort of landscape structure within the site. This can be planted in association with additional shrub species. The hedge planting will help to reduce the impact of the new dwellings when entering into this part of the site.

3. One of the species used in the planting scheme, french lavender, prefers a sunny position. The majority of locations where this is planted is on the northern side of the property and will therefore be in shade most of the time. The applicant will need to provide a suitable replacement for this species.

Catherine Brimble

Catherine Brimble
Landscape Architect

* * * COMMUNICATION RESULT REPORT (4. FEB. 2004 13:12) * * *

FAX HEADER:

TRANSMITTED/STORED : 4. FEB. 2004 13:11

FILE MODE	OPTION	ADDRESS	RESULT	PAGE
996 MEMORY TX		901189568642	OK	2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 4-02-04

TO: ANDREWS KALIK ASSOCIATES (SUSAN WIECK)

FROM: PAUL SCOTT (WOKINGHAM - DEVELOPMENT CONTROL)

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 956 8642

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: HILLVIEW, PHASE II, BASINGSTOKE RD, SPENCERS WOOD

NOTES: Your letter 14.5.03 refers.
Apologies for the time taken to reply.
Please refer to attached sheet dated 3-2-04 from Council's Landscape Architect, who requires amendments to your proposed landscaping scheme. Your comments, and 2 copies of revised drawing, are awaited.

Paul Scott
Consultant Planner.

F/2002/6703 HILLVIEW PHASE II

21/1/03 - Discussed with Catherine Brimble needs file 6703 in order to comment

22.1 - File given to CB

2.2 - Email reminder to CB for comments

[illegible] HILLVIEW
PHASE II

[illegible] - Discussed with Catherine Brimble
[illegible]

[illegible] - [illegible]

[illegible] - [illegible]

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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16 MAY 2003
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FILE:

SW/SS/1549

14th May 2003

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

FAO Ms K Lithgow

Dear Madam,

HILLVIEW, PHASE II, BASINGSTOKE ROAD, SPENCERS WOOD
APPLICATION NO: F/2002/6703

Westbuild Homes have requested us to make some minor modifications to the landscaping proposal for the above site. I enclose an updated landscaping drawing no. 1549/99 with this letter.

Would you please confirm that the changes are acceptable as minor amendments to the approved scheme.

I look forward to hearing from you soon.

Yours faithfully,

Susan Wieck

Susan Wieck (Miss)

Encl

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
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CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: May 12, 2003
Ref: F/2001/3133, F/2002/6655, F/2002/6703

COPY

D.A. McKnight
Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

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 Sir,

RE: HILLVIEW, BASINGSTOKE ROAD, SPENCERS WOOD, APP NOS. F/2001/3133, F/2002/6644, F/2002/6703

I refer to your letter dated 30th April 2003 with reference to the above.

Plot 1 amendments shown on plans 1549/12C & 1549/11B include:
- An additional window added to the garage at ground floor level on the rear elevation, and the removal of a window on the garage on the side elevation; and
- Modification of the kitchen window at ground floor level to patio doors on the rear elevation.

These changes are considered to be minor amendments to the approved plans 1549/12A &1549/11.

Plot 2 amendments shown on plans 1549/10D and 1549/9C include:
- Increase in width of the first floor window to bedroom three on the front elevation;
- The addition of tile hanging to the front elevation to the garage gable and return; and
- Modification of living room windows on rear elevation to patio doors.

These changes are considered to be minor amendments to the approved plans 1549/10C & 1549/9B. A sample of the tiles to be used will need to be approved in writing by the Local Planning Authority. I look forward to receiving a tile sample.

Plot 6 amendments shown on plan 1549/14D include:
- An additional window at ground floor level to the utility room on the side elevation; and
- An increase in the width of the window to bedroom three at first floor level on the rear elevation.

The approved plan for plot 6 (1549/14B) shows the dormer windows as having gabled roofs. No other minor amendments have been approved by the Local Planning Authority for this dwelling in the past. Therefore the dormer windows are as previously approved. The additional window on the side elevation to the utility room

and the increased window size to bedroom three on the rear elevation will not result in further overlooking of the adjacent properties. They are therefore considered to be minor amendments.

Plots 9 & 10 amendments shown on plans 1549/32C & 1549/38B include:

- Increase in window width to the dining room window at ground floor level on both side elevations;
- The removal of the kitchen doors at ground floor level on the rear elevation and an increase in the window width to the kitchens;
- Additional first floor window to the landing on both side elevations; and
- Modification from hipped dormers on front elevation, to gabled end dormers.

The removal of the kitchen doors and increase in window width on the rear elevation is considered to be a minor amendment to approved plans 1549/32A and 1549/38. The increase in window width to the dining room at ground floor level on the side elevation is also considered to be a minor amendment to approved plans 1549/32A & 1549/38. These windows should be obscure glazed as shown on the plan submitted.

Condition four of consents F/2001/3133, F/2002/6655 & F/2002/6703 states:

Notwithstanding the provisions of the Town & Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings hereby permitted except for any which maybe shown on the approved drawings.

This means that the first floor window to the landing on plots 9 & 10 cannot be considered as permitted development or a minor amendment and will therefore require planning permission. The change from hipped to gable end dormers will result in an increased volume and therefore cannot be considered as a minor amendment. This change will also require planning permission.

Plot 11 amendments shown on plans 1549/34C & 1549/33C include:

- The moving of the garage window on the rear elevation, closer to the garage door; and
- The addition of a ground floor window to the living room on the side elevation.

Both of these changes are considered to be minor amendments to the approved plans numbered 1549/33A & 1549/34A.

In summary, planning permission will be required for the first floor side elevation windows on plots 9 & 10, as well as the modified dormers on plots 9 & 10. Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

Heidi Lynch

Senior Planning Officer

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15th May 2003

Mr K. Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Mr Lithgow,

Re: Land Rear of Suvikuja, Basingstoke Road, Spencers Wood, Reading
Application no.: F/2002/6703

With reference to the above mentioned development, please can you find the following information to satisfy the following conditions:

Condition 8: It was agreed that this condition was covered by the planning permission for phase 1, F/2001/3133.

Condition 9: As detailed in condition 8

Condition 10: As detailed in condition 8

Condition 15: With regards to the surface water control measures please find the engineering layout W3-01-21A and calculations, this information shows that the surface water is stored on site and released into the storm water system using control devices. This is also an extension of phase 1 which has approval from the Environment Agency.

Hopefully the information provided is enough to satisfy these outstanding conditions for this development, but if you require any additional information please do not hesitate to contact me.

Yours sincerely,

Guy Deakin
Building Manager

Westbuild Homes

Land at Hill View, Basingstoke Road, Spencers Wood, Reading, RG7 1PN

Phase 2 - Surface Water Attenuation

I would refer to the letter to the Local Planning Authority dated 8 November 2002 from Sarah Paxman (ref: SP/2001/003038-5/2), Development Planning Officer, Environment Agency confirming acceptance of the proposals for Phase 1.

As for Phase 1, surface water source control measures are to be provided to limit the surface water run-off from the development. The drainage system serving the 5 houses and private areas will go via an attenuation tank which has been designed for a one hundred year return period. It is proposed to use Wavin Plastics Ltd "Aquacell" units for the construction of the tanks with the rate of run-off controlled by Wavin Plastics Ltd "Garastore" control chambers.

Due to the layout of the houses and adoptable road on Phase 1 it was necessary to provide four attenuation tanks and control chambers to limit the run-off from the development. However, for Phase 2 it has been possible to provide a single tank and control chamber so that the run-off from phase 2 is limited to a maximum of 1.2 litre/second.

M J Harvey
Consultant Engineer
12 May 2003

Summary of Results for 100 year Return Period

Storm Duration (mins)	Maximum Control (m3/s)	Maximum Outflow (m3/s)	Maximum Water Level (m OD)	Maximum Depth (m)	Maximum Volume (m3)	Status
15 Summer	0.0008	0.0008	57.6355	0.2155	12.9	O K
30 Summer	0.0010	0.0010	57.7025	0.2825	16.9	O K
60 Summer	0.0011	0.0011	57.7655	0.3455	20.7	O K
120 Summer	0.0012	0.0012	57.8105	0.3905	23.4	O K
180 Summer	0.0012	0.0012	57.8215	0.4015	24.0	O K
240 Summer	0.0012	0.0012	57.8235	0.4035	24.1	O K
360 Summer	0.0012	0.0012	57.8225	0.4025	24.1	O K
480 Summer	0.0012	0.0012	57.8165	0.3965	23.7	O K
600 Summer	0.0011	0.0011	57.8065	0.3865	23.1	O K
720 Summer	0.0011	0.0011	57.7955	0.3755	22.5	O K
960 Summer	0.0011	0.0011	57.7725	0.3525	21.1	O K
1440 Summer	0.0010	0.0010	57.7295	0.3095	18.5	O K
2160 Summer	0.0009	0.0009	57.6775	0.2575	15.4	O K
2880 Summer	0.0008	0.0008	57.6385	0.2185	13.1	O K
4320 Summer	0.0007	0.0007	57.5835	0.1635	9.8	O K
5760 Summer	0.0006	0.0006	57.5485	0.1285	7.7	O K
7200 Summer	0.0006	0.0006	57.5245	0.1045	6.3	O K
8640 Summer	0.0005	0.0005	57.5085	0.0885	5.3	O K
10080 Summer	0.0005	0.0005	57.4955	0.0755	4.5	O K

Storm Duration (mins)	Rain (mm/hr)	Time-Peak (mins)
15 Summer	94.18	22
30 Summer	63.26	37
60 Summer	40.51	66
120 Summer	25.00	124
180 Summer	18.55	160
240 Summer	14.91	192
360 Summer	10.98	256
480 Summer	8.82	326
600 Summer	7.43	394
720 Summer	6.46	462
960 Summer	5.17	600
1440 Summer	3.77	858
2160 Summer	2.75	1240
2880 Summer	2.19	1616
4320 Summer	1.59	2340
5760 Summer	1.26	3056
7200 Summer	1.06	3752
8640 Summer	0.92	4496
10080 Summer	0.81	5152

Rainfall Details

Region	ENG+WAL	Cv (Winter)	0.840
Return Period (years)	100	Shortest Storm (mins)	15
M5-60 (mm)	20	Longest Storm (mins)	10080
Ratio-R	0.350	Summer Storms	Yes
Cv (Summer)	0.750	Winter Storms	No

Time / Area Diagram

Total Area (ha) = 0.076

Time from:	(mins) to:	Area (ha)	Time from:	(mins) to:	Area (ha)
0	4	0.000	4	8	0.076

Tank/Pond Details

Invert Level (m) 57.420 Ground Level (m) 58.700

Depth (m)	Area (m2)	Depth (m)	Area (m2)	Depth (m)	Area (m2)	Depth (m)	Area (m2)	Depth (m)	Area (m2)
0.00	59.80	0.60	59.80	1.20	59.80	1.80	59.80	2.40	59.80
0.10	59.80	0.70	59.80	1.30	59.80	1.90	59.80	2.50	59.80
0.20	59.80	0.80	59.80	1.40	59.80	2.00	59.80		
0.30	59.80	0.90	59.80	1.50	59.80	2.10	59.80		
0.40	59.80	1.00	59.80	1.60	59.80	2.20	59.80		
0.50	59.80	1.10	59.80	1.70	59.80	2.30	59.80		

3.0 x 21.0m x 95% Voids
= 59.85 m^2

Orifice Outflow Control

Diameter (m) 0.030 Invert Level (m) 57.420
Discharge Coefficient 0.600

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DAMcK/JAG/1549

20th February 2003

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 153
Shute End
WOKINGHAM
RG40 1WL

Dear Mrs Odell

PHASE 1 - HILLVIEW, SPENCERS WOOD – F/2001/3133
PHASE II – HILLVIEW, SPENCERS WOOD – F/2002/6703

To date I have not heard from you regarding my letters dated 14th November 2002. I am not sure if you are still dealing with this site, but if you are not could you please pass this letter onto whoever is dealing with these applications.

I look forward to receiving a reply shortly.

Yours sincerely

JAGiles

PP D. A. McKnight.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

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Thanks
Angie

ANDREWS KALIK ASSOCIATES
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3rd February 2003

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

6655

HILLVIEW, BASINGSTOKE ROAD, SHINFIELD

Further to a letter from Mrs Dodsworth, your Development Control/Building Control Liaison Officer, I am enclosing revised planning drawings and request the following minor alterations to the approved plans.

- Plot 1 - moving the window from the side of the garage to the rear of the garage.
- Plot 3 - increasing bedroom 3 window from a two light to a three light window.
- Plots 4 and 5 - reducing the width of the dining room windows and reducing the height of the cloakroom window to both units.
- Plot 6 - increasing the width of bedroom 3 window to a three light window from a two light window.
- Plot 7 - moving the personnel door on the single garage towards the rear of the building and adding a two light window.
- Plot 8 - increasing the window in the kitchen from a two light to a three light window and pushing the garage personnel door and window together.
- Plots 9 and 10 - providing an additional two light window to the top and bottom of the staircase to both units. Both of these will be fitted with obscure glass.
- Plot 11 - the personnel door and window to the garage to be pushed together.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
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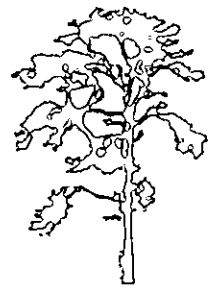
100 GRAYS INN ROAD LONDON WC1X 8BY



Regarding Mrs Dodsworth letter, a copy of which is enclose, there are two fundamental comments made. First of all regarding the additional windows to Plots 9 and 10, could you please confirm we do in deed require a Planning application for these two fairly minor amendments. Also the roof over Plots 7 and 8 have seen no alteration from the approved plans to what we intend to build.

I look forward to your response on these matters in due course.

I would also be grateful if you could confirm to me any outstanding conditions and any information you may require on the three Planning approvals, nos. 2001/3133 and 2002/6655 and 2002/6703.

Yours sincerely

David McKnight

D. A. McKnight.

Enc: Drawing nos. 1549/4D, 5A, 6B, 11A, 12B, 13B, 14C, 29B, 30C, 32B, 33B, 34B, 35A and 38A

c.c. Mrs C Dodsworth.

65185

Recd 21/1/03
KL

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info@westbuildhomes.co.uk
www.westbuildhomes.co.uk

FACSIMILE MESSAGE COVER SHEET

To: Angela Odell/ Kerrin Lithgow

Fax No. 9746484

From: Guy West

Date: 21.01.03

Number of Pages: 2

Plots 7 to 11, Phase 2, Hill View, Spencers Wood.

Unfortunately we have been notified that due to a merger with several brick manufacturers we are not now able to source enough of the Clifton stocks that you gave approval for last year. We have yet to start brickwork on phase 2 and in the mean time I have been able to find a comparable brick. I therefore attach a revised schedule which I hope you can approve. I will bring in samples today including the orginal Cliftons so you can see the likeness. The FLBs are still available.

It would be ideal if you could approve them soon as we will need to have the bricks delivered in three weeks.

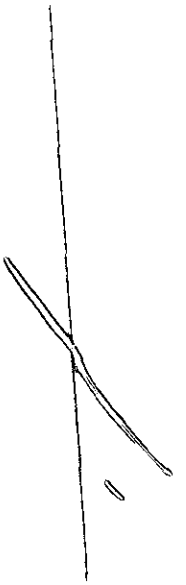
I apologise for the inconvenience caused.

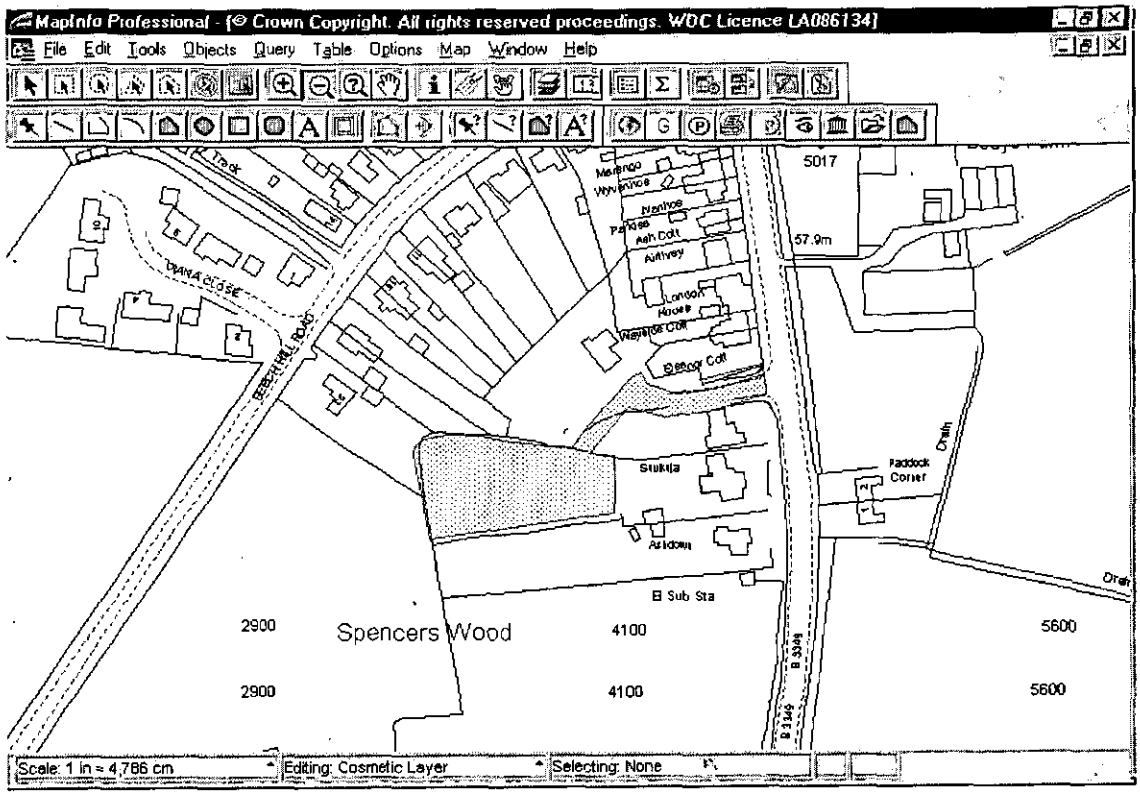
Many thanks,

Site Visit 05/03
No problems.
To confirm in writing.

Materials

fine.

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Ivanhoe
Parkles
Ash Cott
Airtivey
London House
Wayside Cott
Deanor Cott
5017
57.9m
Stukita
Raddock Corner
Drain
Aridown
El Sub Sta
2900
Spencers Wood
4100
5600
2900
4100
5600
B 3349
Scale: 1 in = 4,786 cm
Editing: Cosmetic Layer
Selecting: None

SITE: **Land at Hill View, Basingstoke Rd, Spencers Wood**		**F/2002/6703**			**21.01.03**	
FRONT ELEVATIONAL STYLE		**Plot 7 SB**	**Plot 8 SB**	**Plot 9 SB**	**Plot 10 SB**	**Plot 11 *T/H***
FACING BRICKS	Main	FLB	FLB	Maplehurst	Maplehurst	FLB
	Detail	Maplehurst	Maplehurst	FLB	FLB	Maplehurst
ROOF TILES Redland Plain Conc.		Breckland Brown	Breckland Brown	Rustic Red	Rustic Red	Rustic Red
ROOF CUT VARIATIONS						
	Front	-	-	-	-	½ hip
	Rear	-	-	-	-	½ hip
	Side	½ hip	½ hip	½ hip	½ hip	½ hip
	Dormers	Gable	Gable	Front hipped	hipped	Gable
	Garage	Gable	Gable	Gable	n/a integral	½ hip
BRICK SUMMARY						
Freshfield Lane Brick Co: ATR Dark Reds (Order c50,000)		13,000 (incl Garage)	13,000	3,000	3,000	14,000
Warnham Brick Co: Maplehurst Light Mulits (Order c.50,000)		3,000	3,000	13,000 (incl Garage)	13,000	4,000
Walls						

SB = Standard Brickwork

***T/H* = Timber/ Herringbone panels**

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PADWORTH COMMON
READING RG7 4JB

62652

Amo

29 OCT 2002

FACSIMILE MESSAGE COVER SHEET

To: ANGELA ODELL
Planning Officer

Fax No. 01189 746 484

From: GUY WEST

Date: 28.10.02

Dear Mrs Odell,

PLOTS 7 to 11 : Land at Hill View, Basingstoke Road, Spencers Wood.
CASE No: F/2002/6703

I believe the Section 106 agreement has been completed. We intend to make a start on site in a couple of weeks and further to a discussion we had in August please approve the attached material schedule. Please note that the materials to be used are the same as in plots 1 to 6, which you have samples of already.

Many thanks,

Yours sincerely

Guy West

SITE: **Land at Hill View, Basingstoke Rd, Spencers Wood**		**F/2002/6703**			**28.10.02**	
FRONT ELEVATIONAL STYLE		**Plot 7** **SB**	**Plot 8** **SB**	**Plot 9** **SB**	**Plot 10** **SB**	**Plot 11** ***T/H***
FACING BRICKS	Main	FLB	FLB	Clifton	Clifton	FLB
	Detail	Clifton	Clifton	FLB	FLB	Clifton
ROOF TILES Redland Plain Conc.		Breckland Brown	Breckland Brown	Rustic Red	Rustic Red	Rustic Red
ROOF CUT VARIATIONS						
	Front	-	-	-	-	½ hip
	Rear	-	-	-	-	½ hip
	Side	½ hip	½ hip	½ hip	½ hip	½ hip
	Dormers	Gable	Gable	Front hipped	hipped	Gable
	Garage	Gable	Gable	Gable	n/a integral	½ hip
BRICK SUMMARY						
Freshfield Lane Brick Co: ATR Dark Reds (Order c50,000)		13,000 (incl Garage)	13,000	3,000	3,000	14,000
Redbank Brick Co: Clifton Mix Offshades (Order c.50,000)		3,000	3,000	13,000 (incl Garage)	13,000	4,000
Walls						

SB = **Standard Brickwork**

T/H = **Timber/ Herringbone panels**

Tel. 0118 974 6443 (Direct Line)

Date. 17 December, 2002

My ref. CD/FP2002/3705(6703)

WOKINGHAM UNITARY

Aiming for Excellence

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
E-mail:

Westbuild Homes Ltd
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire
RG1 5BY

RECEIVED
19 DEC 2002
BY:.....

Dear Sirs,

5 NEW DWELLINGS AT HILL VIEW, BASINGSTOKE ROAD, SHINFIELD

Thank you for your Building Regulations Application Number FP/2002/3705 received on 22 November.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 4 of Planning Permission F/2002/6703 removed Permitted Development rights in respect of additional windows in the first floor or above in the side elevations. There are additional windows in the first floor side elevations on plots 9 and 10.

