APPLICATION NO.
O/2002/5780

LOCATION:
359 - 361 Reading Road, Winnersh
Wokingham.

APPLICANT:
Gilbert Homes Ltd

PROPOSAL:
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

EARLIEST DATE FOR DECISION: 09/03/2002

APPLICATION WILL HAVE EXPIRED ON:
27/03/2002

CASE OFFICER: Emy Circuit

APPROVED
S/N on tree at boundary 13/3

901
Do

RAILEX
Marbleboard

EASIFILE EP7

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 18 June 2002
My ref: EXC/O/2002/5780
Your ref:

Piers Gilbert
Gilbert Homes
37 Hampton Road
Twickenham
Middlesex
TW2 5QE

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 Mr Gilbert

PROPOSED DEVELOPMENT OF 8 FLATS AT 359-361 READING ROAD, WINNERSH - OUTLINE PLANNING PERMISSION O/2002/5780

I write in response to your letter of 22 May, regarding the above planning permission, and apologise for the delay in doing so.

The purpose of informative 1 was to provide clarity where drawings had been superseded and there were no amendments to the proposed floor plans.

In any case, the application was an outline proposal, with only siting and access to be determined. While the proposed floor plans were helpful in demonstrating that a development of eight flats could be achieved on the proposed footprint with out detriment to the character and amenities of the area, design is a reserved matter and Drawing No 1101/3:2 can only be considered as illustrative and does not form part of the approval.

With regard to the design of the building, I draw your attention to condition 19, which may require some amendments to the proposed layout: Members of the Development Control Committee were concerned that the cycle storage should be closer to the entrances to the building, possibly located within the main building.

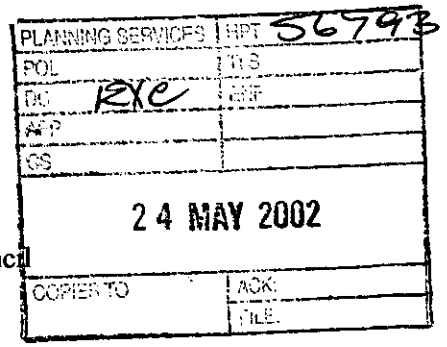
I hope that this clarifies the position. However, if you require any further advice with regard to this matter, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

File: 359-361
Reading Road,
5780.doc

NHBC
Registered house builder



Gilbert HOMES

WWW.GILBERTHOMES.CO.UK

Wokingham District Council
Planning Department
Attn: Emy Circuit
PO Box 157
Wokingham
RG40 1WR

Wednesday, May 22, 2002

RE: 359 and 361 Reading Road

Dear Emy ,

We write in reference to the granting of outline consent reference number 0/2002/5780 dated 24/04/02.

Our original planning application dated 24/01/02 included drawing number 1101/3:2 which gave details of the proposed floor plans which form an important part of our application.

We see from the approval only drawing number 1101/3:1B was mentioned in the consent , however we assume that in reaching the decision the floor plans were taken into consideration.

We would therefore be grateful if you could please confirm the position to us in order that we can satisfy the terms of our agreement with the land owners.

Any questions or queries please do not hesitate in contacting me. We look forward to hearing from you in due course.

Yours sincerely,

P. Gilbert

Piers Gilbert
Land & New Homes Director.

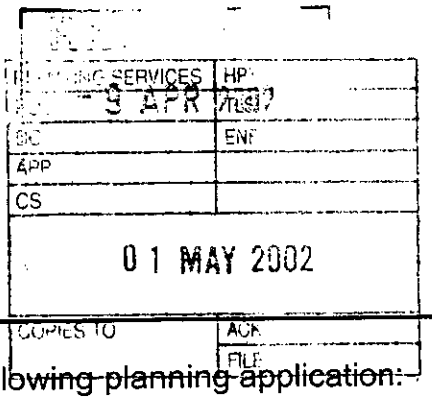
Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel:- 020 8408 9190 Fax:- 020 8408 9189

Registered Address:- Blakesley Lodge, 2 Green Street, Sunbury on Thames, Middlesex, TW16 6RN

Reg. in England:- 3302069 Managing Director:- J. C. Gilbert VAT NO:- 700 6029 84

5780

Date: 08 April 2002



To: Winnersh Parish Council

We have received Revised Plans for the following planning application:-

Application Number: O/2002/5780

Location: 359 - 361, Reading Road, Winnersh, Wokingham.

Proposal: Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Applicant: Gilbert Homes Ltd.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 11 cars, plus secure cycle parking. Drawing no: 1101/3:1.

Comments are required by 18/04/2002.

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

Previous comments reiterated

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Gilbert Homes Ltd
37 Hampton Road
Twickenham
Middx
TW2 5QE

Application Number: O/2002/5780

Parish: **WINNERSH**

Location: **359 - 361, Reading Road, Winnersh, Wokingham.**

Proposal: **Outline application for the proposed demolition of existing dwellings and erection of 8 flats.**

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. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s) and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

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) no additional windows or similar openings shall be constructed at first floor level or above in the side elevation of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
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. Prior to commencement of the development hereby permitted (including demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Condition
9. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning) of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
10. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Condition
11. The details to be submitted in pursuance of condition (01) above shall show details of secure, covered cycle parking. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General

Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
12. 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
13. 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
14. 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
15. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
16. 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
17. Development shall not begin until a scheme for protecting the proposed dwellings from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority . All works which form part of the approved scheme shall be completed before any dwelling hereby approved is occupied, unless an alternative period is agreed in writing by the Local Planning Authority.

Condition
18. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
19. Notwithstanding the details shown on the submitted plans, no permission is hereby granted for the siting of the cycle store in the position shown. This shall be the subject of agreement at the reserved matters stage.

Reason
1. a) No such details have been submitted.
b) & c) In pursuance of Section 92(2) 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 ensure that satisfactory provision is made, in the interests of amenity.

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

Reason
6. To safeguard visual amenities.

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

Reason
8. The proposed development may have an impact on bats, which are of international importance and protected by law.

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

Reason
10. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Reason
11. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

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

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

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

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

Reason
17. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

Reason
18. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
19. In order to ensure that bicycle parking facilities are provided in a secure and convenient location on the site.

Informative
1. This permission relates to the application as amended with drawing number 1101/3:1 Rev B submitted to the Local Planing Authority on 4 April 2002 showing parking for 11 cars and cycle parking provision and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town & 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:

Adopted Berkshire Structure Plan policies H4, H5, H6, EN1, T3, T6, EN3 and H9.
Emerging Berkshire Structure Plan policies DP1, H3, T1, T6, H6 and H7.
Loddon Area Local Plan Policies LTV1, LTV6, LH1, LH7, LBE1, LBE2, LBE5, LBE8, LT5, LT6, LPS3 and LPS4.
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, Density Policy, WH3, WBE1, WBE10, WBE12, WT7, WIC16 and WIC17.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH APRIL 2002 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mrs T Marinos, Mr DC Morgan, and Mrs PJ Stubbs.

PART I

241. MINUTES

The Minutes of the meeting of the Committee held on 3rd April 2002 were confirmed as a correct record and signed by the Chairman, subject to the inclusion of Mrs MA Long in the list of those in attendance and in relation to Minute No. 234, reference in the resolution should be to consultation with the local Member and not Members.

242. APOLOGIES

Apologies for absence were submitted from Mrs DC Beatty and Mr SR Conway.

248. APPLICATION NO. O/2002/5780 – OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 8 FLATS – 359-361 READING ROAD, WINNERSH FOR GILBERT HOMES

The Committee considered a report about this application set out on Agenda pages 3087 to 3098.

Members were informed that the application site was located in Winnersh, and not Wokingham as indicated in the report. In addition the Committee was provided with details of the reasons for conditions 10-18 and the informatives which were omitted from the Agenda.

The local Member Mrs P Bray had a statement read out which outlined her concerns regarding the proposal.

Members discussed Condition 11 and raised concerns with respect to the siting of the cycle facilities as it was felt that they should be located adjacent or at the front of the development.

RESOLVED: That Application No.O/2002/5780 be approved subject to the conditions set out on Agenda pages 3094 to 3095, and with the addition of the following condition:

Condition 19

Not withstanding the details shown on the submitted plans, no permission is hereby granted for the siting of the cycle stores. These shall be the subject of agreement at the reserved matters stage. The approved facilities shall be provided prior to the first occupation of any of the units on the site and shall thereafter be retained in the approved form.

Reason: To ensure that satisfactory provision is made for safe and secure cycle parking facilities on the site.

Development Control Ref No:	Received	Listed By	Parish
F/2002/5780	30.01.02	Cllr Bray	Wokingham

Applicant: Gilbert Homes

Location: 359-361 Reading Road, Winnersh.

Proposal: Outline application for demolition of existing dwellings and erection of 8 flats.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Planning History

The application site is a 0.12 hectare piece of land, currently occupied by two detached dwellings. It is located within the Identified Settlement of Winnersh, on the north-eastern side of Reading Road, some 240 metres from the crossroads. The sites to either side and on the opposite side of the road form part of the local shopping centre, while there are dwellings to the rear in Pheasant Close. Reading Road is designated as a green route enhancement area.

Proposal –

This is an outline proposal to demolish the two existing dwellings and erect a block of ten flats. Siting and access are to be determined at this stage but illustrative floor plans have been provided and these indicate that there would be accommodation on three-floors.

The application has been listed by Cllr Bray due to concerns regarding overlooking of 29 Pheasant Close and access to the site. A comment was also made regarding the speed with which the application was being processed.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers

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

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.