The roof over the front door on plots 7 and 8 has been extended. This will also need to be submitted on the new application.

If you are intending to pursue this proposal would you please submit a planning application to this department by early January 2003. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

C Dodsworth

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

DAMcK/JAG/1549

14th November 2002

PLANNING SERVICES	
POL	
DC AO	ENF 632 61
APP	
15 NOV 2002	
COPIES TO	ACK:
	FILE:

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

PHASE II – HILLVIEW, SPENCERS WOOD – F/2002/6703

Regarding the conditions for the above, can you please confirm that the information supplied for Phase I conditions will answer the conditions on Phase II, due to the fact that they are the same, apart from the landscaping scheme, which has already been submitted to you.

I would be grateful if you could give me your opinion on this matter as we would like to start work on Phase II shortly.

Yours sincerely

pp D. A. McKnight.

Landscaping

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK

PRACTICE MANAGER
JACKIE GILES

CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

IK ASSOCIATES LTD
No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES	RPT
POL	TLB
DC AO	ENF 632B2
APP	
CS	

15 NOV 2002

COPIES TO

DAMcK/JAG/1549

14th November 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

PHASE I – HILLVIEW, SPENCERS WOOD – F/2001/3133

Further to your memo from Catherine Brimble regarding the revision to the submitted landscaping scheme, I enclose 3 copies of drawing no. 1549/35D, which now answers these comments.

As you can see from the enclosed drawing we have now incorporated the information from drawing no. 1549/16 (sight lines landscaping), so that all of Phase I landscaping is on one drawing.

I look forward to receiving your approval.

Yours sincerely

pp D. A. McKnight.

Enc:

c.c. Mr G West) Westbuild Homes Ltd
Mr D West)

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. 0118 974 6443 (Direct Line)

Date. 3 February, 2003

My ref. CD/FP2002/3705(6703)

Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire
RG1 5BY

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
E-mail:

Dear Sir/Madam,

5 NEW DWELLINGS AT HILL VIEW, BASINGSTOKE ROAD, SHINFIELD

Further to my letter of 17 December 2002, I have now been informed that construction work has commenced on site, and I am writing to remind you that no further planning application has been submitted for the proposed changes to Approval F/2002/6703. Any unauthorised building work will be at your own risk and expense.

I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

cc: Westbuild Homes Ltd, Hunters Lodge, Rectory Road, Padworth Common, Reading RG7 4JB

Enc.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 January, 2003
My ref. BC/DC/2002/6703

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

Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION 2002/6703
SITE: HILLVIEW, BASINGSTOKE ROAD, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2002/6703 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Angela Odell

ANGELA ODELL
Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 17 December, 2002

My ref. CD/FP2002/3705(6703)

Westbuild Homes Ltd
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire
RG1 5BY

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
E-mail:

Dear Sirs,

5 NEW DWELLINGS AT HILL VIEW, BASINGSTOKE ROAD, SHINFIELD

Thank you for your Building Regulations Application Number FP/2002/3705 received on 22 November.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 4 of Planning Permission F/2002/6703 removed Permitted Development rights in respect of additional windows in the first floor or above in the side elevations. There are additional windows in the first floor side elevations on plots 9 and 10.

The roof over the front door on plots 7 and 8 has been extended. This will also need to be submitted on the new application.

If you are intending to pursue this proposal would you please submit a planning application to this department by early January 2003. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6703	AO.
BUILDING CONTROL NUMBER	FP 2002/3705	Brian
~~APPLICANT~~/AGENT	Andrews Kalik Assoc.	
ADDRESS OF SITE (or rear of Suvikuja)	Plots 7-11, Hill View Basingstoke Road. SHINFIELD	
DESCRIPTION OF PROPOSED WORK	5 new dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1549/98B	1549/37
ELEVATIONS		
FLOOR PLANS	See attached	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC – Plots 7 & 8 ground floor roof extended at front Condition 4 restricts – Plots 9 & 10 additional first floor side window	
DATE	17/12/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	17/12/02.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

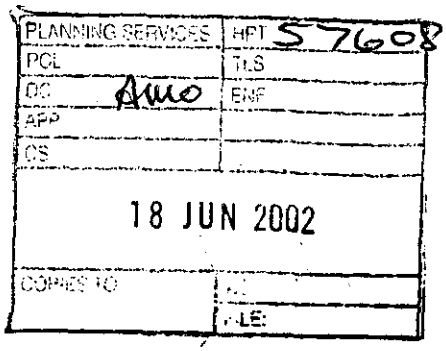
Plots 7-11

Hill View. Basingstoke Rd.

SHINFIELD.

	BC FP 2002/3705	DC F/2002/6703.
Plot 7		
Elevations	1549/76B, 77B, 78B, 79B (roof extended to make link)	1549/28A
Floor Plans.	1549/74B/75A	1549/27A.
Garage.	1549/123 + 1549/122	1549/35.
Plot 8 Elevations	1549/88A, 89A, 90A, 91A (roof extended to make link)	1549/30A (rear door not shown on elevations but is on floor plans.)
Floor Plans	1549/86B, 87	1549/29A
Plots 9+10		
Elevations	1549/102, 103, 104, 105 (additional first floor side window, larger 9/F window)	1549/32A
Floor Plans	1549/100A, 101	1549/38
Plot 11		
Elevations	1549/113, 114, 115, 116 (slightly larger side velux)	1549/34A
Floor Plans.	1549/111, 112	1549/33A

Body's Farm House
Basingstoke Road
Spencers Wood
Reading
Berkshire RG7 1PR



17 June 2002

Your ref: Angela Odell F/2002/6703

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

Dear Sirs

APPLICATION NUMBER: F/2002/6703
SITE ADDRESS: LAND TO THE REAR OF SUVIKUJA BASINGSTOKE ROAD SPENCERS WOOD READING
PROPOSAL: PROPOSED ERECTION OF 5 DWELLINGS

Further to your letter of 10 June could you please provide me with an ordnance survey plan showing where Suvikuja is.

Yours faithfully

P J Daniel

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/6703. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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	ADM

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6703

YOUR NAME: J Paul

YOUR ADDRESS: (if these details are incorrect please amend)
19 BEECH HILL ROAD
SPENCERS WOOD
READING
RG7 1HL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
WE HAVE NO OBJECTION TO THE PLANNING LAND REAR OF SUNIKUJA, PROVIDING THE TREES ARE LEFT AS THEY ARE, AND NOT DISTURBING THE WILD LIFE SUCH AS PHEASANTS, WILD DUCK, WOOD PECKERS, & FOXES ETC.

Continue over the page if more room required

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 July, 2002
My ref. AO/F/2002/6703
Your ref. AMA/JAG/1549

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Andrews

PLANNING APPLICATION F/2002/6703
PROPOSED ERECTION OF 5 DWELLINGS ON LAND TO REAR OF SUVIKUJA, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD
ALSO PLANNING APPLICATION F/2002/6655 – PROPOSED DEMOLITION OF 2 DWELLINGS AND ERECTION OF 6 DWELLINGS (AMENDMENT TO PLOTS 2, 4 AND 5 OF PLANNING CONSENT F/2001/3133)

Thank you for your letter of 4 July and enclosed revised floor plans for plots 9 and 10 and ecology survey. I have passed the ecology survey to our ecologist, Andy Glencross and your letter to our policy section for comment. I note your reference to previous discussions about housing size mix. However, as you point out this was some time ago, and the housing size mix policy is now being applied more firmly in the light of the Local Plan Inspector's comments.

Thank you also for your letter of 28 June and information on densities. However, the access road should be included in the 'net developable area'. Therefore please could you provide the net density (including access road but excluding outer tree canopy areas) firstly for the current application site for 5 houses, and secondly for the 2 sites together.

It is important that the additional information is submitted to me by 27 August, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please me immediately. However, I advise you that receipt of the additional information will not commit the authority to approving the application. (I will be on leave from 12 – 27 August.)

Yours sincerely

MRS A ODELL
Senior Planner

ENVIRONMENT AGENCY

Our Ref : SP/2001/003038-3/1
Your Ref : F/2001/6655

Date : 02 July 2002

PLANNING SERVICES | APP 58238
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

DEMOLITION OF 2 EXISTING DWELLINGS AND ERECTION OF 6 NEW DWELLINGS

1 AND 2 HILL VIEW, BASINSTOKE ROAD, SPENCERS WOOD,READING

Thank you for your letter dated 11 June 2002, received on 13 June 2002. Please quote the following reference in any correspondence: SU76NW/7/12. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated 29 January 2001 regarding your consultation reference F/2001/3133 of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Westbuild Homes Ltd
CC: Andrew Kalik Associates

ENVIRONMENT AGENCY

Our Ref : SP/2001/003038-1/001
Your Ref : F/2001/3133

Date : 29th January 2001

Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire

RG11 1BN

Dear Sir/Madam

DEMO 2 EXISTING DWELLINGS + ERECTION OF 6 NEW DWELLINGS - 1 + 2 HILL VIEW, BASINSTOKE ROAD, SPENCERS WOOD,READING

Thank you for your letter dated 11 January 2001 which was received on 15 January 2001. You are asked to quote the following reference in any correspondence: SU76NW/7/12.The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact . on . for further details.

Environment Agency
Swift House, Frimley Business Park,Camberley,Surrey,GU16 7SQ

Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. Contact . on . for further details.

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

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

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

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

Yours faithfully

pp. Paul Bruong

Sarah Paxman

Please ask for : Sarah Paxman

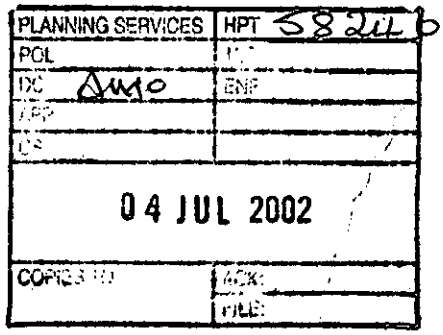
Environment Agency
Swift House, Frimley Business Park,Camberley,Surrey,GU16 7SQ

Our Ref : SP/2002/005956-1/1
Your Ref : F/2001/6703

Date : 02 July 2002

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sir/Madam

DEMOLITION OF 2 EXISTING DWELLINGS AND ERECTION OF 5 NEW DWELLINGS

1 AND 2 HILL VIEW, BASINSTOKE ROAD, SPENCERS WOOD,READING

Thank you for your letter dated 10 June 2002, received on 12 June 2002. Please quote the following reference in any correspondence: SU76NW/7/12. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE

Land Drainage

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

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

Our general criteria are:
· The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Watercourses

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

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

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

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

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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

The Environment Agency would be happy to provide further information on these ideas, and

be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Protection
The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully



PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Westbuild Homes Ltd
CC: Andrew Kalik Associates

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

59005

PLANNING SERVICES	HPT
POL	LS
DC AO	ENF
APP	
CS	
25 JUL 2002	
COPIES TO	ACK:
	FILE:

DAMcK/JDF/1549

5th July 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

PHASE II, HILLVIEW, SPENCERS WOOD – F/2002/6703

Further to Mr Andrews' letter dated 28th June and your request for a landscaping scheme to be submitted, I enclose drawing no. 1549/37 for your consideration.

Yours sincerely

David McKnight

D. A. McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

guardo cattedra
29/7

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 June, 2002
My ref. AO/F/2002/6703
Your ref. AMA/JAG/1549

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Andrews

PLANNING APPLICATION F/2002/6703
PROPOSED ERECTION OF 5 DWELLINGS ON LAND TO REAR OF SUVIKUJA, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD
ALSO PLANNING APPLICATION F/2002/6655 – PROPOSED DEMOLITION OF 2 DWELLINGS AND ERECTION OF 6 DWELLINGS (AMENDMENT TO PLOTS 2, 4 AND 5 OF PLANNING CONSENT F/2001/3133)

Please see attached advice from our highway officer, Adam Coggins and submit revised plans. Please also see attached copies of e-mails from our ecologist and submit a newt mitigation scheme. In view of the existing consent, the bat survey could be provided as a condition, but the provision of a bat survey before determination of application is strongly preferred. (The newt pond is a new one.)

It is important that the additional information is submitted to me within four weeks, i.e. by 16 July, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Adam Coggins on 0118 974 6330, Andy Glencross or me immediately. However, I advise you that receipt of revised plans/additional information will not commit the authority to approving the application.

Yours sincerely

MRS A ODELL
Senior Planner

cc: Adam Coggins, Highways
Andy Glencross, Dinton Pastures

Angela Odell

From: Andy Glencross
Sent: 14 June 2002 13:50
To: Angela Odell
Subject: PA F/2002/6703 Land Rear of Suvikuja Basingstoke Rd Spencers Wood

Hi Angela

The site lies within 350metres of a great crested newt breeding pond.

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). *This cannot be attached as a condition of planning permission.*

In addition there are a number of trees on the site which hold significant ecological interest. We should ask for a general ecological assessment of the site.

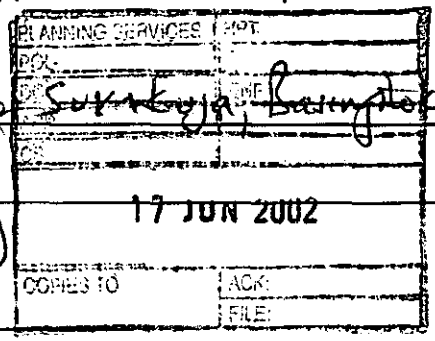
Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

AG

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002.16.203 relates.



Address of site Land Rear of ~~Sovereign~~ Basingstoke Rd. Spencers Wood

Signed

Date 14.6.02

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 June, 2002
My ref. AO/F/2002/6703
Your ref. AMA/JAG/1549

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Andrews

PLANNING APPLICATION F/2002/6703
PROPOSED ERECTION OF 5 DWELLINGS ON LAND TO REAR OF SUVIKUJA, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD
ALSO PLANNING APPLICATION F/2002/6655 – PROPOSED DEMOLITION OF 2 DWELLINGS AND ERECTION OF 6 DWELLINGS (AMENDMENT TO PLOTS 2, 4 *AND 5 OF PLANNING CONSENT F/2001/3133)*

Further to my letter to you earlier today, I have now received the attached comments from our landscape officer. Please address the concerns set out in the memo.

Net density
In order for the net density to be calculated, please submit an additional layout plan (for both sites together) showing the area of the trees along the outer boundaries on plot 7 – 11 (including tree T 62) excluded from the 'net' site area by hatched lines and stating the size of this 'net' area.

It is important that the additional information is submitted to me within two weeks, i.e. by 2 July, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Catherine Brimble on 974 6470 or me immediately. However, I advise you that receipt of revised plans/additional information will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Catherine Brimble

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 June 2002

Location:	Land rear of Suvikuja, Basingstoke Road, Shinfield
Proposal:	Proposed erection of 5 dwellings.
Application Number:	F/2002/6703

In response to your consultation dated 10 June 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle. Many of the larger significant trees in the northern part of the site are shown to be retained and the proposed dwellings are at a distance, which is outside the protected distances as recommended by BS 5837. The exception to this is T62, an oak, although it is 10m from the dwelling the turning head is 5m from the centre of the tree and this is well within the minimum distance of 8m. It is noted that the comments from highways require this turning head to be increased, therefore having an increased impact on the tree. The applicants will need to provide details of a no dig solution for the turning head at the side of plot 11 and a method statement of how these works will be undertaken to avoid root severance and compaction of the ground around the tree.

The group of trees between plots 2 & 7 (ie T33 – T37) will be affected by the proposals, due to close proximity of the driveways for the two plots and the proposed bin store. The most prominent tree within the group is the ash (T35) which has been classed as a category A and this should be retained as part of the scheme. If the others are removed, suitable replacement trees will need to be planted as part of the landscape scheme, which should also provide hedge type planting between the two properties.

The proposed bin store is in a visually prominent location and will require the removal of one or more trees. Is the bin store entirely necessary as all properties have access to their rear gardens? I consider it to be inappropriate in this location.

The applicant will need to provide a detailed landscape plan showing all vegetation to be retained, the location of all proposed planting, full species name, size of plant at time of planting and planting densities. A plan showing the location of protective fencing around the trees to BS 5837, will also need to be provided.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 10 June 2002

Application Number: F/2002/6703

Proposal: Proposed erection of 5 dwellings.

Parish: SHINFIELD PARISH

Site Address:
Land Rear Of Suvikuja, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Westbuild Homes C/O Andrews Kalik Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments

Plots 9 & 10 have insufficient turning.

Plot 11 turning needs to be increased.

There needs to be a minimum of 6 metres behind car parking spaces for the vehicle to have sufficient room to turn.

Request revised plan addressing this.

Signed: _____ **Print name:** Adam 13/6/02

Angela Odell

From: John Mullaney
Sent: 12 June 2002 16:33
To: Angela Odell
Subject: F/2002/6703 Land rear of Suvikuja, Basingstoke Road, Spencers Wood, Reading

I have no objections to the development but would recommend that standard planing condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

F/2002/6703.

Please consult Policy & Plans

(as together with adjacent site gross 11 dwellings, net 9 dwellings)

Thanks.

Angi

12/6

✓ RH 12/6

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - M
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESS

1327

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Message taken by: _____ Time: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Application Number : F/2002/6703	**Map No :** 86
Case Officer : AO	**Site Area :** 0·24
Valid Date : 23.5.02	**Received Date: 23/05/2002**

Level : Delegated Application

Description : Proposed erection of 5 dwellings.

Location : Land Rear Of Suvikuja, Basingstoke Road, Spencers Wood, Reading.

Parish : SH **Ward : SHI** 10.6.02 -3.

Applicant : Westbuild Homes C/O Andrews Kalik Associates.

Fee Required: £1100 **Fee Received: £1100** (13)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	30a to be replaced by 30b		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 10.6.02 JB.

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures ✓

Minerals & Waste minerals site Cons. Area.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ extended Access Rd

Railtrack

Police Arch Officer ✓

Thames Water drainage

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N + see map (as for /6655)

+ attached list of names & addresses

+ pls include property inside red line

OTHERS

.....

.....

.....

.....

.....

.....

Note to Angela

As this application is for only 5 houses, I have not advertised this as a Major Application (nor made the extra consultations which I usually do for a Major App – eg. the Crime Prevention Design Advisor).

However, when taken together with application no 6655 the total no. of new dwellings = 11.

Pls let me know if you want extra consultations or for app. to be advertised (or more neighbour consultations)

MLP said not needed Thanks Jan

Applicationo	Name & Address
F/2001/3133	C Sanders Nuria 28 3 D Mirasiera Madrid Spain.
F/2001/3133	Mrs S Parr Parkview 7 Beech Hill Road Spencerswood RG7 1HL
F/2001/3133	The Owner/Occupier 3 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	A M Paul 19 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	Mrs A Walters 17 Beech Hill Road Spencers Wood Reading
F/2001/3133	Mrs V Payne Deronia 15 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	Mrs S John & Mr A Pate Mays Cottage 9 Beech Hill Road Spencers Wood READING RG7 1HL
F/2001/3133	I and A M Paul 19 Beech Hill Road Spencers Wood READING Berkshire RG7 1HL
Application Approved	Letters sent 30/10/01

Organisation_Name	Building_Name	address1	Postcode
	SPRINGFIELDS	SPRINGFIELDSBASINGSTOKE ROADREADING	RG7 1PH
	1 HILLVIEW	1 HILLVIEWBASINGSTOKE ROADREADING	RG7 1PN
	2 HILLVIEW	2 HILLVIEWBASINGSTOKE ROADREADING	RG7 1PN
	ASH COTTAGE	ASH COTTAGEBASINGSTOKE ROADREADING	RG7 1PH
	ASHDOWN	ASHDOWNBASINGSTOKE ROADREADING	RG7 1PH
	BICTON VILLA	BICTON VILLABASINGSTOKE ROADREADING	RG7 1PH
	ELEANOR COTTAGE	ELEANOR COTTAGEBASINGSTOKE ROADREADING	RG7 1PH
	IVANHOE	IVANHOEBASINGSTOKE ROADREADING	RG7 1PH
	MARENGO	MARENGOBASINGSTOKE ROADREADING	RG7 1PH
	MONTFORD	MONTFORDBASINGSTOKE ROADREADING	RG7 1PH
	PALMERSTON	PALMERSTONBASINGSTOKE ROADREADING	RG7 1PH
	PARKLEA	PARKLEABASINGSTOKE ROADREADING	RG7 1PH
	ROSE VILLA	ROSE VILLABASINGSTOKE ROADREADING	RG7 1PH
	SUVIKUJA	SUVIKUJABASINGSTOKE ROADREADING	RG7 1PH
	WAYSIDE COTTAGE	WAYSIDE COTTAGEBASINGSTOKE ROADREADING	RG7 1PH
	WYVENHOE	WYVENHOEBASINGSTOKE ROADREADING	RG7 1PH
BODYS FARM			RG7 1PR
		1BEECH HILL ROADREADING	RG7 1HL
		11BEECH HILL ROADREADING	RG7 1HL
		15BEECH HILL ROADREADING	RG7 1HL
		17BEECH HILL ROADREADING	RG7 1HL
		19BEECH HILL ROADREADING	RG7 1HL
		21BEECH HILL ROADREADING	RG7 1HL
		23BEECH HILL ROADREADING	RG7 1HL
		3BEECH HILL ROADREADING	RG7 1HL
		5BEECH HILL ROADREADING	RG7 1HL
		7BEECH HILL ROADREADING	RG7 1HL
		9BEECH HILL ROADREADING	RG7 1HL
	AIRTHREY	AIRTHREYBASINGSTOKE ROADREADING	RG7 1PH
	1 PADDOCK CORNER	1 PADDOCK CORNERBASINGSTOKE ROADREADIN(	RG7 1PR
	2 PADDOCK CORNER	2 PADDOCK CORNERBASINGSTOKE ROADREADIN(	RG7 1PR
	KIMSMEAD	KIMSMEADBASINGSTOKE ROADREADING	RG7 1PH

6703

23.MAY 2002 6703

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JAG/1549

22nd May 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4 1WR

Dear Mrs Odell

PHASE II, 1 + 2 HILLVIEW & LAND BEHIND SUVIKUJA, SPENCERS WOOD

You may recall earlier in the year I sent you some ideas for the extension of this site to a parcel of land behind "Suvikuja".

We discussed this idea on the telephone in April and you were generally in support of the principle of a scheme for higher density than Phase I with different dwellings and sizes, compared to Phase I.

We confirm my client has commissioned a site survey and the proposed scheme is based upon this.