BACKGROUND

Consultations –

- ***Highway Officer*** – no objection subject to conditions
- ***Landscape Officer*** – no objection subject to landscaping scheme, with substantial planting on the Reading Road boundary
- ***Environmental Health Officer*** – no objection subject to conditions
- ***Ecologist*** – bat survey would be required due to demolition of existing dwellings
- ***Crime Prevention Design Adviser*** – no objection subject to appropriate enclosure of site at detailed stage
- ***Winnersh Parish Council*** – comment that "traffic movements on Reading Road would be increased"
- ***Local Residents*** – one letter has been received from a local resident who is concerned about loss of privacy to the garden of 29 Pheasant Close; increased noise and traffic; light and quality of life would be affected; would add to traffic on Reading Road, which is already busy; there would be an additional exit close to crossroad/existing exits.

Appraisal – the main issues are:

A. The principle of development (Policies H4, H5 & H6 of the adopted Berkshire Structure Plan, DP1 & H3 of the emerging Berkshire Structure Plan, LTV1, LH1 & LH3 of the Loddon Area Local Plan and WOS2, WH1 & WH3 of the Wokingham District Local Plan (Deposit Draft))
B. Residential Density and Housing Mix (Policies H9 of the adopted Berkshire Structure Plan, H6 & H7 of the emerging Berkshire Structure Plan, of the LH7 of the Loddon Area Local Plan and WH6 and the density policy of the Wokingham District Local Plan (Deposit Draft))
C. The impact on the character of the surrounding area (Policies EN1of the adopted Berkshire Structure Plan, LTV6, LH1, LBE1, LBE2 & LBE8 of the Loddon Area Local Plan and WOS3, WBE1, WH1, WBE10 & WBE12 of the Wokingham District Local Plan (Deposit Draft))
D. The impact on the amenity of neighbouring properties (Policies LBE2 & LBE5 of the Loddon Area Local Plan and WOS3 & WBE1 of the Wokingham District Local Plan (Deposit Draft))
E. Highway Issues (Policies T3 & T6 of the adopted Berkshire Structure Plan, T1 & T6 of the emerging Berkshire Structure Plan, LT5 & LT6 of the Loddon Area Local Plan and WT7of the Wokingham District Local Plan (Deposit Draft))
F. Flooding (Policies EN3 of the adopted Berkshire Structure Plan, LPS3 & LPS4 of the Loddon Area Local Plan and WIC16 & WIC17 of the Wokingham District Local Plan (Deposit Draft))
G. The Local Plan Inspector's recommendations in relation to the relevant policies
H. Comments made by Winnersh Parish Council
I. Comments made by local residents

A. The principle of development

The proposal is for redevelopment of a site within the Identified Settlement and would result in a net gain of six dwellings. It is in a sustainable location, close to local facilities and public transport routes. As such the proposal is acceptable in principle.

B. Residential density and housing mix

The application site has an area of 0.12 hectares and the proposal would result in an increase in residential density from 16.6 dwellings per hectare to 66.6 dwellings per hectare, which would comply with the Council's density policy and the advice given in PPG3. The illustrative layout provided indicates that all of the eight flats would be two bedroom. This would be acceptable given the need for smaller dwellings within the district.

C. The impact on the character of the surrounding area

The proposed flats would have an L-shaped footprint with a width of 18.75 metres and a maximum depth of 13.7 metres, excluding the projecting bays. The main front elevation would be set back 14 metres from the front of the site, 2.5 metres back from the front elevation of the accommodation block at the Pheasant Inn and 8.5 metres back from the front of Carpetwise (363 & 365 Reading Road). There would be 3.5 metres between the flank of the proposed flats and the Pheasant Inn and 6 metres between the flats and Carpetwise. The neighbouring properties are both two-storey and, with appropriate design, the proposed building would not appear prominent or out of keeping with the street scene.

Car parking provision would occupy quite a large proportion of the frontage of the site but given the commercial nature of many of the nearby properties, including the neighbouring sites, which both have parking on their frontages, this would not be uncharacteristic.

Given the location on a Green Route, the landscaping of the site would be important. The layout of the site would permit a 2 metre landscape strip at the front of the site and this would be sufficient to provide planting that would soften views of the parking area and to make a positive contribution to the character of the area.

D. The impact on the amenity of neighbouring properties

29 Pheasant Close is a two-storey, semi-detached dwelling, located at the rear of the application site. There would be a minimum of 17.5 metres between the rear elevation of the proposed building and this boundary and 21.5 metres between the rear elevation and the flank of No 29. There is a glazed lean-to on the side of No 29. This distance is considered sufficient to prevent unacceptable overlooking of the rear garden of the neighbouring property from first- or second-floor windows. There would be three parking spaces at the rear of the application site. These would be ten metres from the boundary with No 29 and 13.5 metres from the main flank of the building. The flats' amenity area would be adjacent to the private rear garden of the

neighbouring property at No 29. For this reason it is not considered that the proposal would result in unacceptable disturbance to this neighbour.

In relation to the accommodation block at the Pheasant Inn, the proposed building would be set back by 2.5 metres at the front, project 3 metres at the rear and there would be 3.5 metres between the two buildings. There are no bedroom windows in the side elevation of the neighbouring building. Therefore, the proposed building would not have an adverse impact on occupants of this neighbouring property.