We enclose the following in order to make a detailed Planning application as an extension to this site:

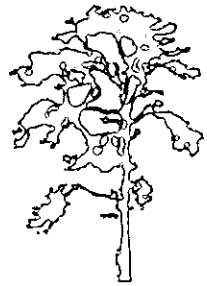
- 6 copies of application forms
- Certificate A
- Certificate B
- 6 copies of drawing nos. 1549/26A – 34A inclusive + location plan
- Deposit cheque in the sum of £1,100.00.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



23.MAY2002 6703

We summarise below the points we discussed concerning the principle of developing this site:

Density

We acknowledge that the combined sites are over your threshold of 0.3 hectares and therefore principles of PPG3 apply. This application site is 0.16 hectares (excluding the existing access road) giving a density of approximately 31 dwellings to the hectare.

Housing Mix

This proposal includes for a variety of 3 bedroom, semi and detached houses, which gives a broader cross section of sizes over the combined two sites.

Trees

As you can see from the layout plan there are substantial mature trees along the Western and Southern boundaries of the site, which has encouraged us to plan this development close to the access point as is practical leaving these trees unaffected by the development. They remain a strong visual boundary to the built up area of Spencers Wood and a well defined edge to our proposals. I attach with this application a copy of the tree survey indicating the trees, which are to remain as part of this proposal, their quality is classified in accordance with the British Standards. This has been based upon the site survey and has been prepared by Ian Keen who is an approved consultant of the Arboricultural Association of Great Britain.

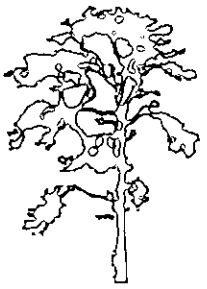
Future Development

My client has looked carefully at whether it is feasible to include part of the rear of Ashdown in this application, but the owners of the property have made it quite clear to them that they do not intend to sell any of their land in their lifetime.

We did discuss this matter at an early stage and I believe we are of like minds that this possible site could easily be developed much later on from the South subject to releases of land off Beech Hill Road.

Highway Matters

We have approached your Mr Auton in the Highway Department and discussed the principles of this application with him and he advises us that he will accept these 5 units off the existing access without any major alterations to it and its sight lines.



23.MAY2002 6703

Design

We have planned Phase II as a series of cottages, following the style and character of Phase I. We will be producing a schedule of finishes for the whole development as part of the conditions of a detail approval.

I welcome the opportunity to discuss any questions you have, or comments from third parties, once the application has been processed and responses received.

Yours sincerely

A. M. Andrews.

Enc:

c.c. Westbuild Homes Ltd

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

23.MAY2002 6703

DAMcK/JAG/1549

23rd May 2002

PLANNING SERVICES	HPT 56809
POL	
DC AMO	
AP	
GS	
24 MAY 2002	
COPIES TO	

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4 1WR

Dear Mrs Odell

PHASE II, 1 + 2 HILLVIEW & LAND BEHIND SUVIKUJA, SPENCERS WOOD

Further to our Planning application made on the 22nd May, it seems that the floor plan and elevations for the detached garage were not included, I therefore enclose 6 copies of drawing no. 1549/35.

I also enclose 6 copies of a revised drawing for Plot 7 Wessex showing the garage door and kitchen window, drawing no. 1549/30B. Would you please substitute these for 30A submitted with the application.

I would like to apologise for any inconvenience caused.

Yours sincerely

David McKnight

D. A. McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1509/ab

23.MAY2002 6703

PLANNING APPLICATION PART 1

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 0118 974 6428

For office use only
Application No.

1.		YOUR NAME	WESTBUILD HOMES
		ADDRESS	HUNTERS LODGE, RECTORY ROAD
			PADWORTH COMMON, READING
		POST CODE	RG7 4JB Tel No. /
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
		ADDRESS	THE STUDIO, 101 LONDON ROAD
			READING
		POST CODE	RG1 5BY Tel No. 01189507700
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	HILL VIEW & REAR OF SUVIKUJA
			BASINGSTOKE ROAD
			SPENCERS WOOD
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.305 ha
5.	Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 5 NEW HOUSES.
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER
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 ☑ 1:100 Floor Plan ☑ 1:500 Block Plan ☑ Other ☐ 1:100 Elevations ☑
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ☐
		CONSTRUCTION OF NEW BUILDING ☑	DEMOLITION ☐
		OTHER	

9.	What type of Planning application are you applying for ?	RESERVED MATTERS ☐	Go to Question 10.
		OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
		FULL PERMISSION ☑	Go to Question 11.
		TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
		RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
		VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No.
			Details of conditions to be relaxed. Go to Question 11.
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
		~~MEANS OF ACCESS~~ ☐	DESIGN ☐
			LANDSCAPING ☐

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

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, 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.

WALLS - BRICK, TIMBER
ROOFS - PLAIN TILES
WINDOWS - STAINED TIMBER

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 — NEW SOAKAWAYS

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	5
	TOTAL	
Nos. of residential units lost through demolition or conversion		NONE
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 Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 1.100,—

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

SIGNED Susan Wood ON BEHALF OF WESTBUILD HOMES DATE 22-05-02

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.

23.MAY2002 6703

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
Mr + Mrs JAMES BUCK	SUVIKUJA BASINGSTOKE ROAD SPENCERS WOOD NR. READING RG7 1PN	22-05-02

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 . . Susan Wieck . . . . . .

On behalf of . . WESTBUILD HOMES . . . . . .

Date . . 22-05-02 . . . . . .

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

~~SIMSMEAD~~ ~~PLANTATION~~ ~~HOUSE~~ SUVIKUJA
X WINTON SUVIKUJA

1-4-86

ADDRESS BASINGSTOKE ROAD SPENCERS WOOD PARISH ~~SWALLOWFIELD~~ SHINFIELD

SU 7066

PLOT No. ORD. SHEET No. SU 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/5/63	Mr Logdon	Dining room & alteration	24. 1. 63	app PD
PD593/6	"	add of Bedroom	31 10 63	app PD
PD/216/71	Mr Jones	Conservatory	6 4 71	app PD
25710	DR. JAMES	D/ST. EXTENSION	16.7.86	C/A
BRA2450	"	KITCHEN/GARAGE	11-3-87	APP
37403	"	S/St/R - Conserve S/St/R to watch house - Plant garden room & balcony	15.4.91	C/A
BRA10121	MR & MRS JAMES	ALTS. / S/ST. EXT.	26.3.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

TREE SCHEDULE

No	Diameter	Spread	Height
T1	0.15	3	5
T2	0.50	2	5
T3	0.15	4	6
T4	0.40	7	7
T5	0.08	2	3
T6	0.10	3	3
T7	0.30	4	4
T8	0.50	6	6
T9	0.40	7	7
T10	0.50	7	6
T11	0.28	4	5
T13	0.60	5	6
T16	0.20	4	6
T17	0.15	4	6
T18	0.30	3	5
T19	0.50	4	3
T20	0.20	4	5
T21	0.50	7	5
T22	0.20	3	4
T23	0.38	5	4
T24	0.15	3	4
T25	0.30	4	4
T26	0.15	3	2
T27	0.10	2	2
T28	0.10	2	2
T29	0.30	4	4
T30	0.30	4	5
T31	0.55	7	5
T32	0.30	8	6
T33	0.11	5	6
T34	0.20	6	7
T35	0.33	12	12
T36	0.20	8	7
T37	0.30	12	8
T38	0.13	6	6
T39	0.13	6	7
T40	0.13	7	7
T41	0.83	7	5
T42	0.38	9	12
T43	0.13	6	8
T44	0.30	5	12
T45	0.33	5	6
T46	0.32	7	6
T47	0.30	9	8
T48	0.12	5	3
T49	0.20	5	7
T50	0.15	7	4
T51	0.33	10	8
T52	0.45	7	6
T53	0.33	8	6
T54	0.20	7	6
T55	0.22	5	4
T56	0.30	6	7
T57	0.45	14	15
T58	0.65	16	15
T59	0.20	6	7
T60	1.50	25	12
T61	0.80	18	12
T62	1.30	15	12
T63	0.20	7	5
T64	0.20	5	6
T65	0.60	10	10
T66	0.11	5	5

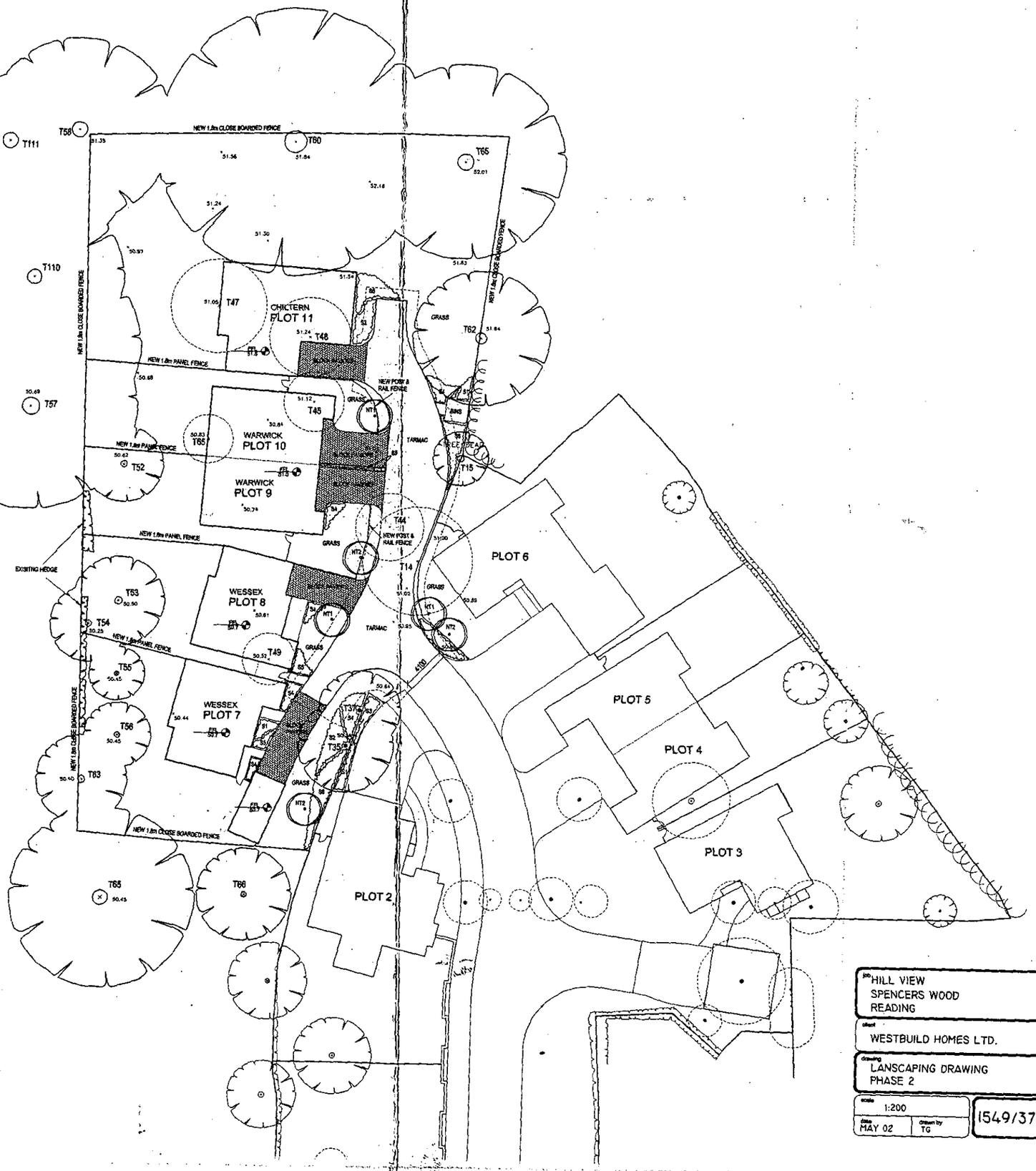
PLANTING SCHEDULE

Code	Name	Girth
NT1	Prunus Avium "plena" (Flowering Cherry)	8/10 cm
NT2	Corylus Colurna (Turkish Hazel)	8/10 cm

Name Hedge	Carpinus betulus (hornbeam)	Density - Every 450mm
		Pot Size / Density/m2
S1	Syringa [Charles Joy]	3 Ltrs / 3
S2	Pyracantha (Red Cushion)	3 Ltrs / 4
S3	Osmanthus (Aurkiae Gold)	3 Ltrs / 3
S4	Lavenzula Stoechas (French Lavender)	3 Ltrs / 4
S5	Cotoneaster Horizontalis (wall-spray)	5 Ltrs / 4
S6	Corylus Avellana (Hazel)	3 Ltrs / 3

Legend
NT - New Tree
S - Shrubs





PLANNING SERVICES	
P01	
P02	
P03	
P04	
25 JUL 2002	
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job: HILL VIEW
SPENCERS WOOD
READING

client: WESTBUILD HOMES LTD.

drawing: LANSCAPING DRAWING
PHASE 2

scale: 1:200

date: MAY 02

drawn by: TG

1549/37

letter date revision

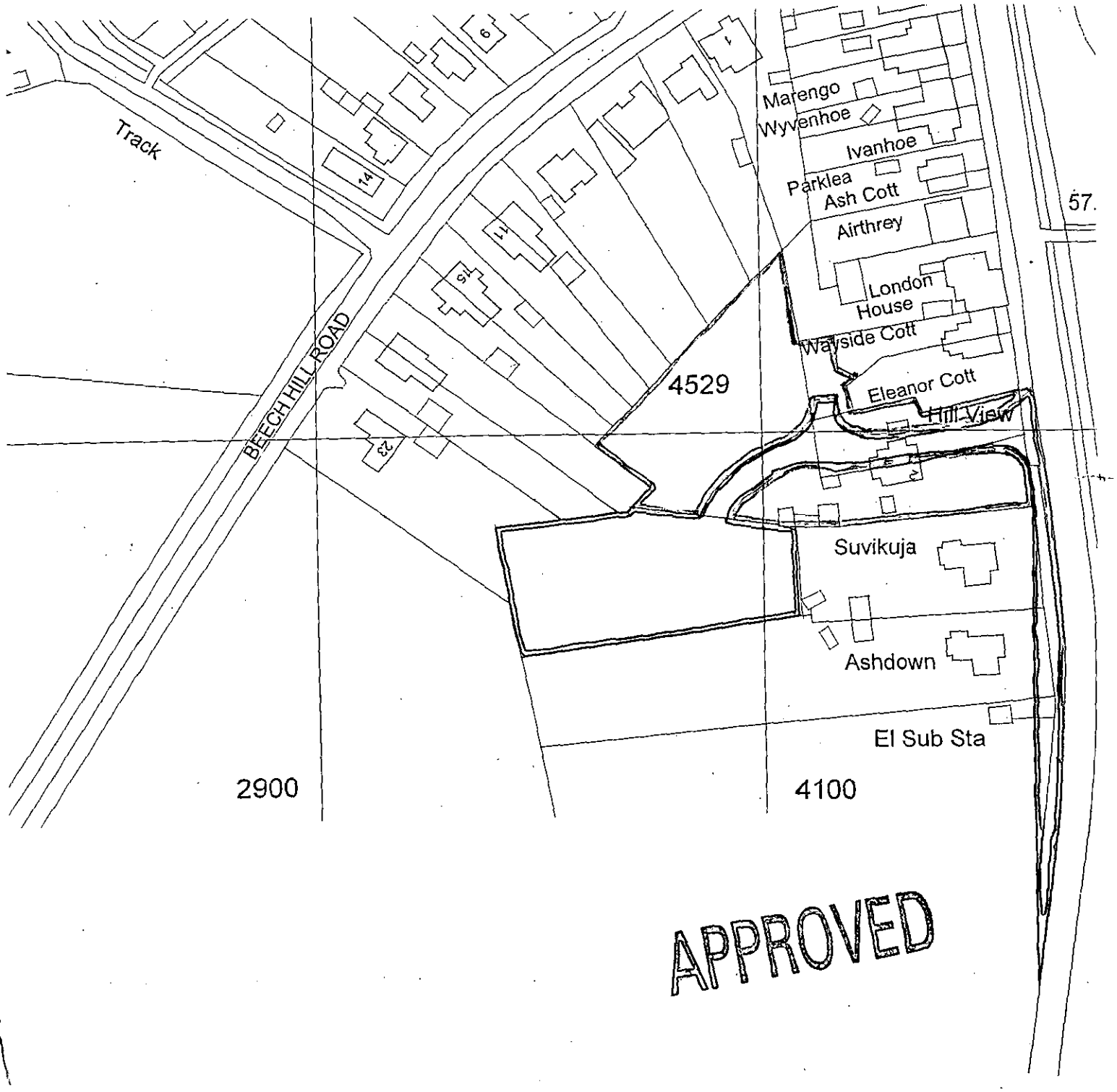
(0118) 950 1100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

23 MAY 2002 6703

HILL VIEW (Phase 2), Basingstoke Road, Spencers Wood

Location Plan 1:1250



APPROVED



23.MAY2002 6703

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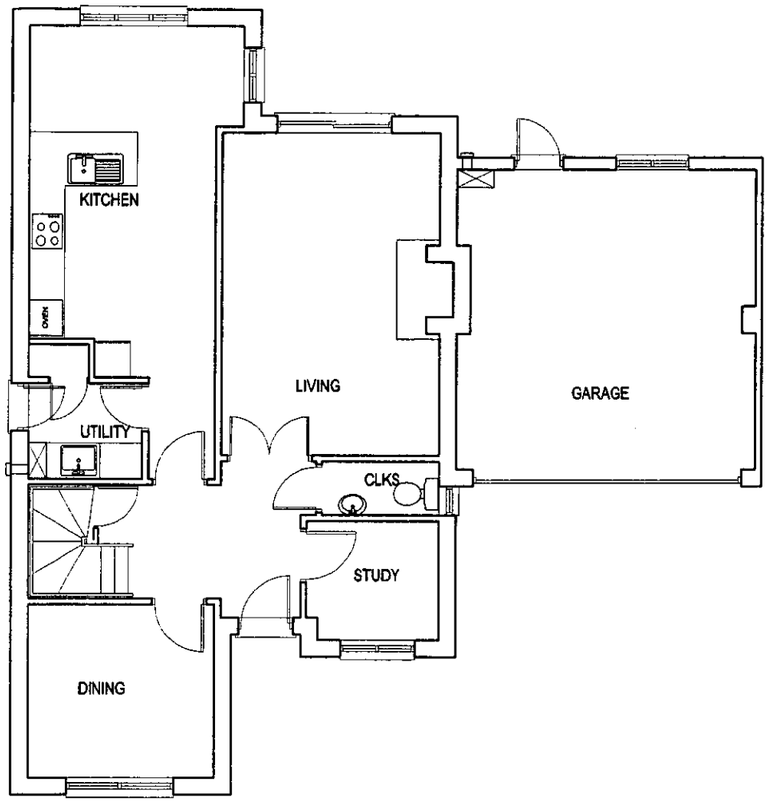
Development Control Section, Environmental Services, Wokingham District Council.

5 June 2002

Scale: 1 : 2500

N W E S



GROUND FLOOR PLAN
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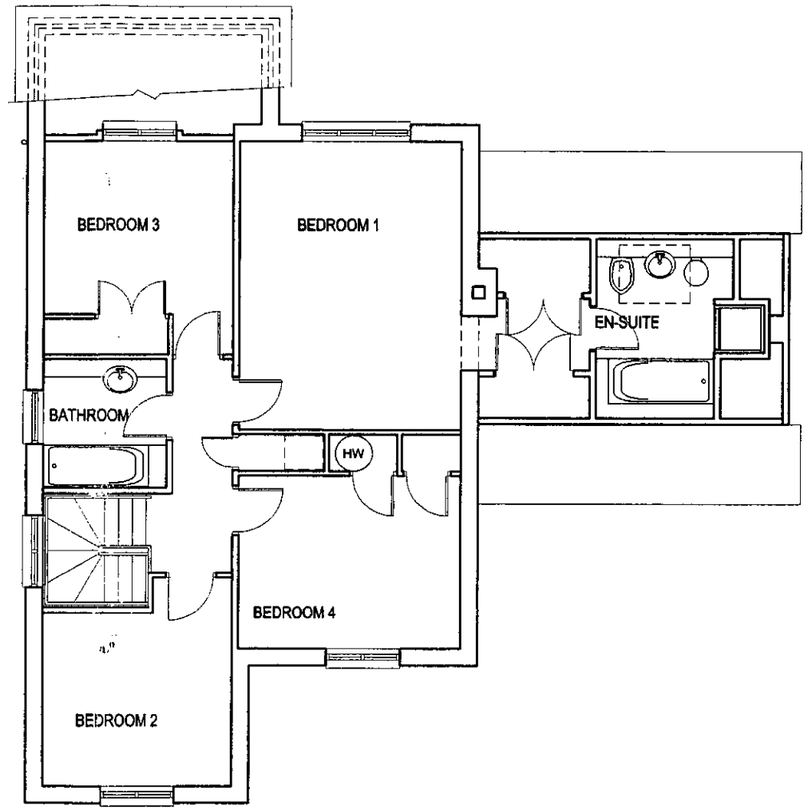

FIRST FLOOR PLAN
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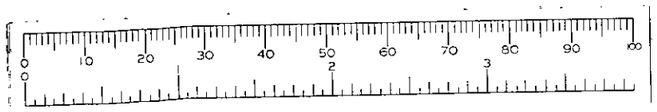

PLANNING SERVICES	HFT
POL	
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CS	

04 FEB 2003

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letter	date	revision
A	JAN 03	GARAGE WINDOW MOVED.

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
WESSEX 4B - WX4 PLOT 1

scale 1:100

date OCT 2000

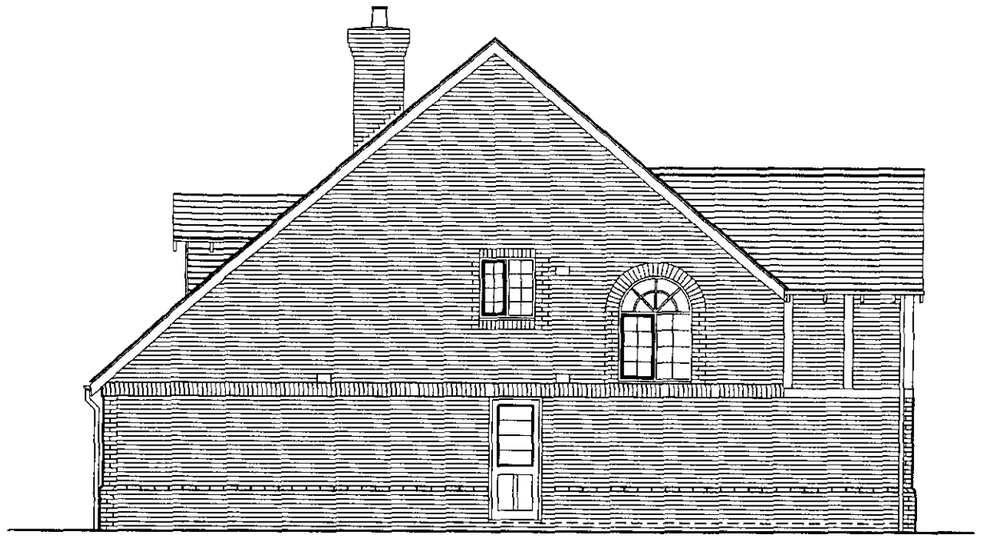
drawn by DMcK

1549/11A

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



FRONT ELEVATION
1:100



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1:100



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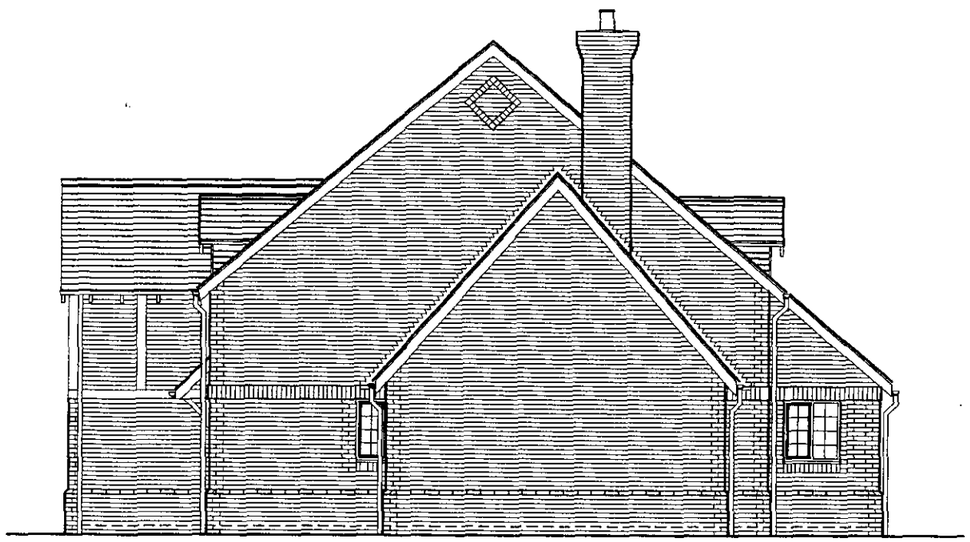

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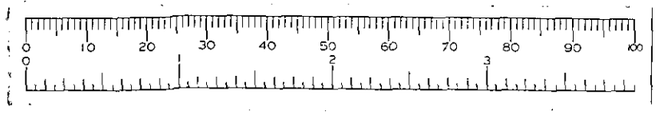

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A	21/06/01	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

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WESTBUILD HOMES LTD

drawing
ELEVATIONS
WESSEX 4B - WX4 PLOT 1

scale 1:100
date OCT 2000
drawn by DMcK

1549/12B

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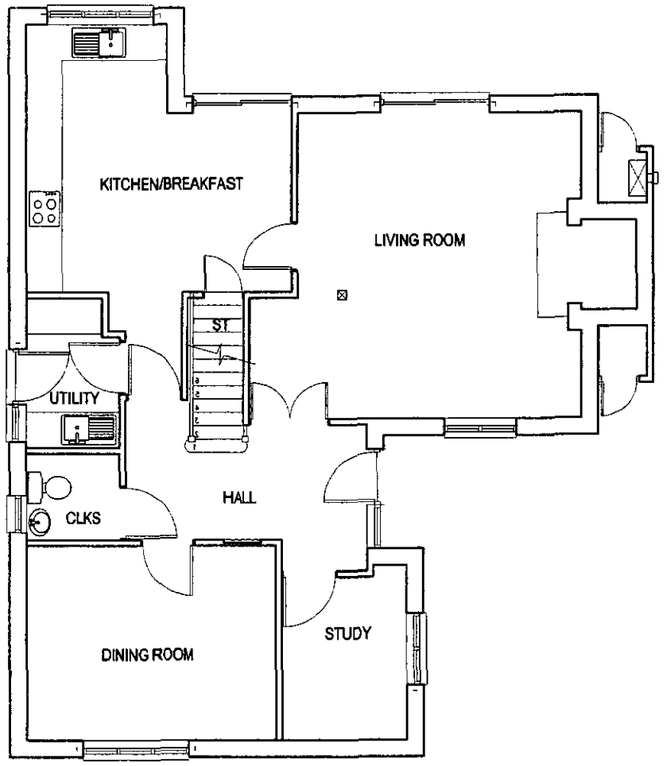
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



GROUND FLOOR PLAN
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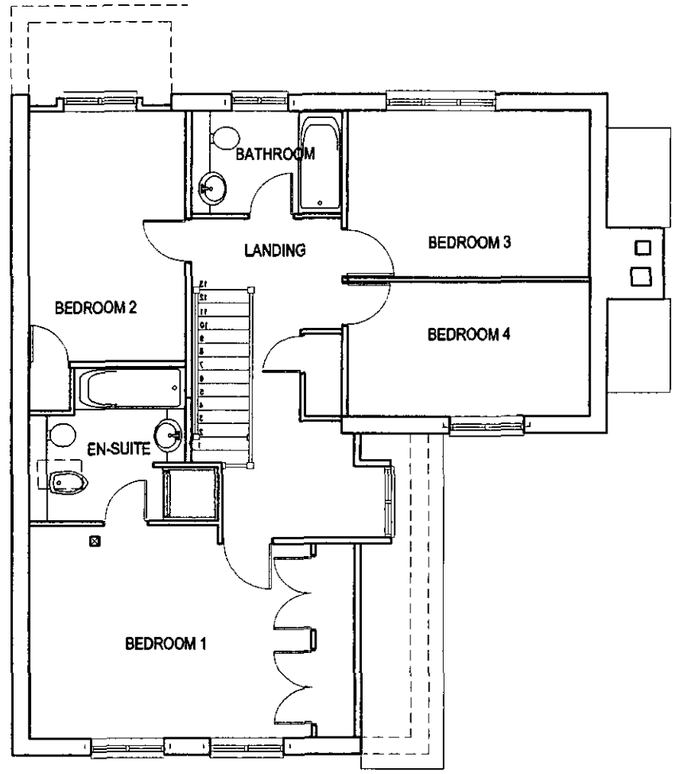

FIRST FLOOR PLAN
1:100

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AP2	
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letter	date	revision
A	JAN 03	WINDOW TO BEDROOM 3 ENLARGED.

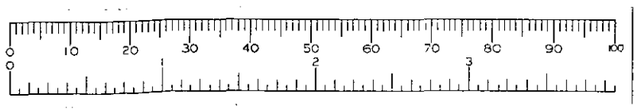
job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
WILTSHIRE 4B-V2 - PLOT 3

scale 1:100 | date OCT 2000 | drawn by DMcK | 1549/5A

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES





FRONT ELEVATION
1:100



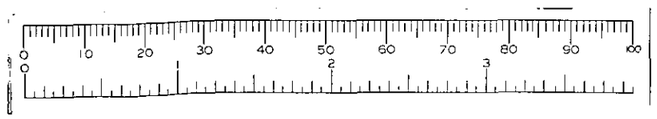
SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100



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A	7.12.2000	DRAWING UPDATE

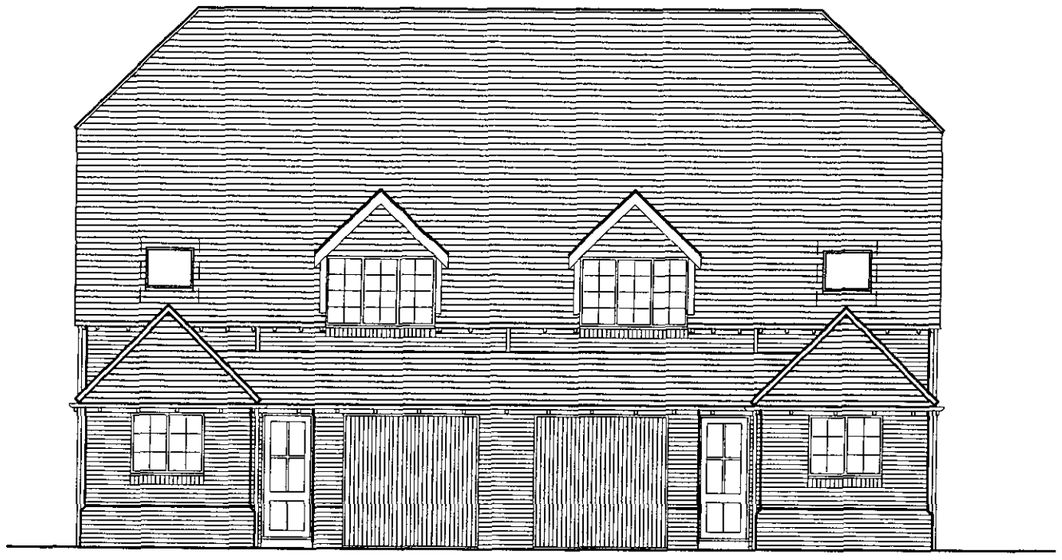
job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
ELEVATIONS
WILTSHIRE 4B-V2 - PLOT 3

scale		
1:100		1549/6B
date	drawn by	
OCT 2000	DMcK	

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



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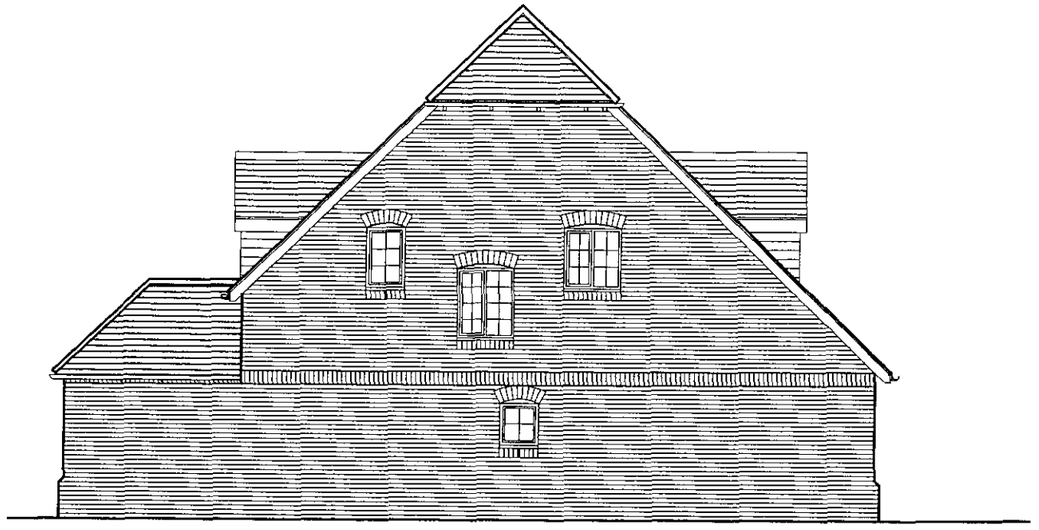

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REAR ELEVATION
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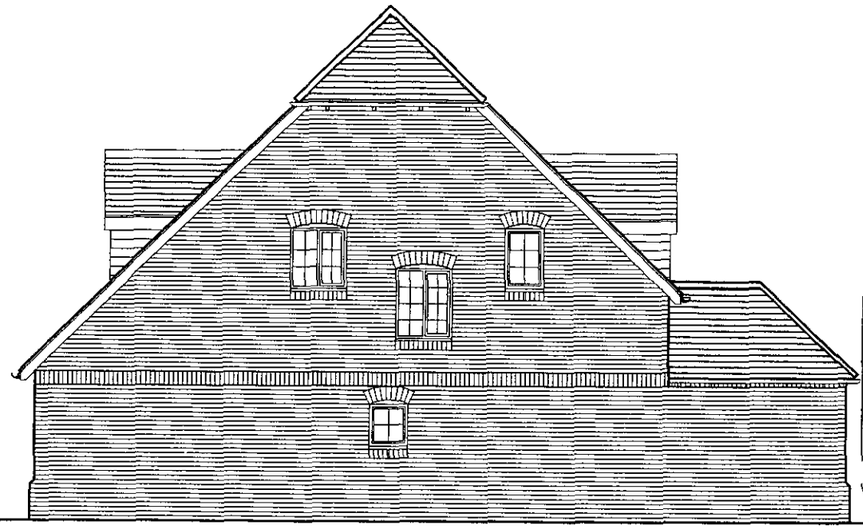

SIDE ELEVATION
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D	JAN 03	DINING WINDOW ENLARGED
C	22-05-02	DRAWING UPDATE
B	19-02-02	DRAWING UPDATE
A	06-12-00	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

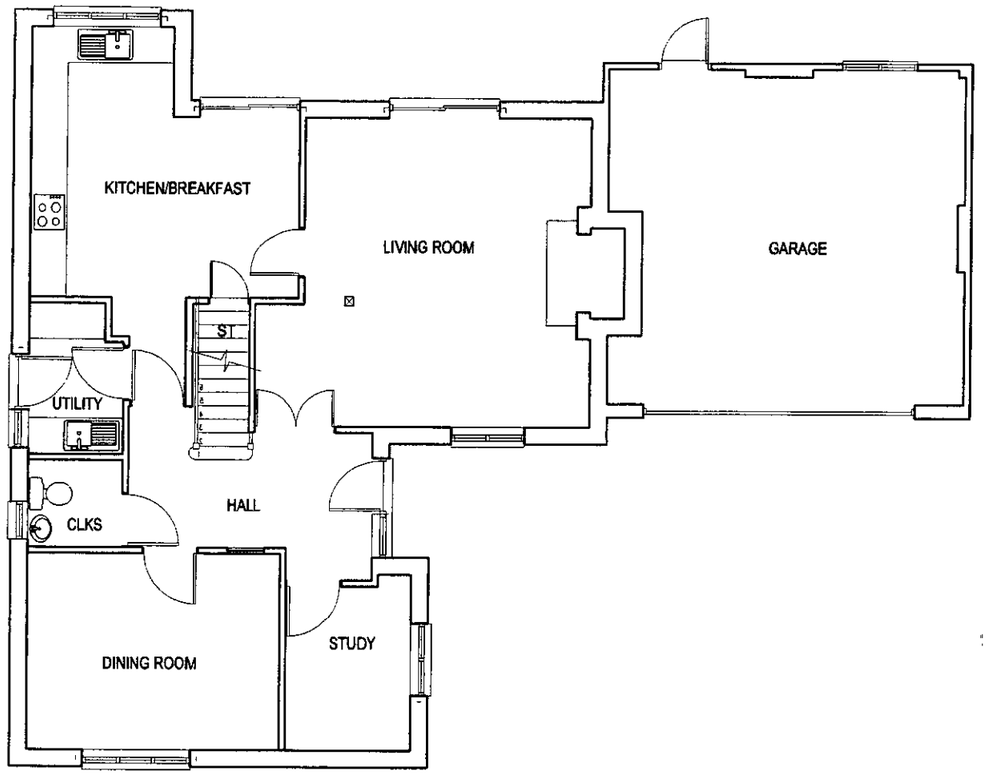
drawing
ELEVATIONS
AVON 3B-SEMI-PLOTS 4&5

scale 1:100
date NOV 2000
drawn by PDT

1549/4D

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES





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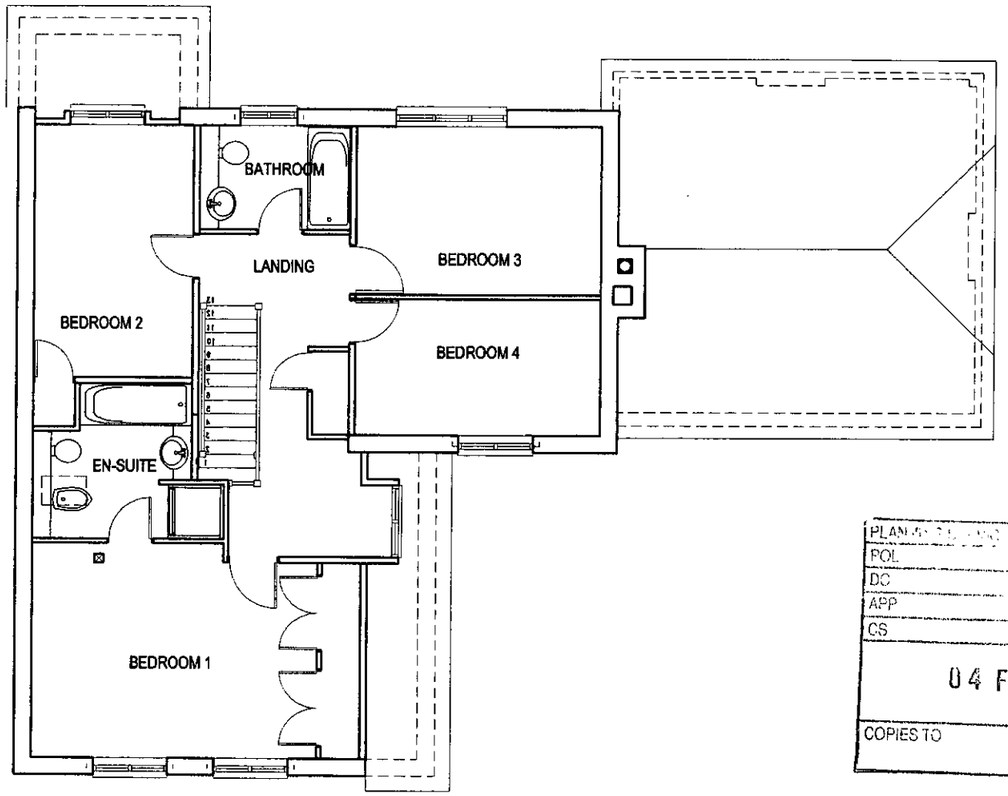

FIRST FLOOR PLAN
1:100

PLANNING DEPT
POL
DC
APP
CS
04 FEB 2003
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POL
FILE

letter	date	revision
B	JAN 03	WINDOW TO BEDROOM 3 ENLARGED, WINDOW TO UTILITY ADDED.
A	15-12-02	DRAWING UPDATE.

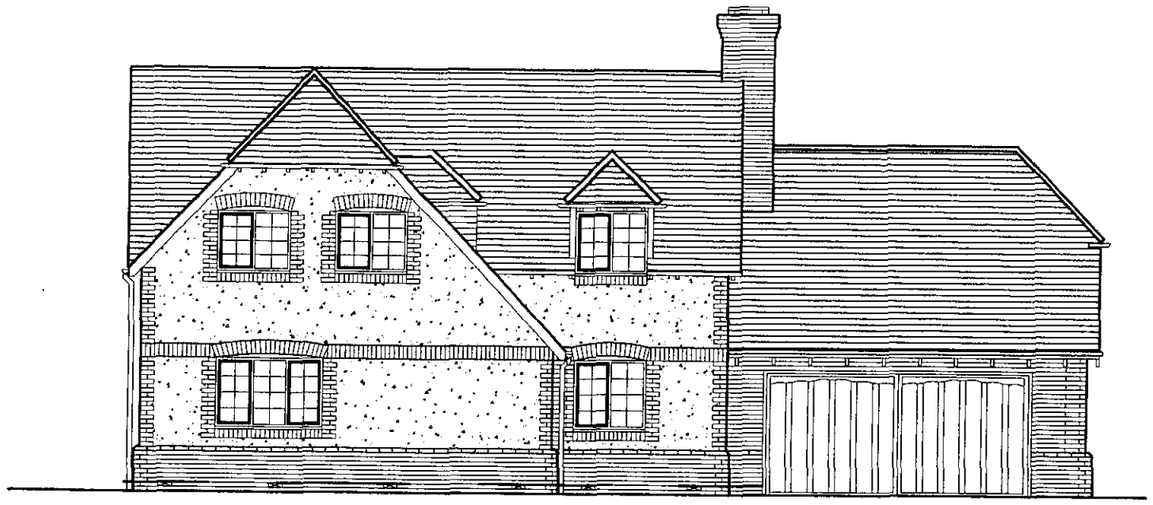
job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
WILTSHIRE 4BGARAGE - PLOT 6

scale 1:100
date OCT 2000
drawn by DMcK
1549/13B

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 THE STUDIO LONDON ROAD READING BERKSHIRE
(0118) 9507100



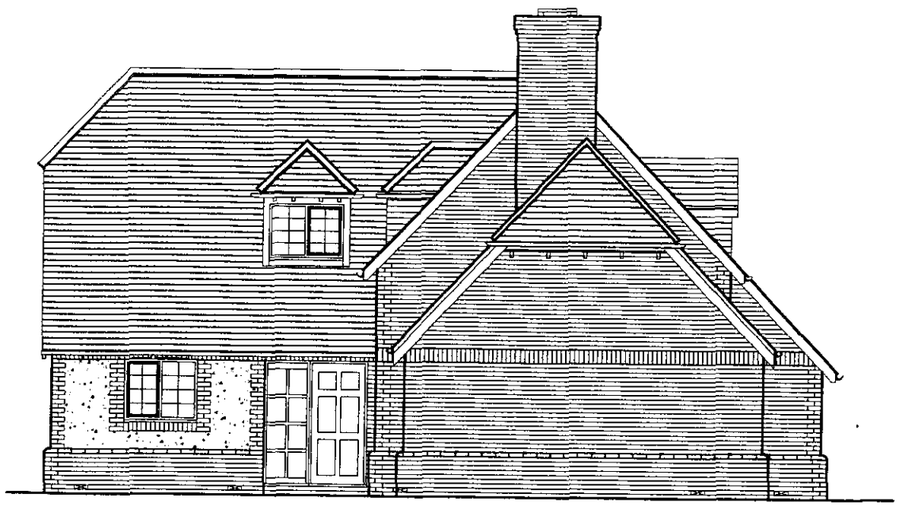
FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

04 FEB 2003

COPIES TO | ACK

letter	date	revision
C	JAN 03	WINDOW TO BEDROOM 3 ENLARGED.
B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

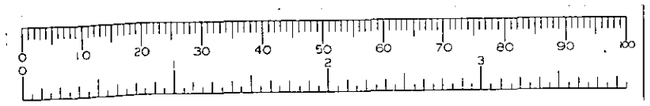
client
WESTBUILD HOMES LTD

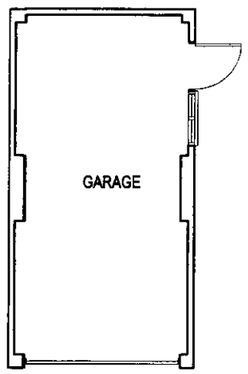
drawing
ELEVATIONS
WILTSHIRE 4BGARAGE - PLOT 6

scale 1:100
date OCT 2000
drawn by DMcK

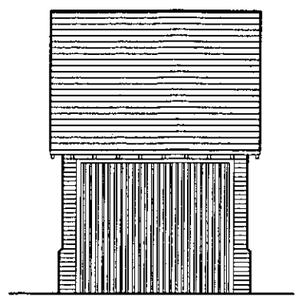
1549/14c

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

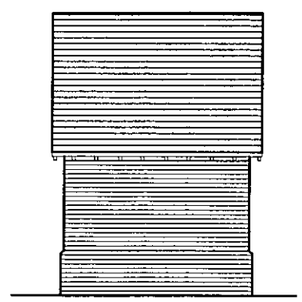




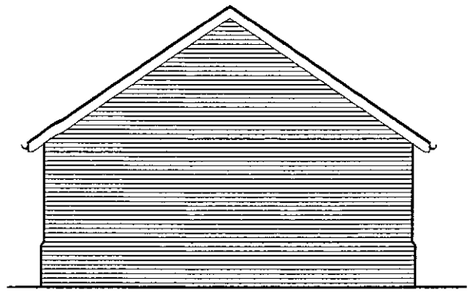
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

POL	
DI	
C.	