Planning records indicate that the permitted use of 363 Reading Road is for residential purposes. The property is currently unoccupied and it appears to form part of the same unit as Carpetwise. The proposed building would be set back in relation to it and project 6.5 metres to the rear. Given that there would be six metres between the buildings there would not be any overshadowing or overbearing impact on the rear of the property. There are windows in the side elevation of the neighbouring property but these are towards the front of the site and would be forward of the proposed building. It is unlikely that the impact on these windows would be significantly greater than that of the existing structure.

Three of the car parking spaces would be located at the rear of the site and the access to these would be adjacent to 363 Reading Road. There would be potential for some disturbance but given that the residential use of the premises appears to have ceased and any future occupant would be aware of the situation this would not warrant refusal of the application.

E. Highway Issues

The two existing dwellings each have their own access. These would be stopped up and a new access created in a similar position to the existing driveway to 359 Reading Road. Thus, although there would be an increase in vehicle movements there would be a reduction in the number of access points. The location of the access is considered acceptable but a condition, requiring submission of details, to include a foot- and cycle-path crossover is proposed.

Eleven car parking spaces (1.38 per dwelling) and secure, covered cycle parking for bicycles is proposed. This level of provision is considered acceptable given the size of the proposed dwellings and the proximity to local facilities and public transport routes (The site is approximately 380 metres from Winnersh Station and there are bus routes on Reading Road).

The cycle store would be located adjacent to the rear car parking area, 13 metres from the rear of the building. The Highway Officer has requested that it be located adjacent to the flats but on balance it is considered that the proposed location is acceptable.

F. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding.

G. The Local Plan Inspector's recommendations in relation to the relevant policies

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 would be developed first.
Comment: The application site is located close to the centre of a category A settlement, and would, therefore, comply with the recommended policy.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria. A new policy WH6(a) is also proposed, which would require good design.
Comment: it is considered that the outline proposal would comply with these policies.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues.
Policies WOS3,WBE10, WBE12, WH3, WH6, WT7, WIC16: It is recommended that these policies be altered or replaced but this would not alter the principles involved or the assessment of this proposal.
Policy WIC17: no changes are recommended
Density Policy: The Inspector has recommended a policy – densities of between 30 and 50 per hectare would be expected, subject to sustainability policies and higher densities in accessible locations. No lower threshold is set in terms of site area.
Comment: the proposal would comply with the policy.

H. Comments made by Winnersh Parish Council

The Parish council commented that traffic movements on Reading Road would be increased but this increase would not be significant.

I. Comments made by local residents

It is not considered that the siting of the proposed flats would result in unacceptable overlooking of neighbouring properties, as set out in D above. The increase in the intensity of the use of the site would not result in a significant increase in disturbance to neighbouring properties. Nor would it be significant in terms of increased traffic generation. There would be a reduction in the number of access points on Reading Road and the location of the access is considered acceptable.

Conclusion – the proposal is for redevelopment of a site within an identified settlement, close to local facilities and public transport routes. Details of siting and access have been provided and these demonstrate that the scheme could be implemented without harm to the amenity of occupants of neighbouring properties or the character of the area, subject to satisfactory design and details.

Recommendation – GRANT PLANNING PERMISSION subject to the following conditions

Conditions

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s) and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

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) no additional windows or similar openings shall be constructed at first floor level or above in the side elevation(s) of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

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.

8. Prior to commencement of the development hereby permitted (including demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

9. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning) of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

10. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

11. The details to be submitted in pursuance of condition (01) above shall show details of secure, covered cycle parking. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

12. 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.

13. 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.

14. 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.

15. The existing vehicular accesses to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. 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

17. Development shall not begin until a scheme for protecting the proposed dwellings from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority . All works which form part of the approved scheme shall be completed before any dwelling hereby approved is occupied, unless an alternative period is agreed in writing by the Local Planning Authority.

18. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the

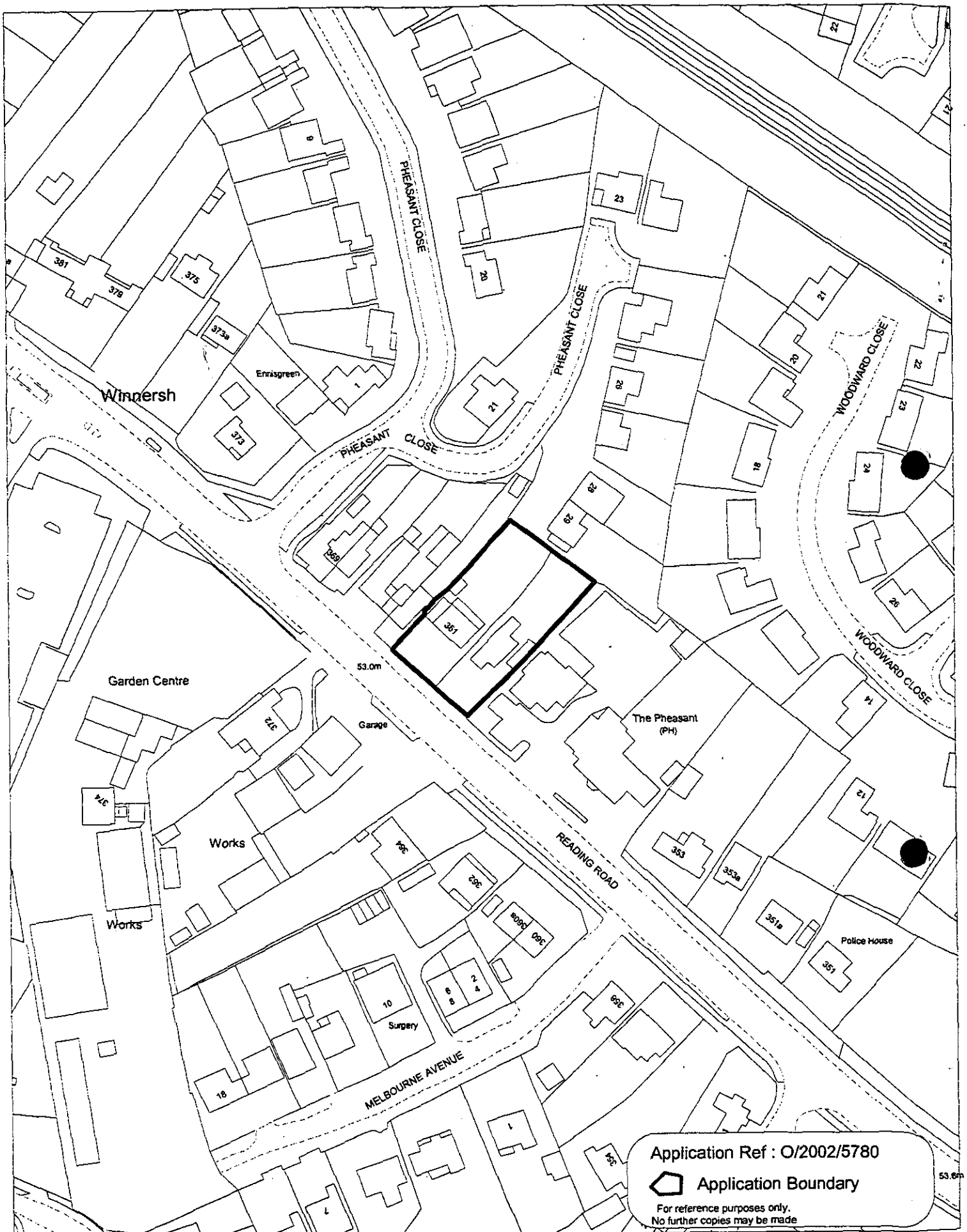
commencement of the use hereby approved, and be retained permanently thereafter.

Reasons

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) 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 ensure that satisfactory provision is made, in the interests of amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. The proposed development may have an impact on bats, which are of international importance and protected by law.
9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
10. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car p