04 FEB 2003

COPIES TO

letter	date	revision
A	Jan 03	Door and window updated.

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOT 7
SINGLE GARAGE - PLAN/ELEVATIONS

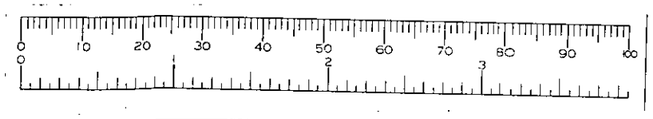
scale 1:100

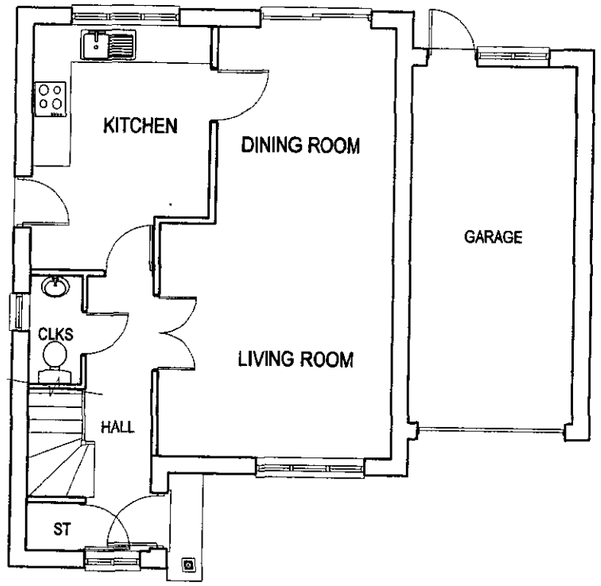
date MAY 02

drawn by E.N.

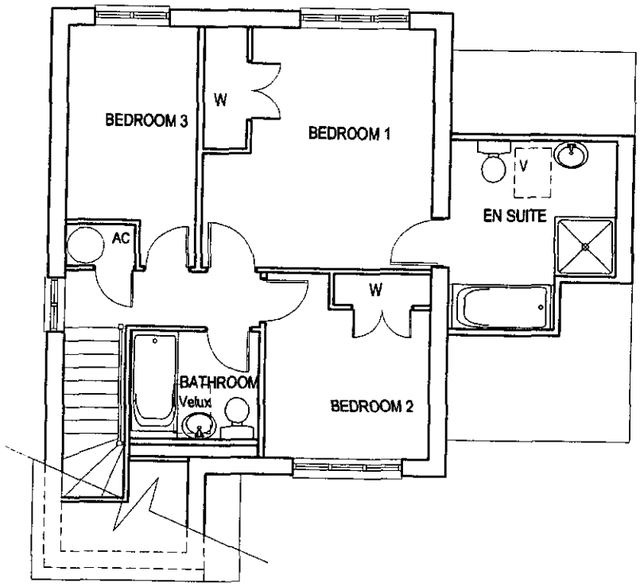
1549/35A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES





GROUND FLOOR PLAN



FIRST FLOOR PLAN

PO
DC
APP
CS
04 FEB 2003
COPIES TO

letter	date	revision
B	Jan 03	Window to kitchen enlarged, door & window to garage moved.
A	21-05-02	UPDATED AS REQUIRED

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 8
WESSEX 3B (GARAGE) - FLOOR PLANS

scale 1:100

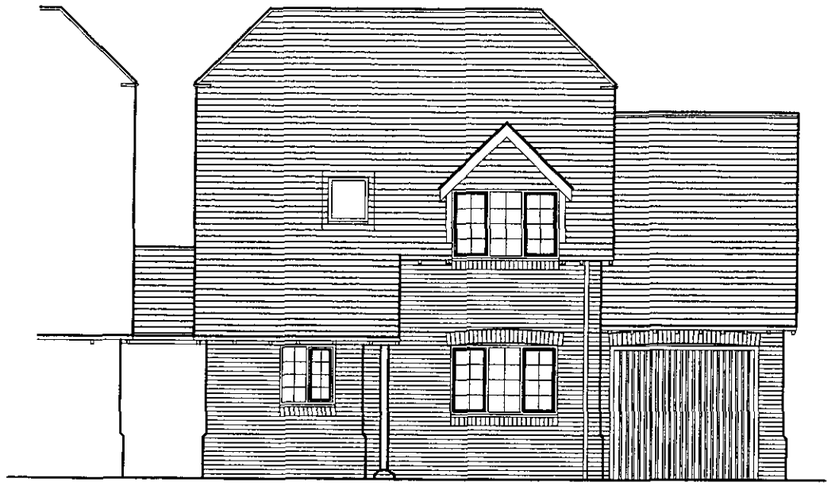
date MAY 02

drawn by E.N.

1549/29B

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

0 10 20 30 40 50 60 70 80 90 100



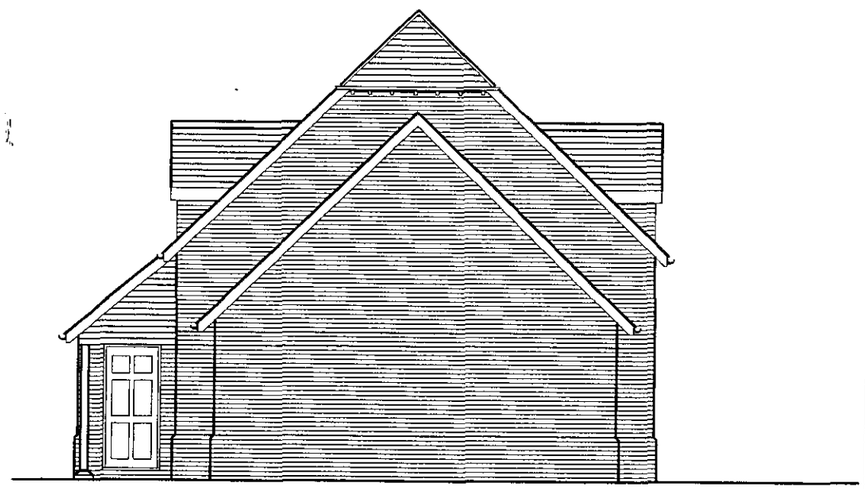
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

01 FEB 2003

letter	date	revision
C	Jan 03	Window to rear elevation enlarged.
B	23-05-02	MINOR UPDATE (door and window to garage updated)
A	21-05-02	UPDATED AS REQUIRED

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 8
WESSEX 3B (GARAGE) - ELEVATIONS

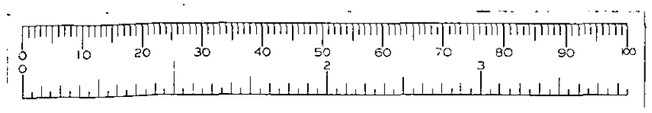
scale
1:100

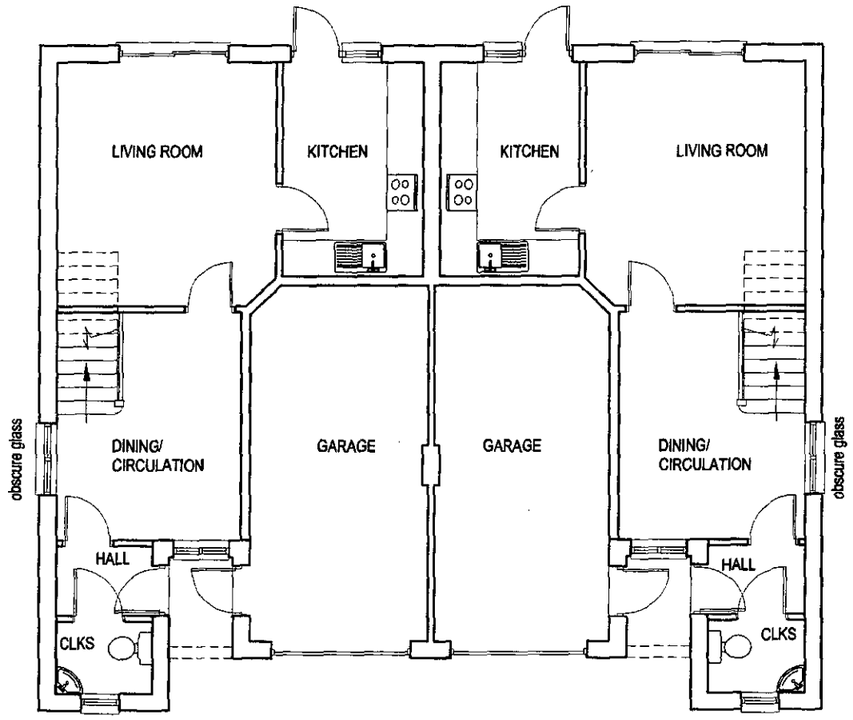
date
MAY 02

drawn by
E.N.

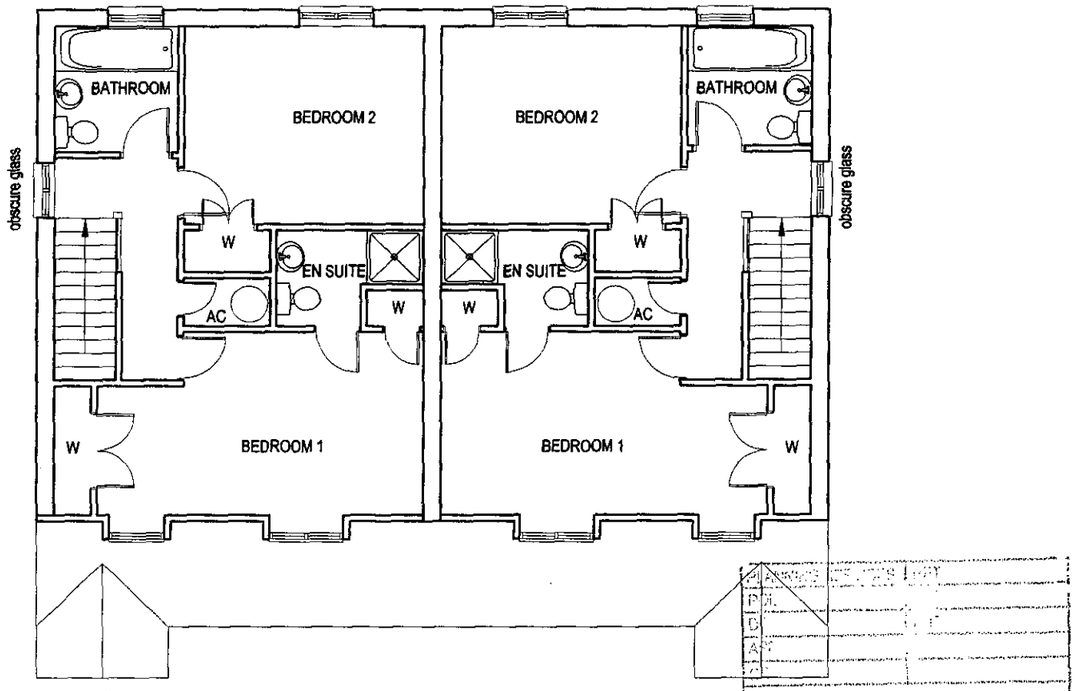
1549/30C

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES





GROUND FLOOR PLAN



FIRST FLOOR PLAN

A	Jan 03	Dining window enlarged & window to landing added.
letter	date	revision

01 FEB 2005

COPIES TO

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOTS 9 + 10
WARWICK 2B - FLOOR PLANS

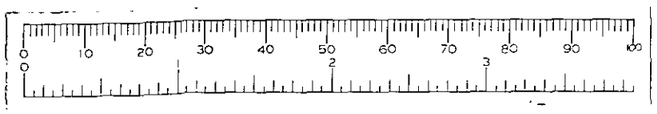
scale 1:100

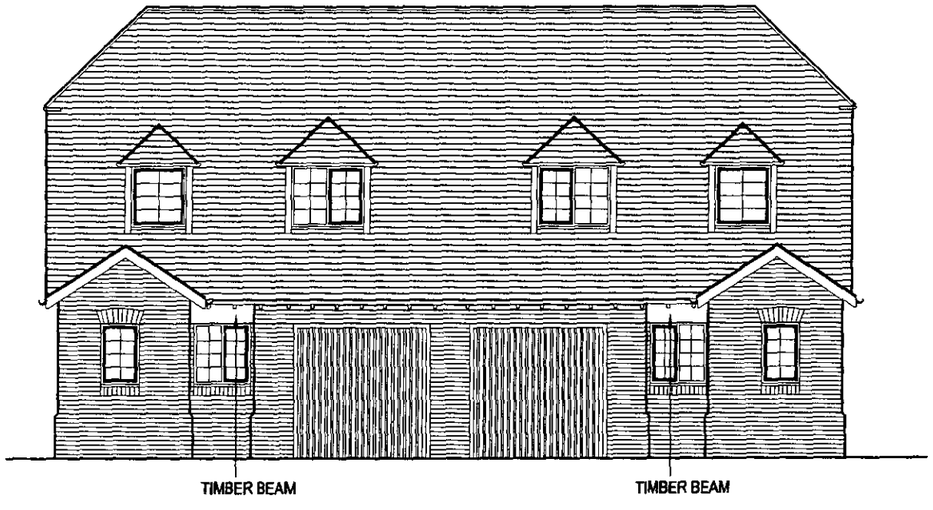
date JUL 02

drawn by E.N.

1549/38A

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

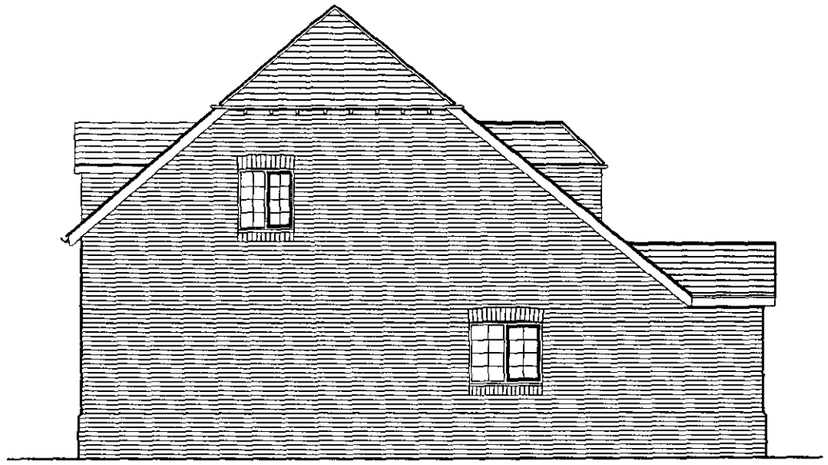




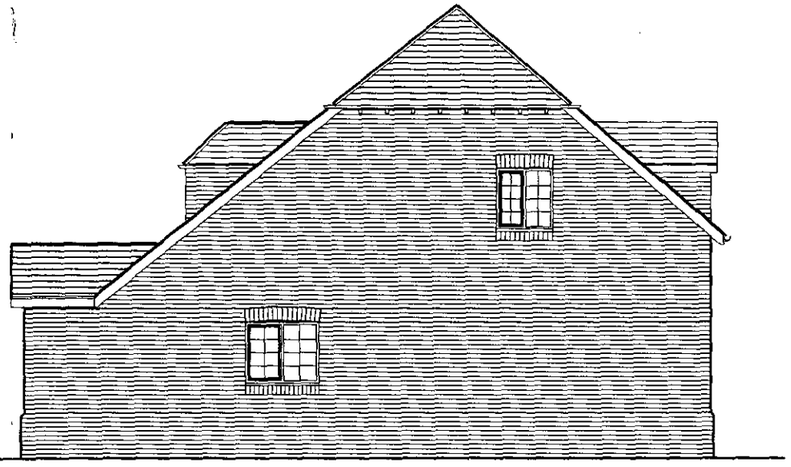
FRONT ELEVATION



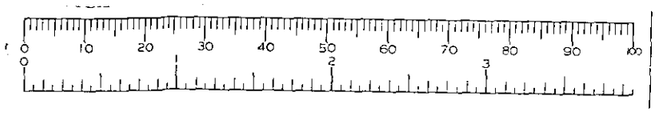
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



04 FEB 2003

COPIES TO

letter	date	revision
B	Jan 03	Windows to side elevation enlarged & added.
A	21-05-02	UPDATED AS REQUIRED

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOTS 9 + 10
WARWICK 3B - ELEVATIONS

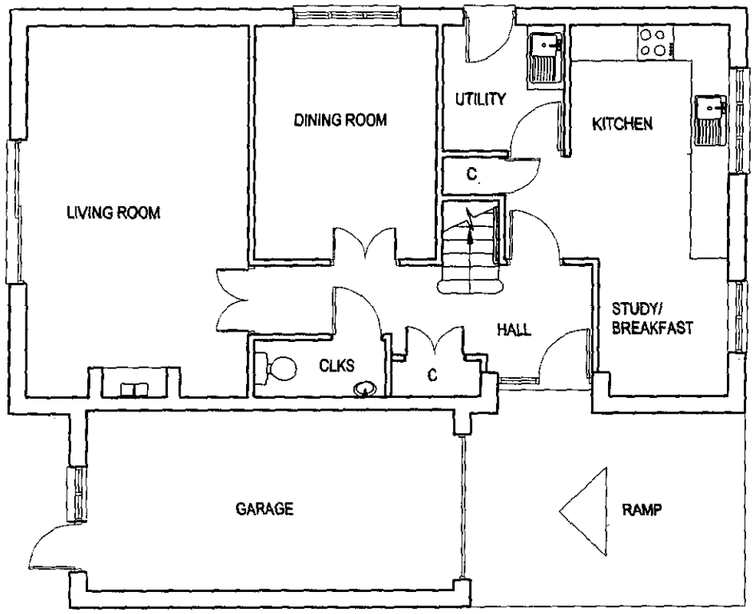
scale
1:100

date
MAY 02

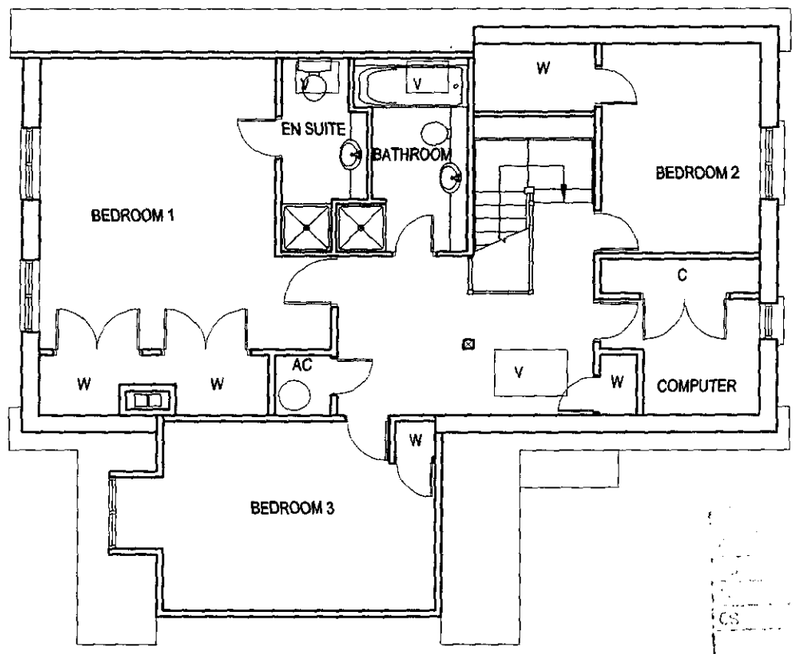
drawn by
E.N.

1549/32B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CS
04 NOV 2003

letter	date	revision
B	Jan 03	Garage door/window moved.
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 11
CHILTERN 3B - FLOOR PLANS

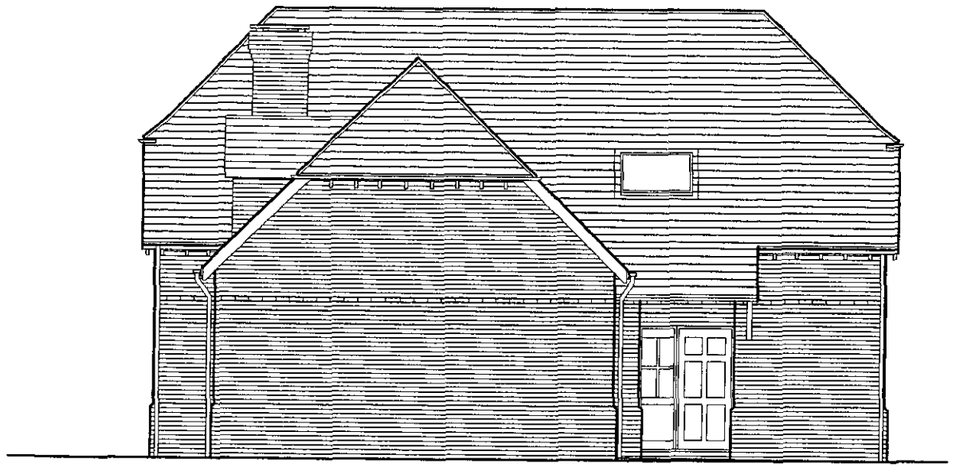
scale 1:100

date MAY 02 E.N.

1549/33B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

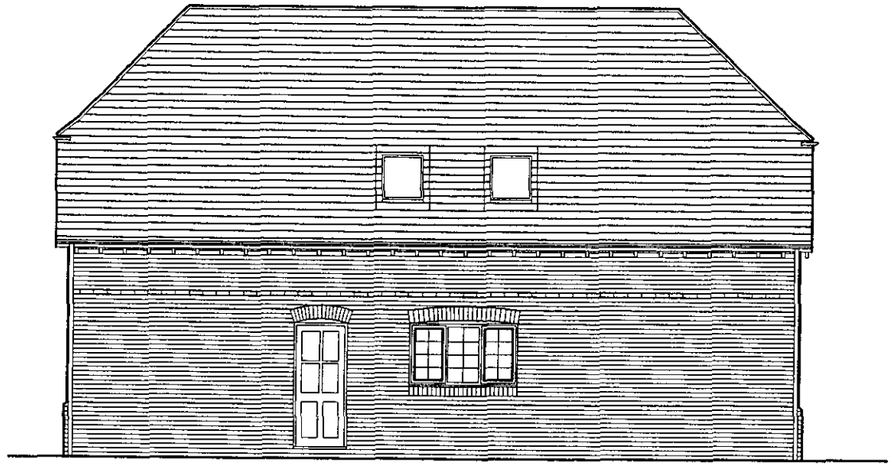




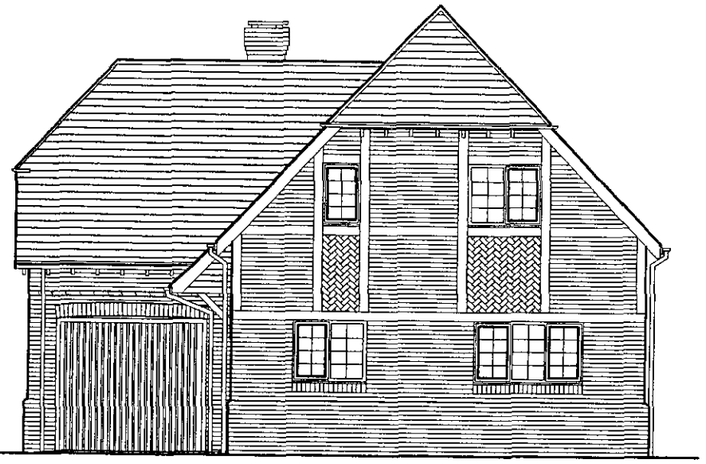
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PLANNING SERVICES	HPE	
POL	TLS	
DC	CMF	
APP		
CS		

04 FEB 2003

COPIES TO

letter	date	revision
B	Jan 03	Garage door/window moved.
A	21-05-02	UPDATED AS REQUIRED

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 11
CHILTERN 3B - ELEVATIONS

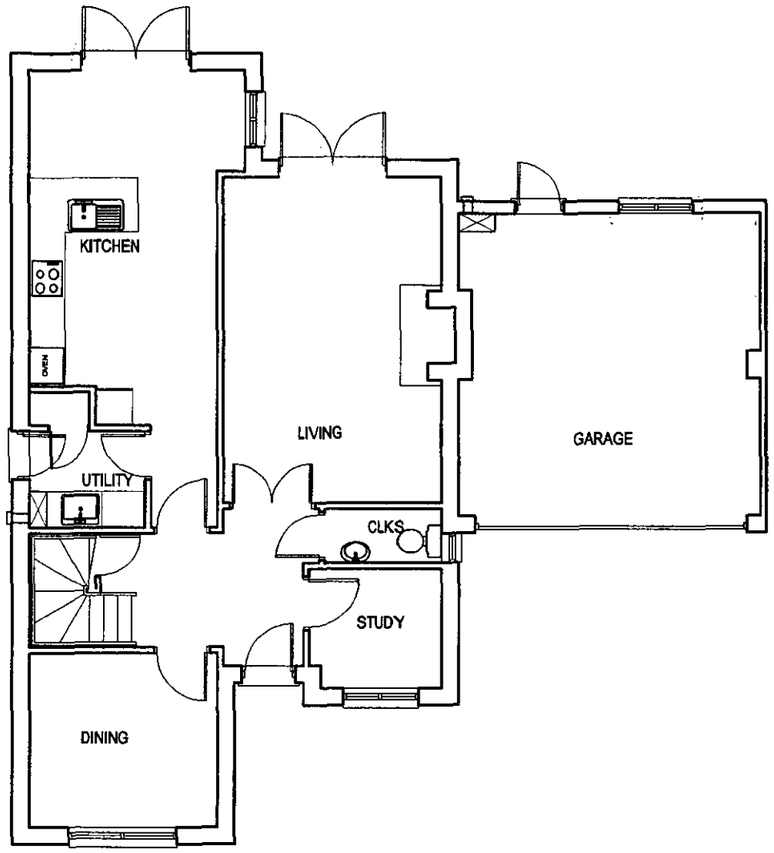
scale 1:100

date MAY 02 E.N.

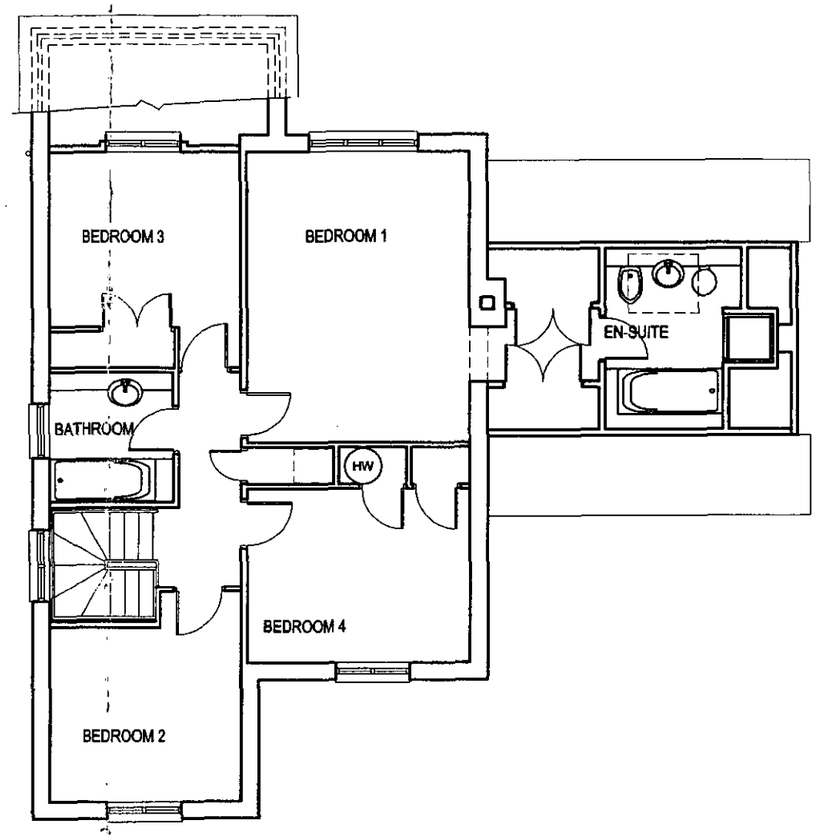
1549/34B

(0118) 9507100
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

0 10 20 30 40 50 60 70 80 90 100
0 2 3



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

letter	date	revision
B	APR 03	PATIO DOOR TO KITCHEN. GARAGE WINDOW MOVED.
A	JAN 03	

job HILL VIEW
SPENCERS WOOD
READING

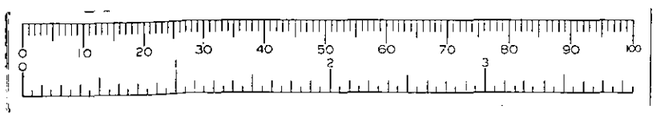
client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
WESSEX 4B - WX4 PLOT 1

scale 1:100
date OCT 2000
drawn by DMcK
1549/11B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

01 MAY 2003





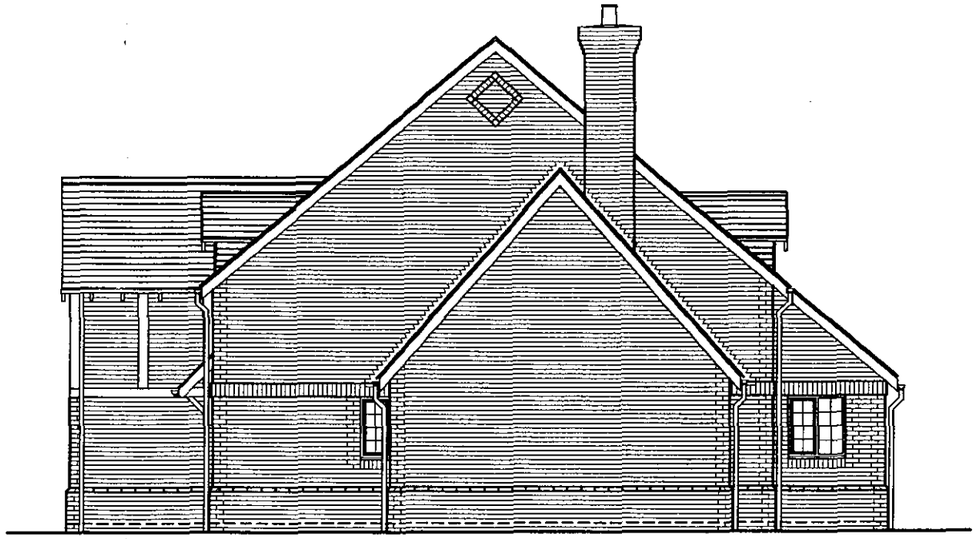
FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

letter	date	revision
C	APR 03	PATIO DOOR AT REAR.
B	JAN 03	GARAGE WINDOW MOVED.
A	21/06/01	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

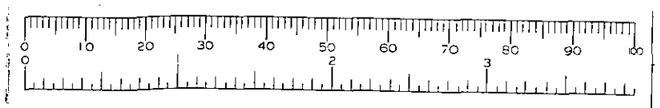
drawing
ELEVATIONS
WESSEX 4B - WX4 PLOT 1

scale 1:100 | date OCT 2000 | drawn by DMcK

1549/12c

@ (0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

01 MAY 2003





FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

01 MAY 2003

letter	date	revision
D	APR 03	DORMERS TO FRONT & SIDE GABLED.
C	JAN 03	WINDOW TO BEDROOM 3 ENLARGED.
B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

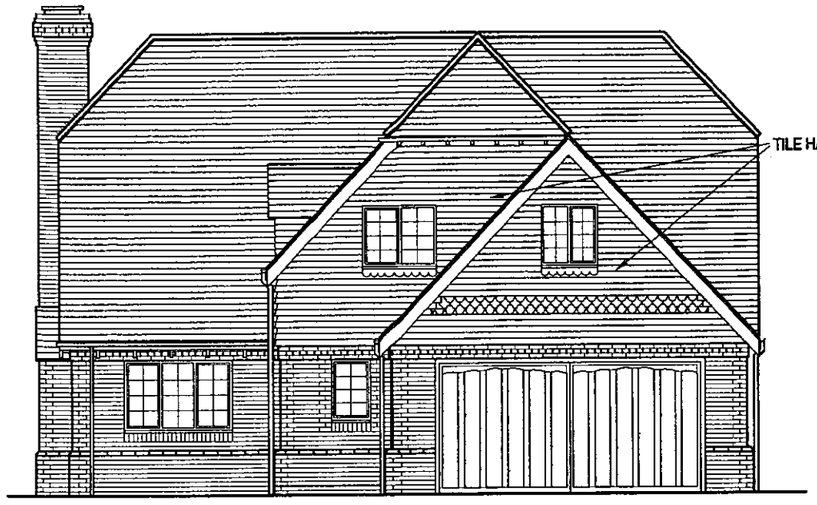
job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

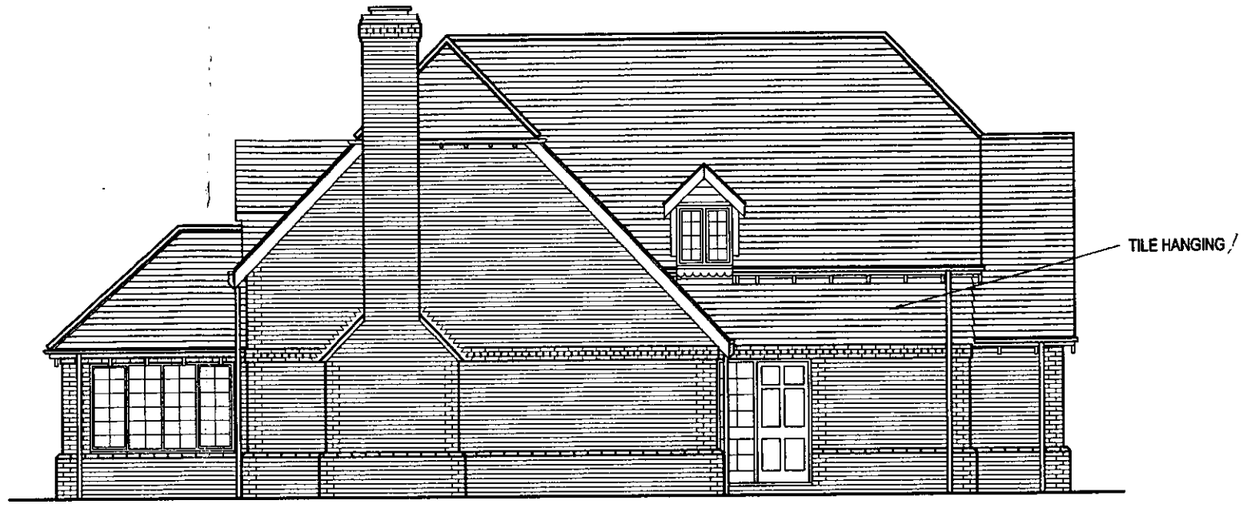
drawing
ELEVATIONS
WILTSHIRE 4BGARAGE - PLOT 6

scale		
1:100		1549/14D
date: OCT 2000	drawn by: DMcK	

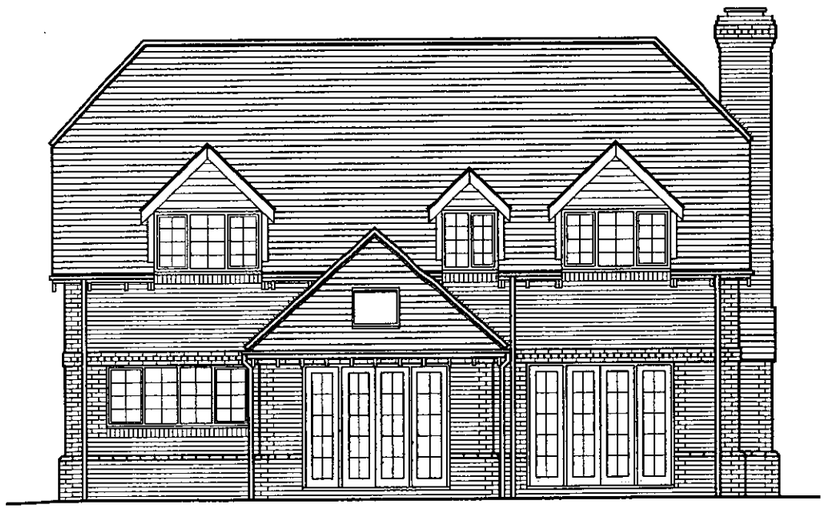
KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 THE STUDIO LONDON ROAD BERKSHIRE
READING
(0118) 9507700



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

letter	date	revision
D	APR 03	TILE HANGING; PATIO DOOR LIVING ROOM.
C	19-02-02	DRAWING UPDATE
B	15-12-00	DRAWING UPDATE
A	07-12-00	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
ELEVATIONS
SHROPSHIRE 4B - SH4 - PLOT 2

scale
1:100

date
JAN 2002

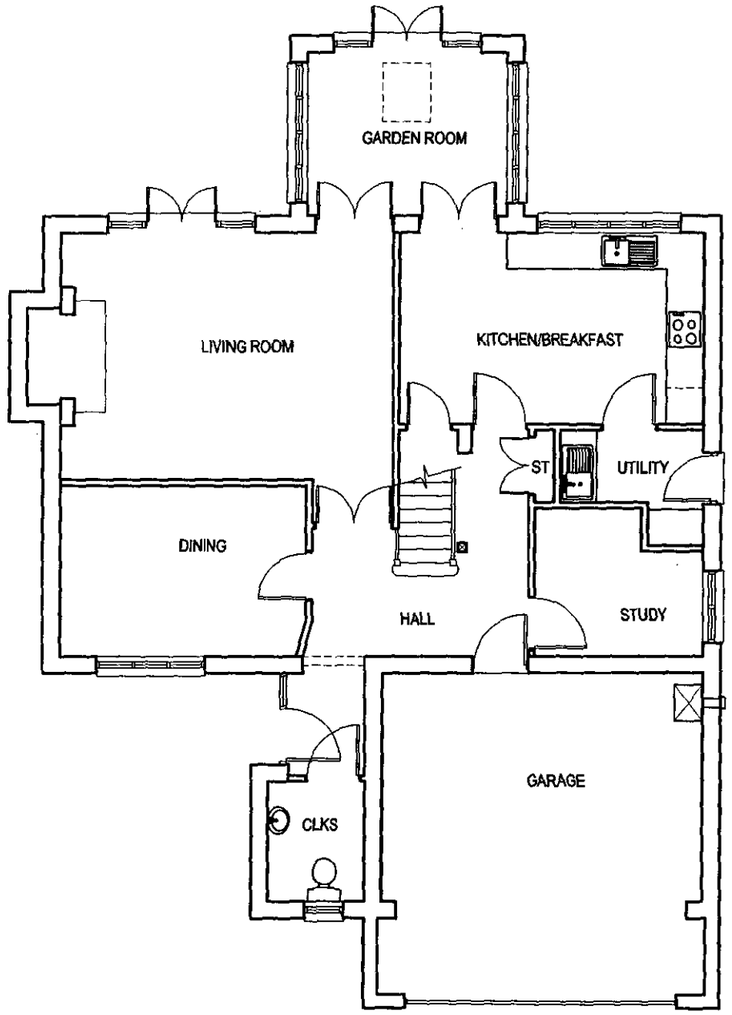
drawn by
TG

1549/10D

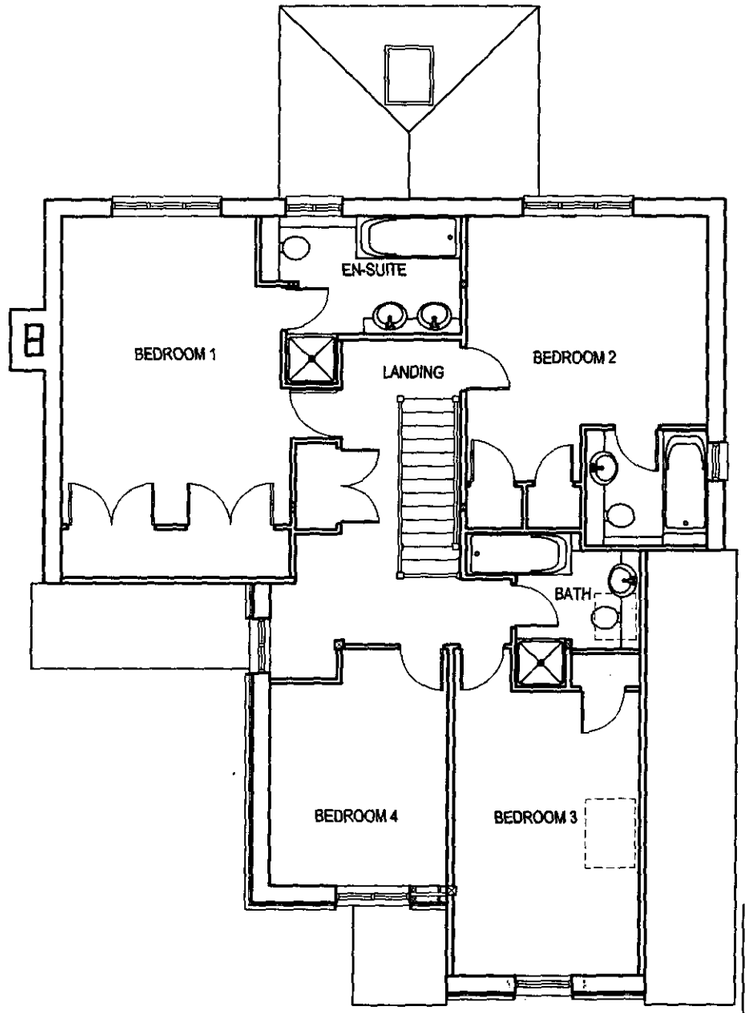
(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