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

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N W E S

3096

REVISED PLAN

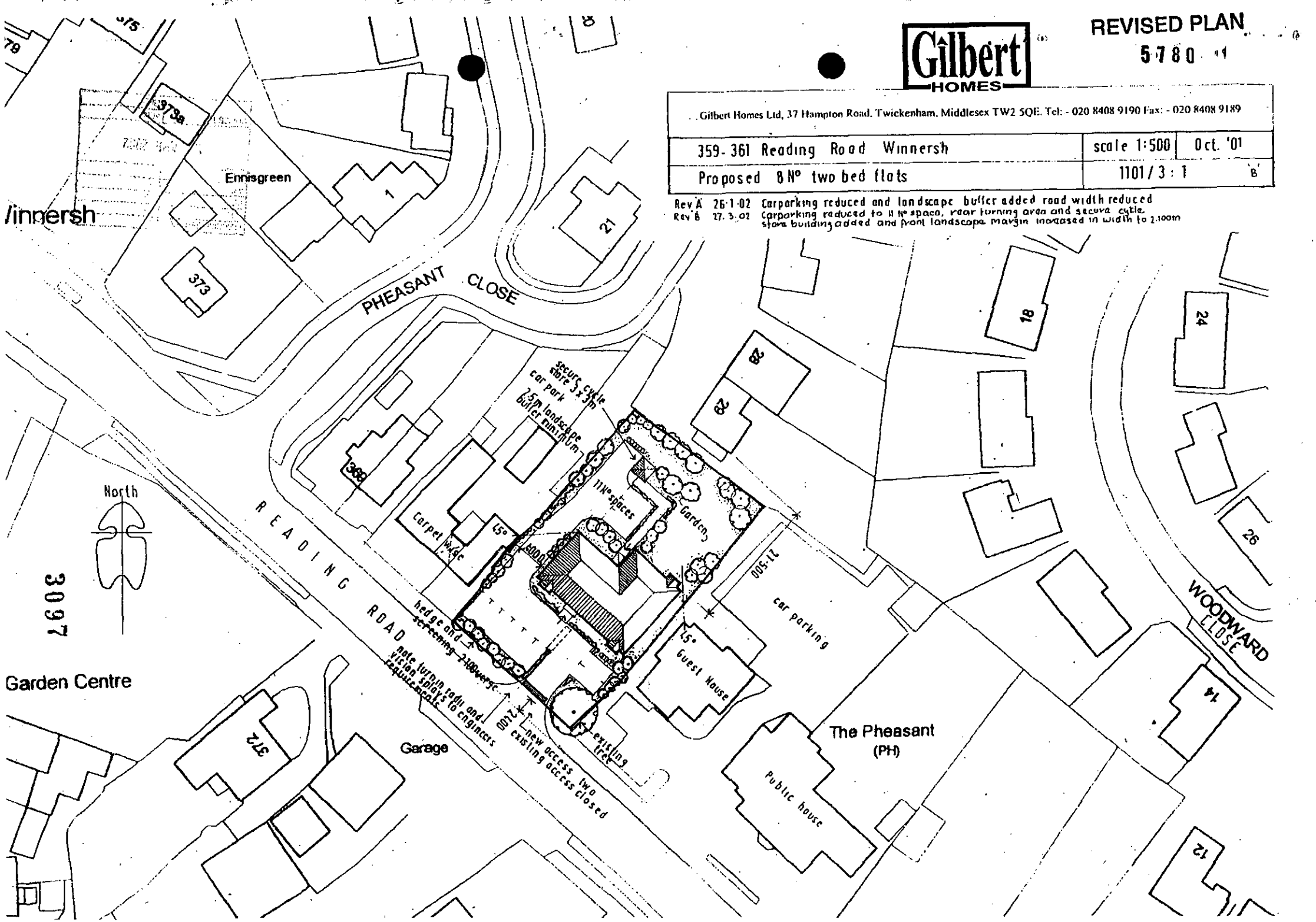
5780 #1

Gilbert HOMES

Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel: - 020 8408 9190 Fax: - 020 8408 9189

359-361 Reading Road Winnersh	scale 1:500	Oct. '01
Proposed 8 N° two bed flats	1101/3:1	'B'

Rev A 26.1.02 Carparking reduced and landscape buffer added road width reduced
Rev B 27.3.02 Carparking reduced to 11 N° space, rear turning area and secure cycle store building added and front landscape margin increased in width to 2.100m

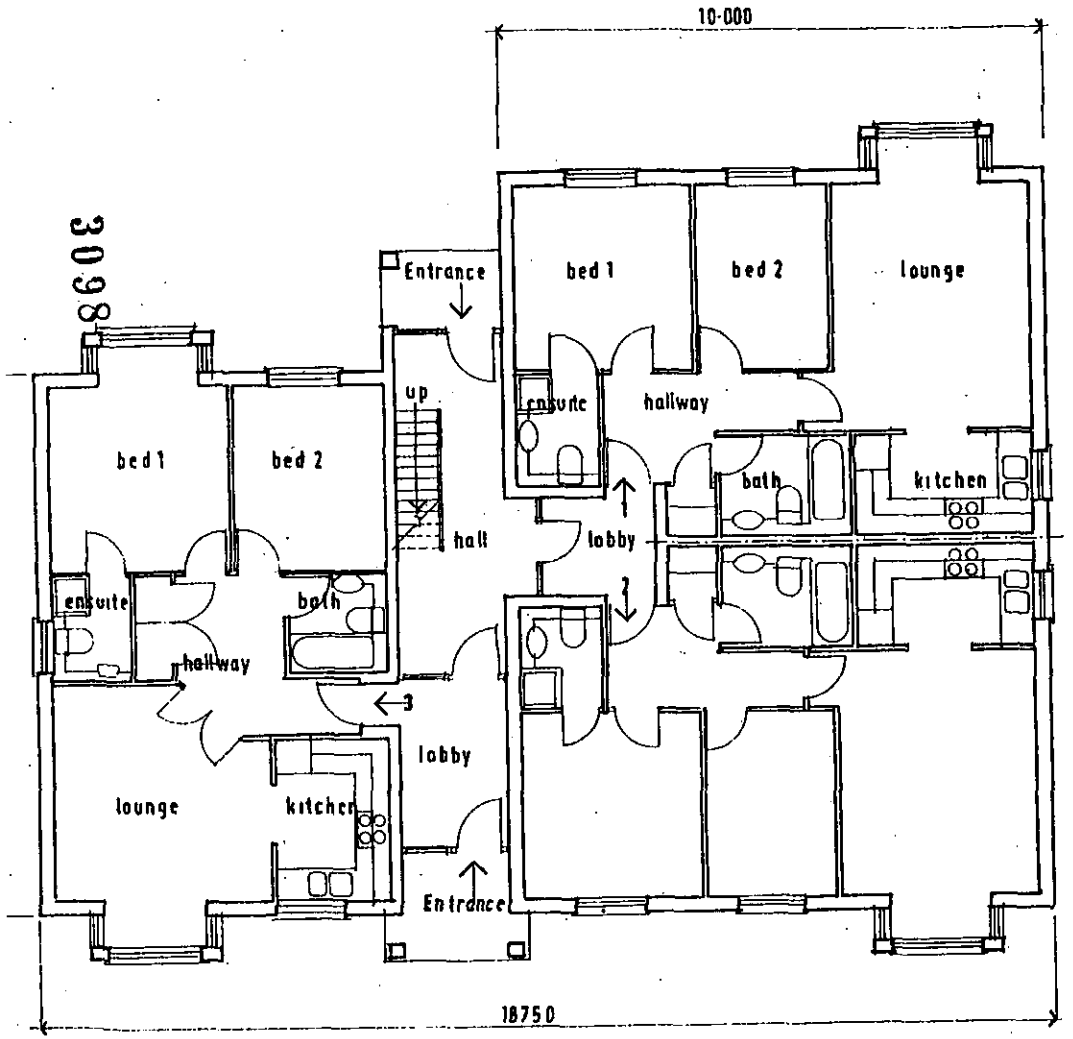


4 1 min 2 cars

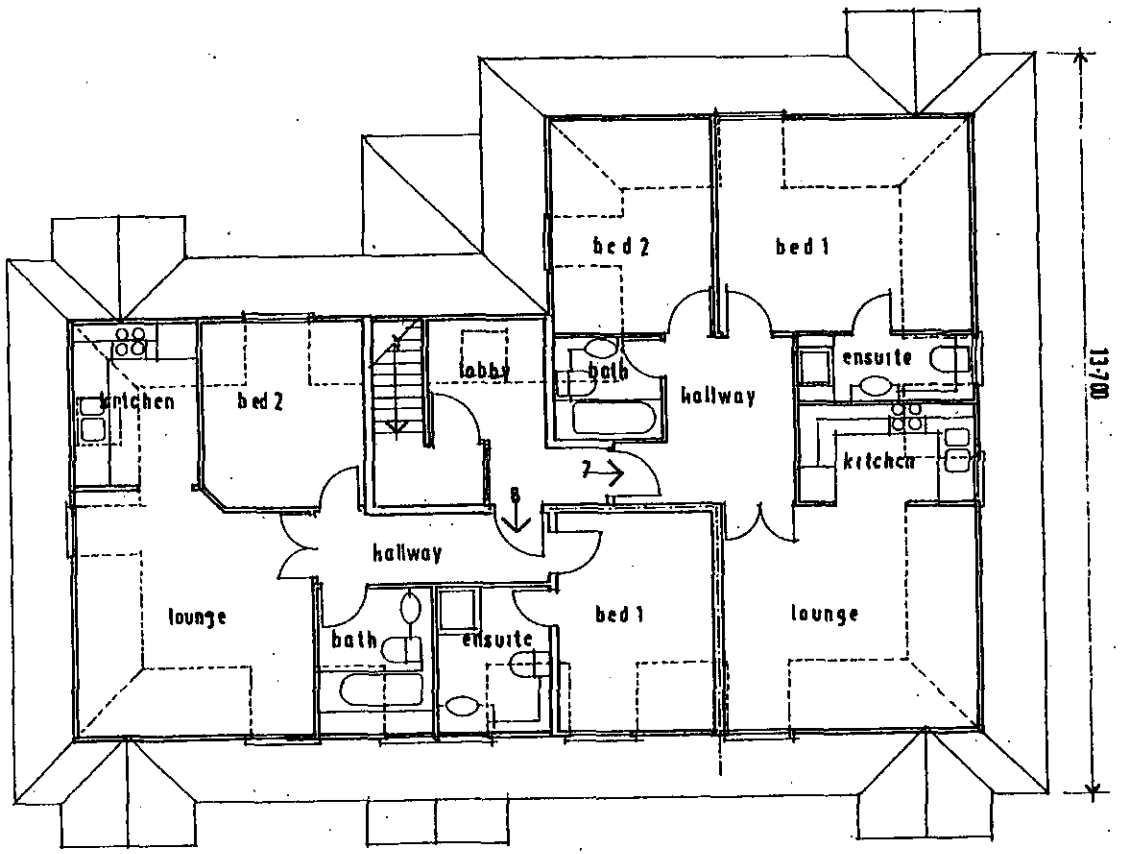
Refuse

Cycles

30.JAN.2002 5780



GROUND FLOOR PLAN
(first floor similar)



ROOF FLOOR PLAN

Gilbert HOMES

Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel: - 020 8408 9190 Fax: - 020 8408 9189

· 359 - 361 Reading Road Winnersh ·	scale 1:100	Oct.'01
· Proposed floor plans 8 N° two bed flats ·	1101/3·2	

Development Control Ref No:	Received	Listed By	Parish
F/2002/5780	30.01.02	Cllr Bray	Wokingham

Applicant: Gilbert Homes

Location: 359-361 Reading Road, Winnersh.