01 MAY 2003

0 10 20 30 40 50 60 70 80 90 100
0 2 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

letter	date	revision
C	APR 03	TILE HANGING; PATIO DOOR LIVING ROOM.
B	19-02-02	DRAWING UPDATE
A	15-12-00	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing GROUND & FIRST FLOOR PLANS
SHROPSHIRE 4B - SH4 - PLOT 2

scale 1:100

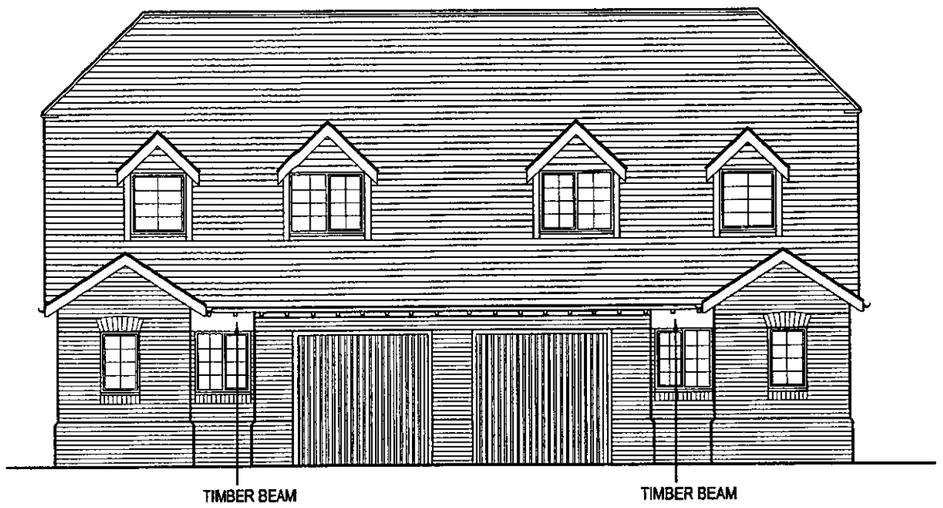
date JAN 2002

drawn by TG

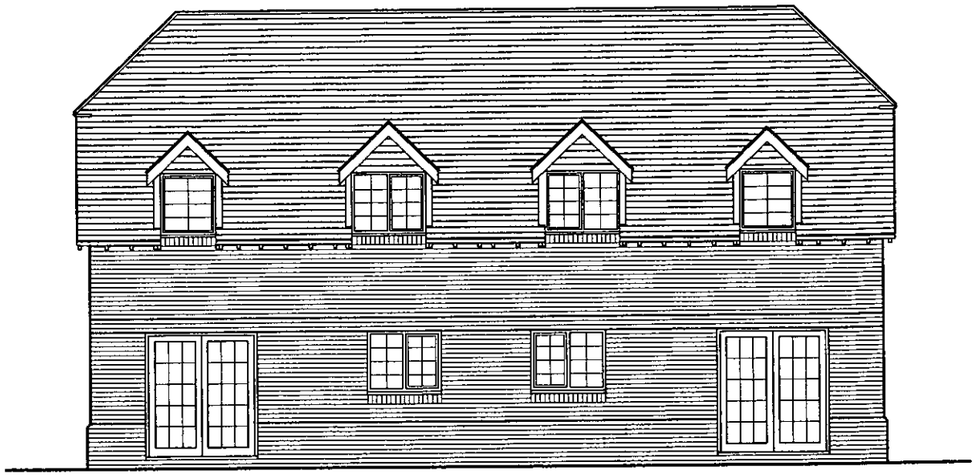
1549/9c

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

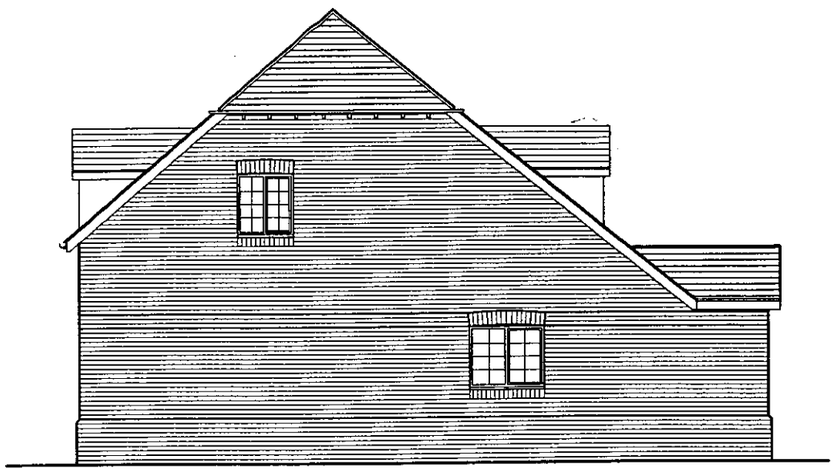
0 10 20 30 40 50 60 70 80 90 100
0 2 3



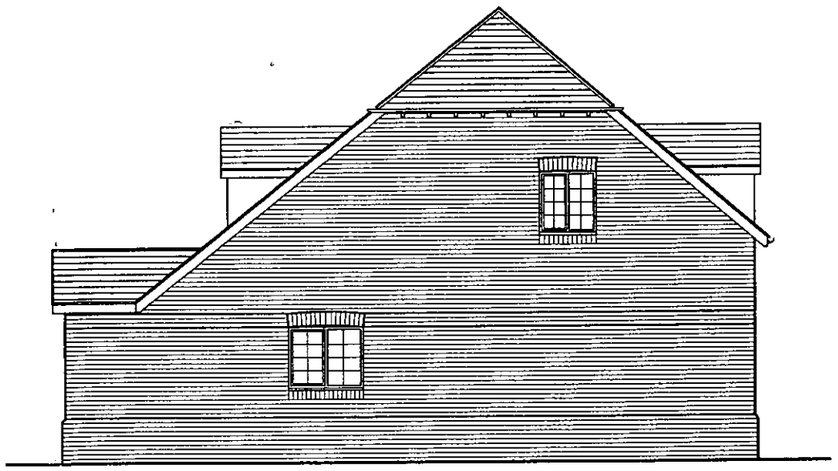
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

01 MAY 2003

letter	date	revision
C	Apr 03	Front dormers gabled, rear door to kitchen removed & window enlarged.
B	Jan 03	Windows to side elevation enlarged & added.
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOTS 9 + 10
WARWICK 3B - ELEVATIONS

scale 1:100

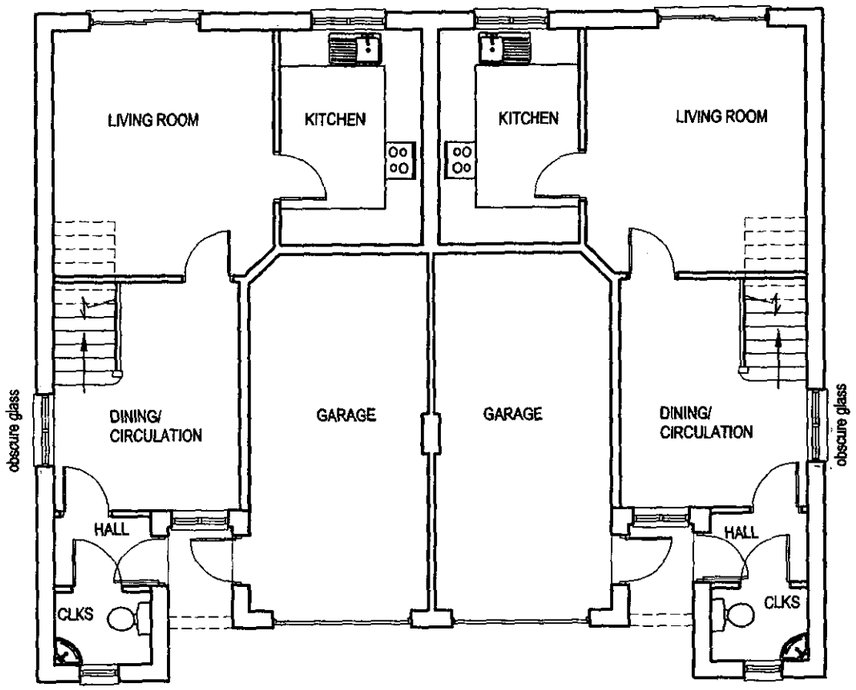
date MAY 02

drawn by E.N.

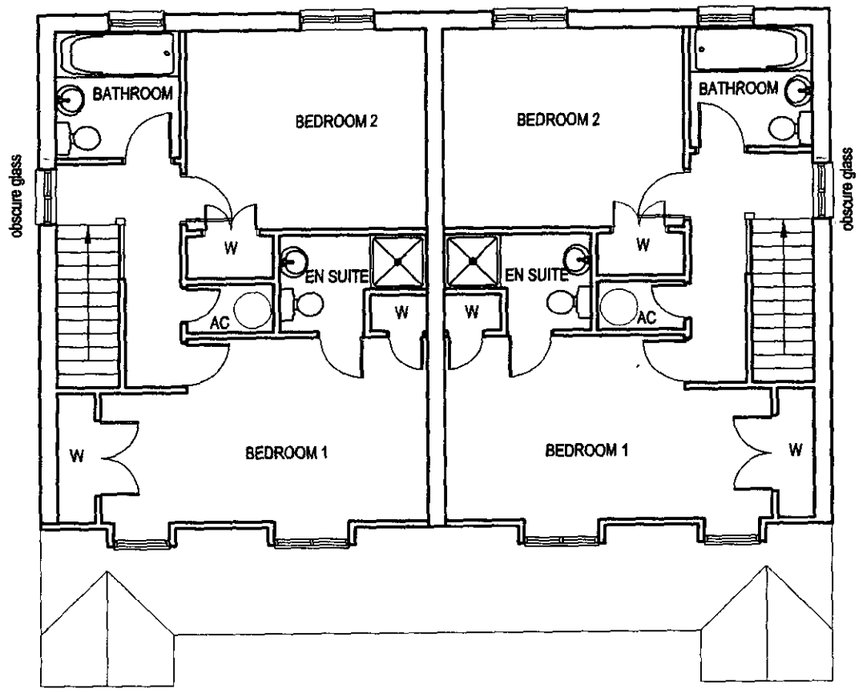
1549/32c

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

0 10 20 30 40 50 60 70 80 90 100
0 2 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

01 May 2003

letter	date	revision
B	Apr 03	Rear door to kitchen removed & window enlarged.
A	Jan 03	Dining window enlarged & window to landing added.

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOTS 9 + 10
WARWICK 2B - FLOOR PLANS

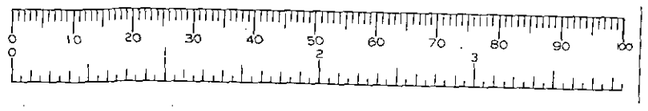
scale 1:100

date JUL 02

drawn by E.N.

1549/38B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

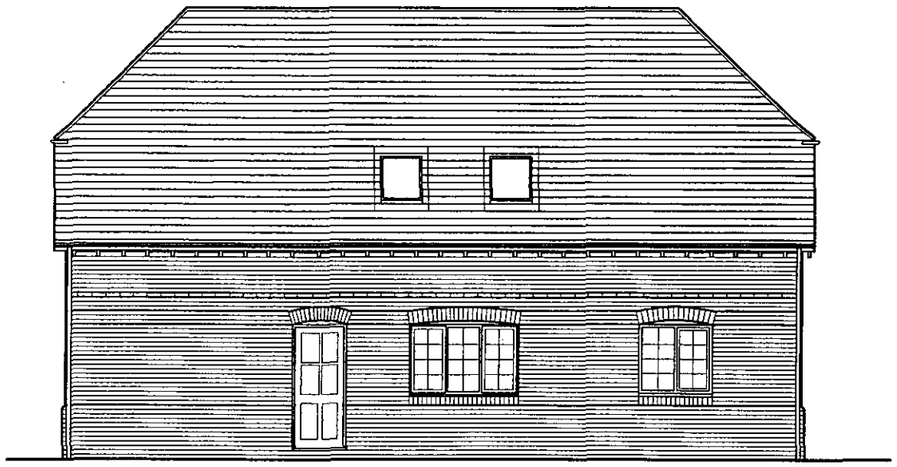




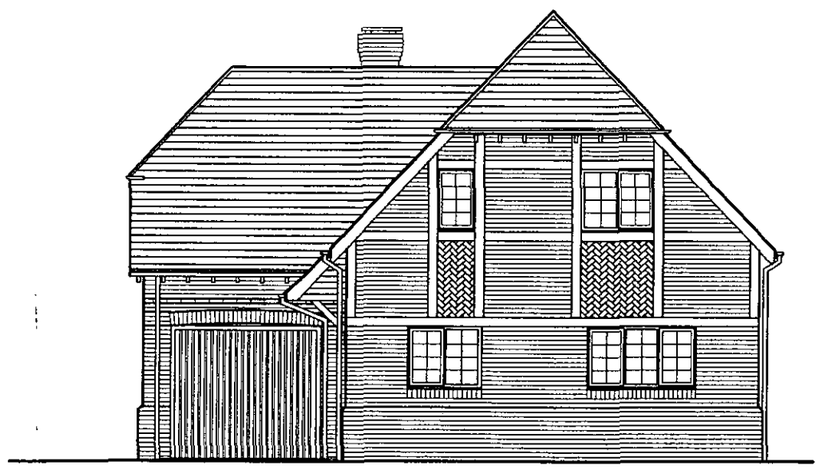
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

letter	date	revision
B	Apr 03	Dining window enlarged, Living room window added.
B	Jan 03	Garage door/window moved.
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOT 11
CHILTERN 3B - ELEVATIONS

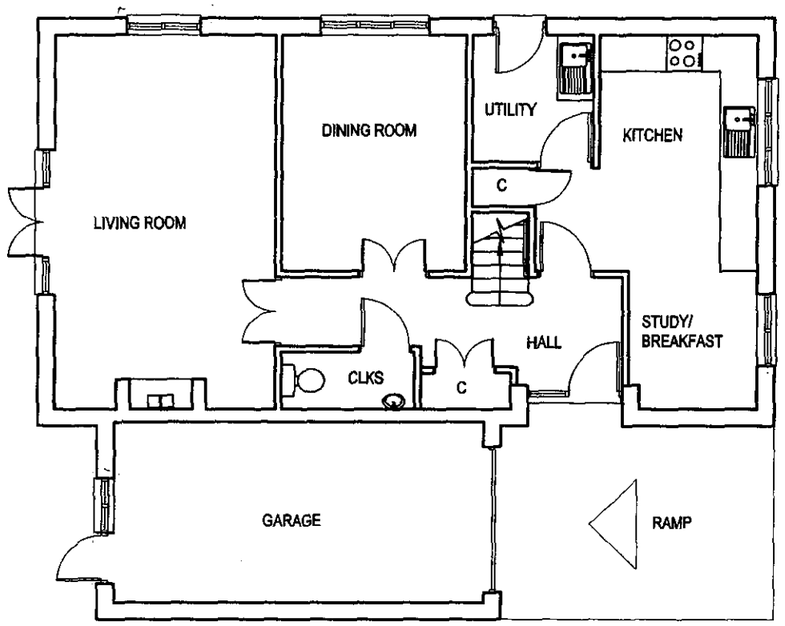
scale 1:100

date MAY 02 | E.N.

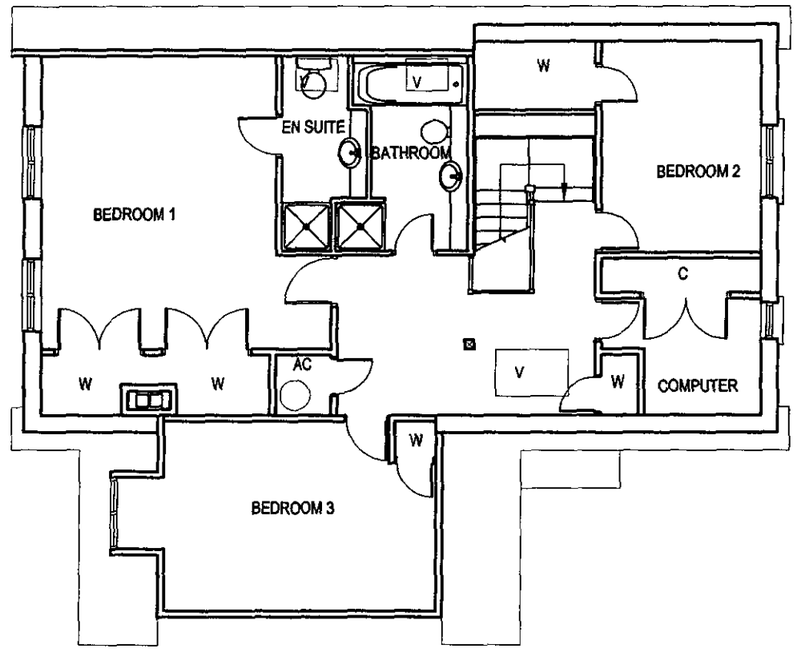
1549/34C

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

0 10 20 30 40 50 60 70 80 90 100
0 2 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

letter	date	revision
C	Apr 03	Living room window added.
B	Jan 03	Garage door/window moved.
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

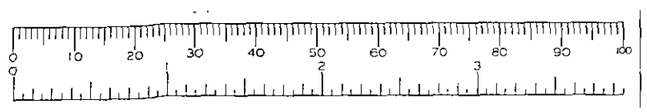
drawing PLOT 11
CHILTERN 3B - FLOOR PLANS

scale 1:100 | date MAY 02 | E.N.

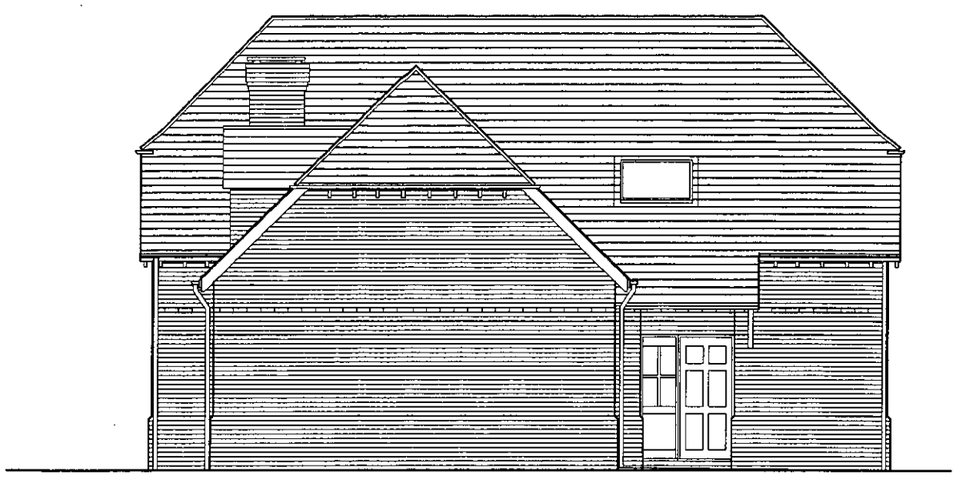
1549/33c

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

01 MAY 2003



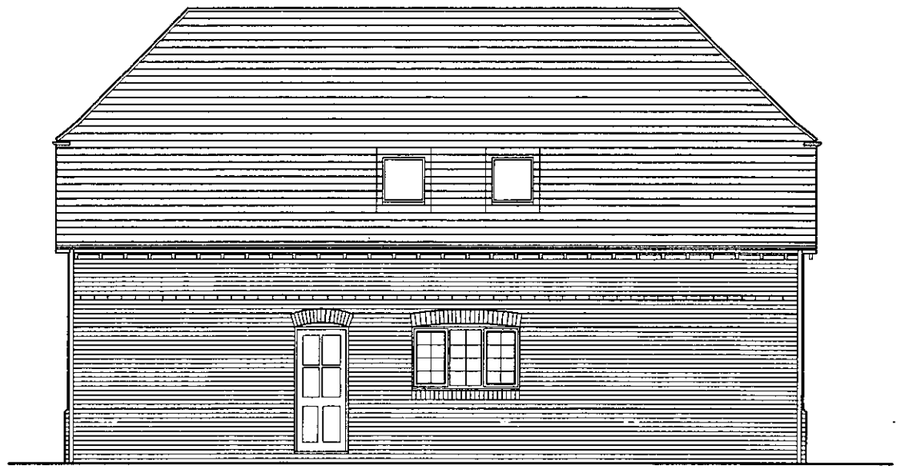
23.MAY 2002 6703



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

APPROVED

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOT 11
CHILTERN 3B - ELEVATIONS

scale 1:100

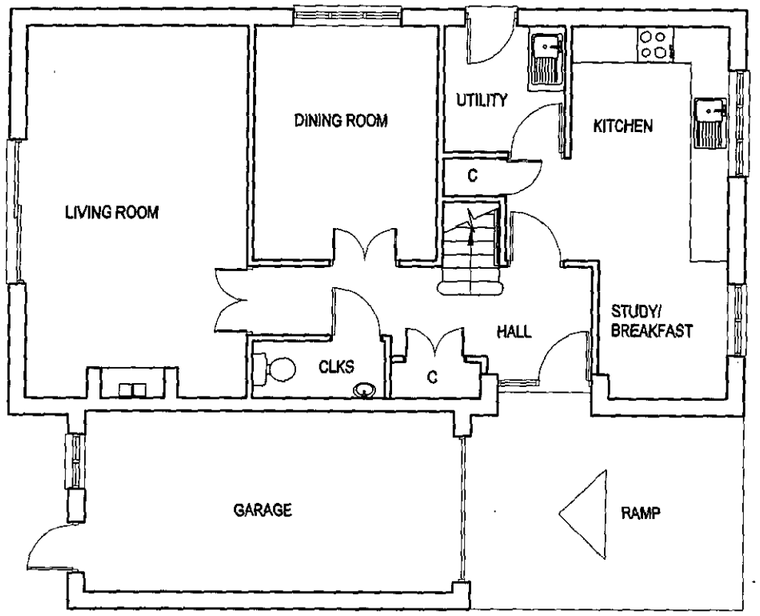
date MAY 02 E.N.

1549/34A

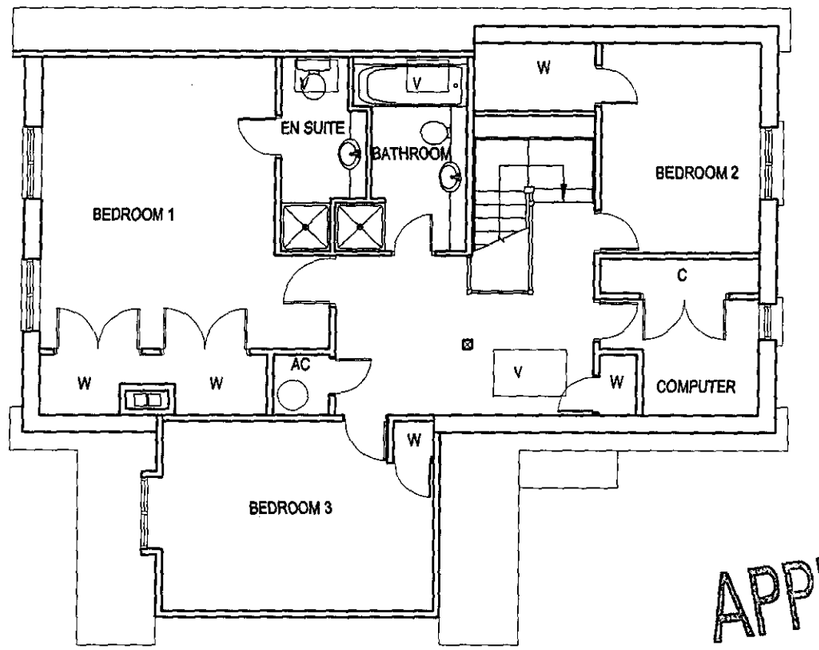
(0118) 950 7100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/11/02

23.MAY2002 6703



GROUND FLOOR PLAN



APPROVED

FIRST FLOOR PLAN

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOT 11
CHILTERN 3B - FLOOR PLANS

scale 1:100 | date MAY 02 | E.N.

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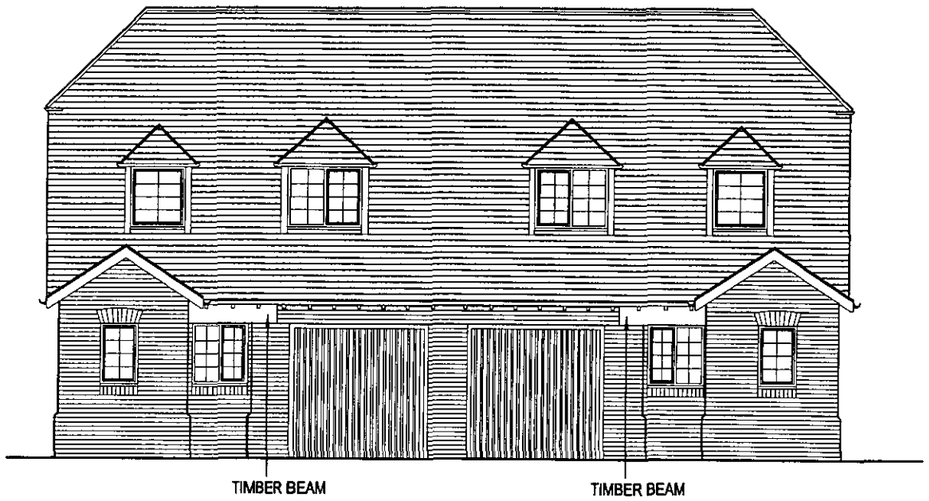
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/11/02



23.MAY2002 6703

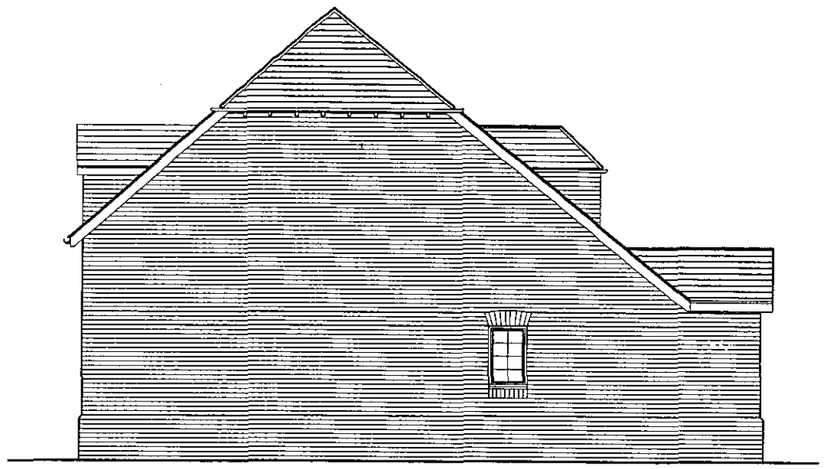


FRONT ELEVATION

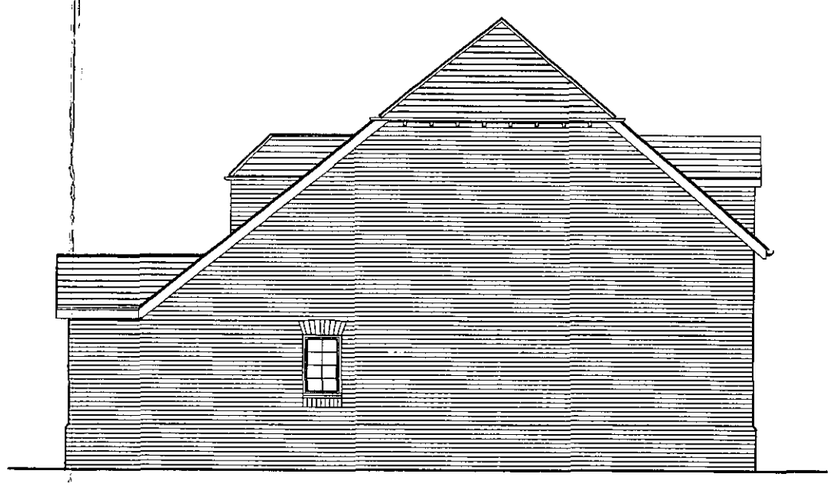


REAR ELEVATION

APPROVED



SIDE ELEVATION



SIDE ELEVATION

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOTS 9 + 10
WARWICK 3B - ELEVATIONS

scale 1:100

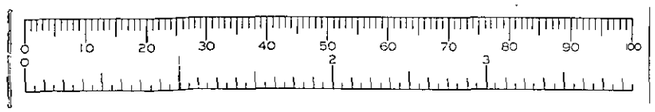
date MAY 02

drawn by E.N.

1549/32A

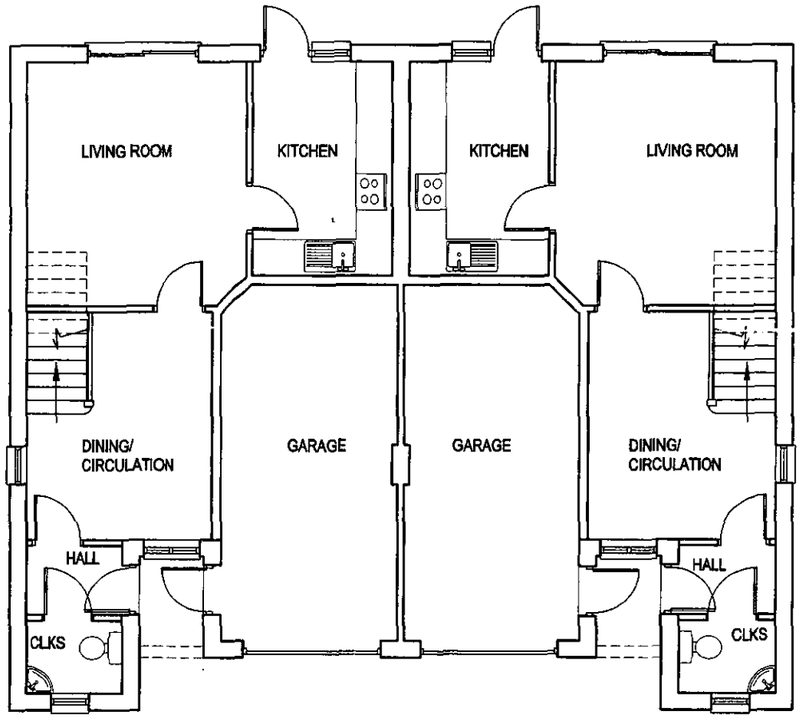
(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/12/02

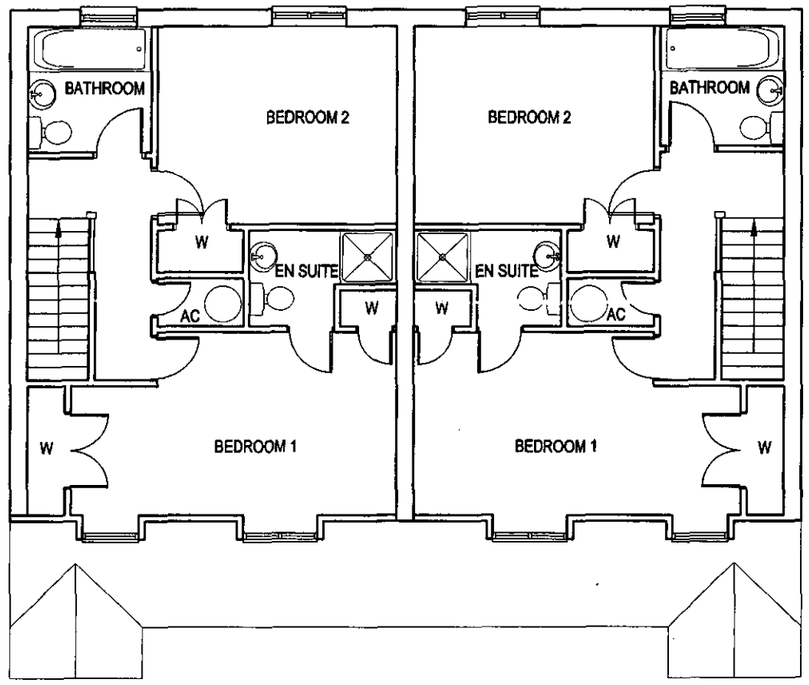


REVISED PLAN

6703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

PLANNING SERVICES	
POL	
DC	
APP	
CS	
05 JUL 2002	
COPIES TO	ACK:
	FILE:

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOTS 9 + 10
WARWICK 2B - FLOOR PLANS

scale 1:100

date JUL 02 | drawn by E.N.

1549/38

letter | date | revision

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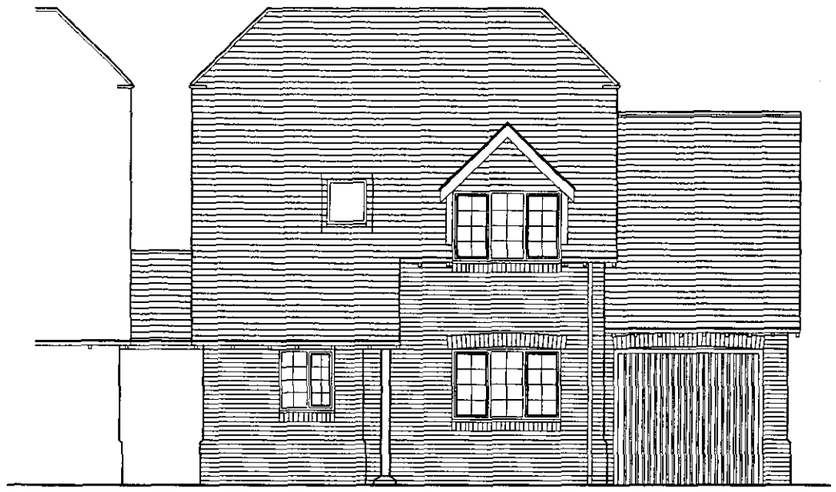
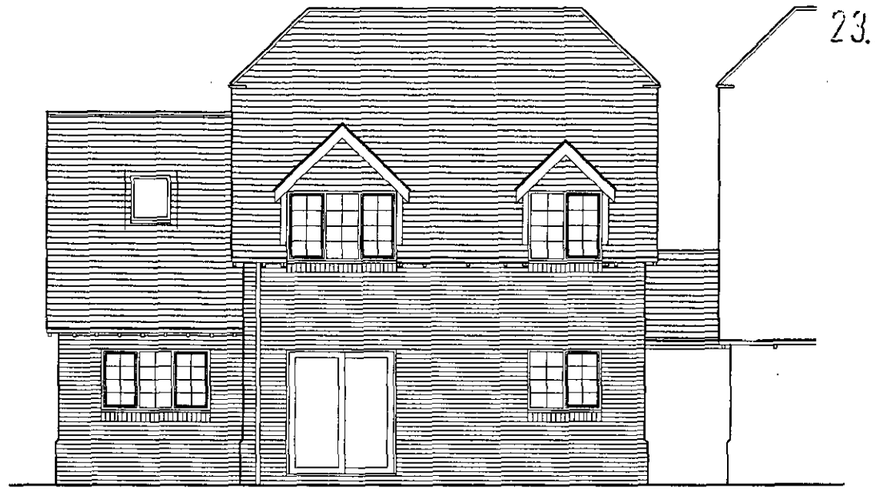
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/12/02



FRONT ELEVATION



REAR ELEVATION

23.MAY2002 6703

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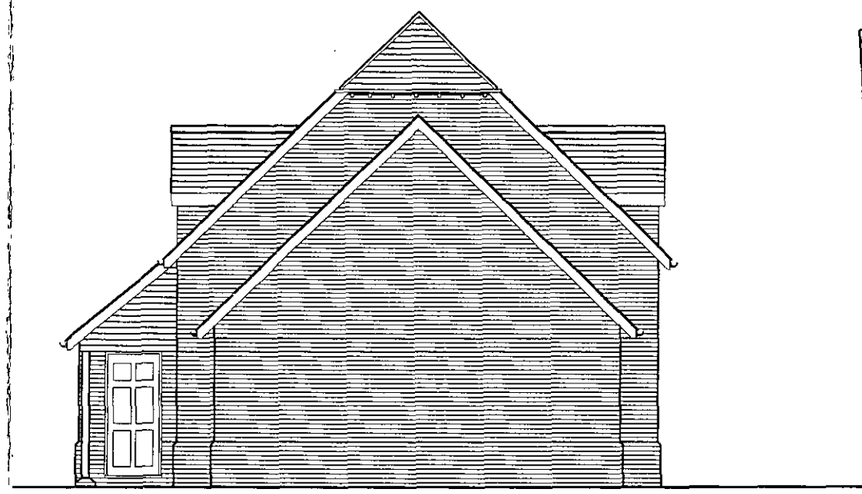
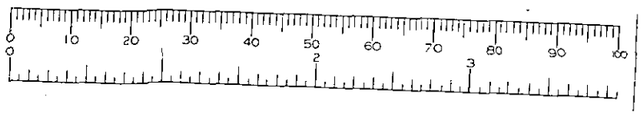
SIDE ELEVATION



SIDE ELEVATION



letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 8
WESSEX 3B (GARAGE) - ELEVATIONS

scale
1:100

date
MAY 02

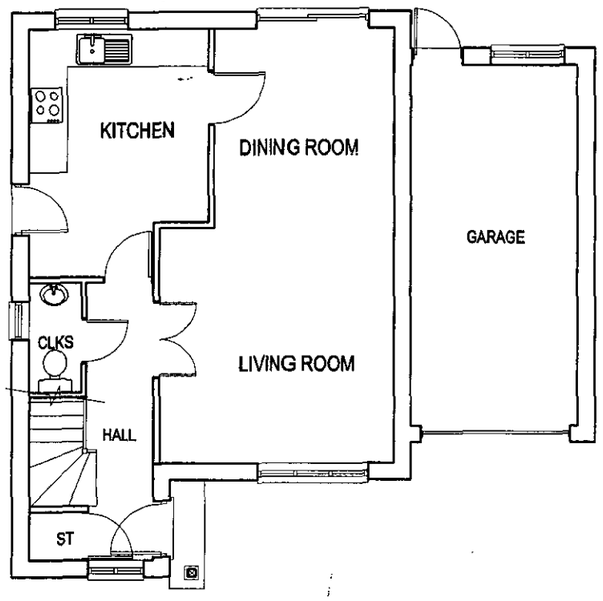
drawn by
E.N.

1549/30A

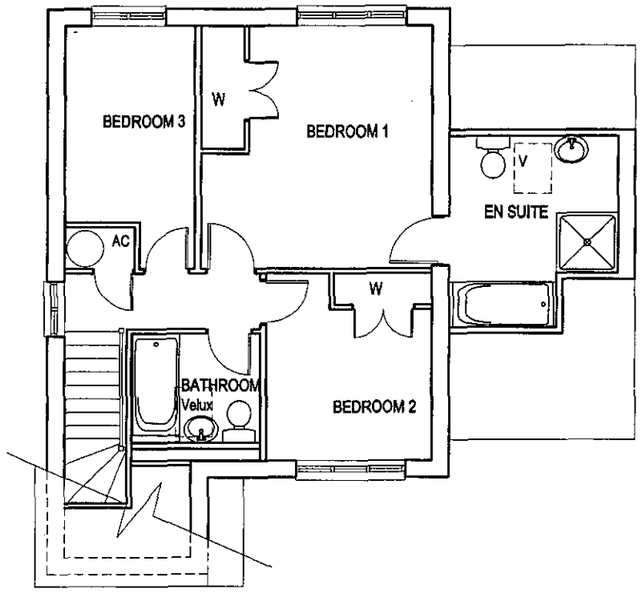
(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/12/02

23.MAY2002 6703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing PLOT 8
WESSEX 3B (GARAGE) - FLOOR PLANS

scale 1:100

date MAY 02

drawn by E.N.

1549/29A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/5/02

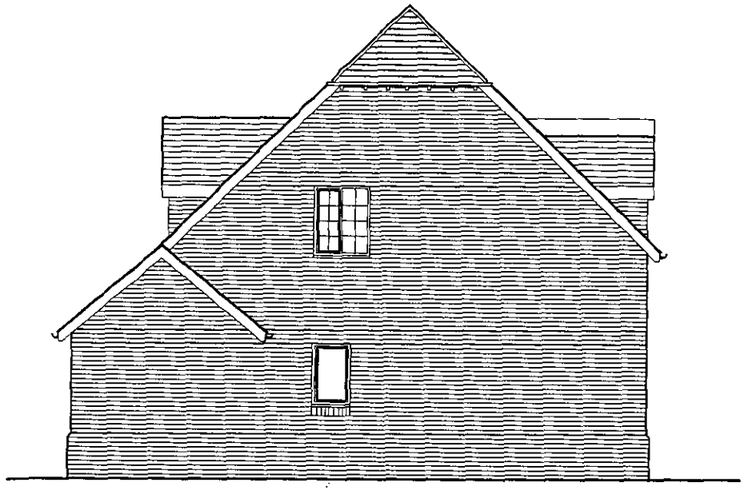
23.MAY2002 6703



FRONT ELEVATION



REAR ELEVATION



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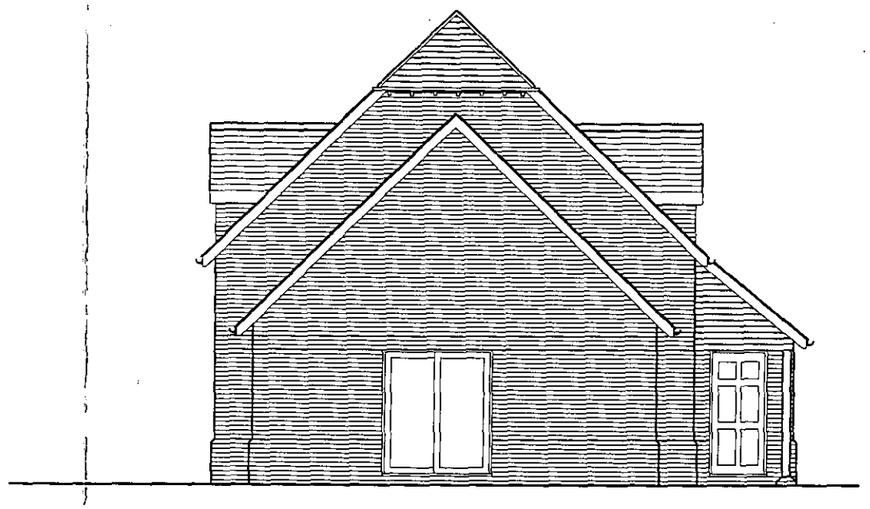


SIDE ELEVATION

APPROVED

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

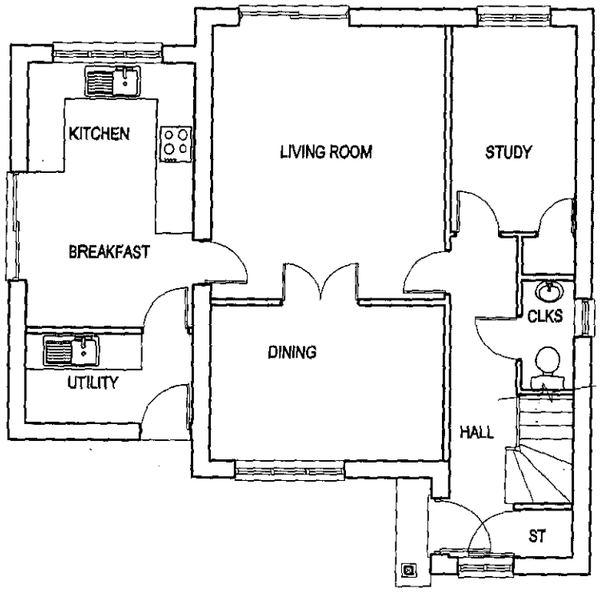
drawing
PLOT 7
WESSEX 3B - ELEVATIONS

scale 1:100
date MAY 02
drawn by E.N.
1549/28A

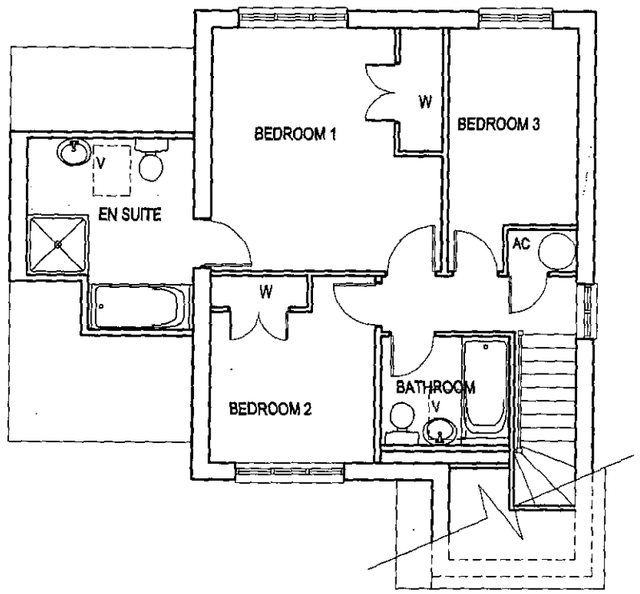
(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/12/02

23.MAY2002 6703



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

letter	date	revision
A	21-05-02	UPDATED AS REQUIRED

job HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

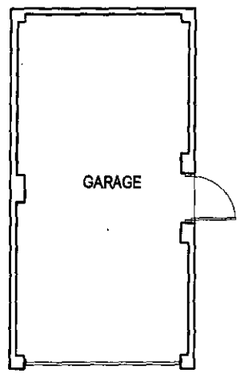
drawing PLOT 7
WESSEX 3B - FLOOR PLANS

scale 1:100
date MAY 02
drawn by E.N.
1549/27A

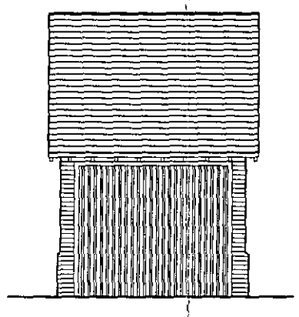
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
(0118) 9507700
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

0 10 20 30 40 50 60 70 80 90 100
0 2 3

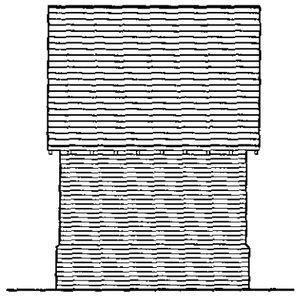
23.MAY2002 6703



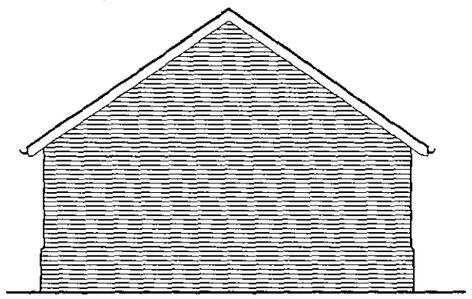
FLOOR PLAN



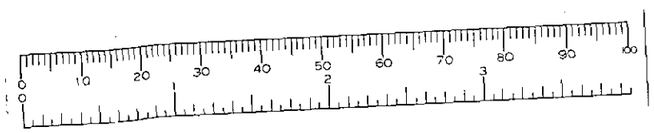
FRONT ELEVATION



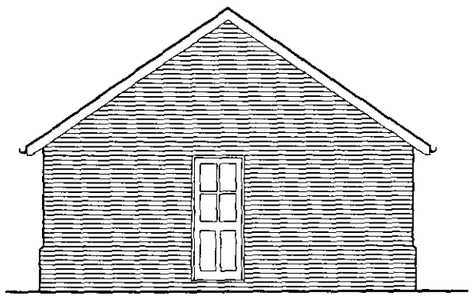
REAR ELEVATION



SIDE ELEVATION



APPROVED



SIDE ELEVATION

letter	date	revision

job
HILL VIEW - PHASE 2
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
PLOT 7
SINGLE GARAGE - PLAN/ELEVATIONS

scale		
1:100		1549/35
date MAY 02	drawn by E.N.	

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

17/5/02