Proposal: Outline application for demolition of existing dwellings and erection of 8 flats.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Planning History

The application site is a 0.12 hectare piece of land, currently occupied by two detached dwellings. It is located within the Identified Settlement of Winnersh, on the north-eastern side of Reading Road, some 240 metres from the crossroads. The sites to either side and on the opposite side of the road form part of the local shopping centre, while there are dwellings to the rear in Pheasant Close. Reading Road is designated as a green route enhancement area.

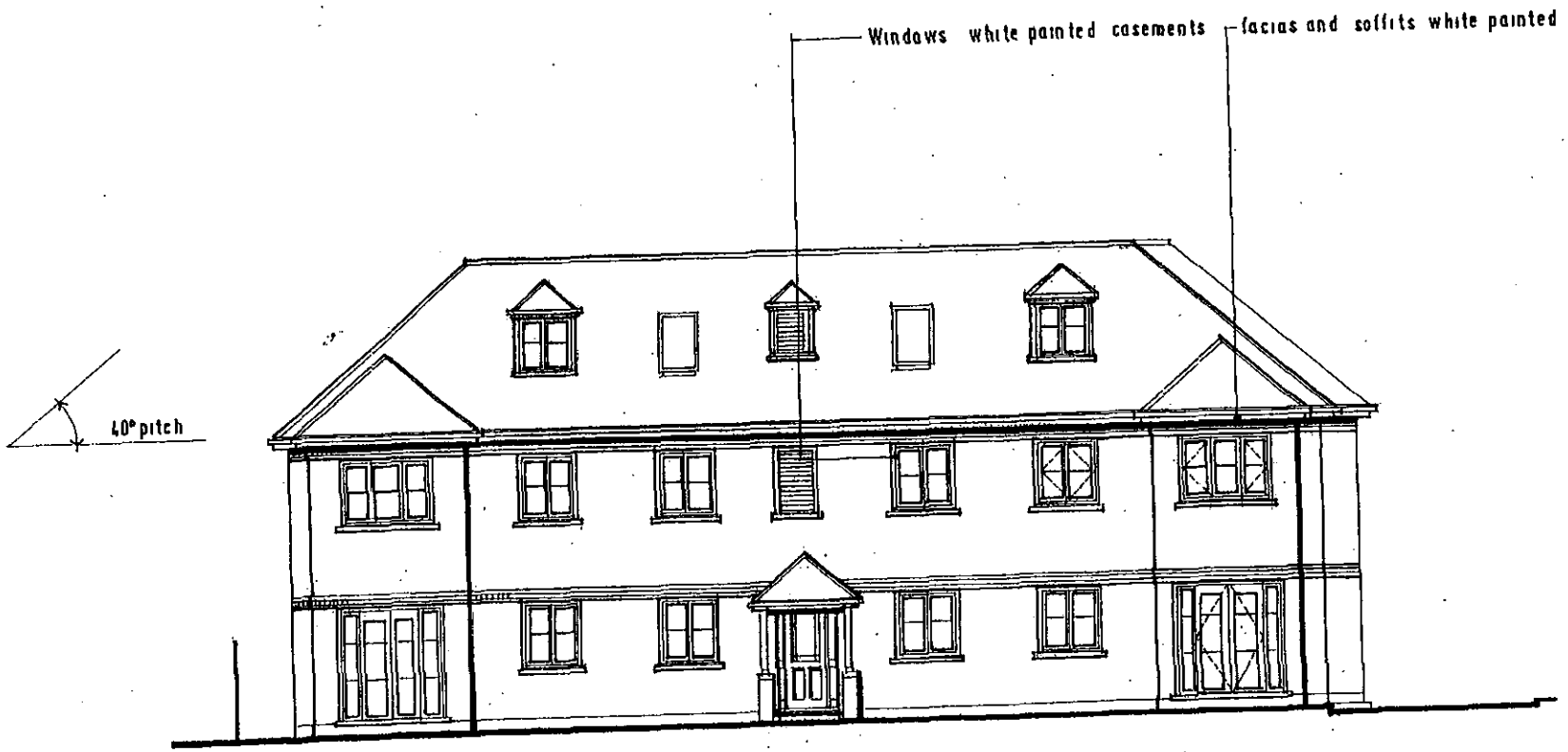
Proposal –

This is an outline proposal to demolish the two existing dwellings and erect a block of ten flats. Siting and access are to be determined at this stage but illustrative floor plans have been provided and these indicate that there would be accommodation on three-floors.

The application has been listed by Cllr Bray due to concerns regarding overlooking of 29 Pheasant Close and access to the site. A comment was also made regarding the speed with which the application was being processed.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions



North Elevation

Extract from Drawing No 402/3 : 2A

Background Papers

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

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.

BACKGROUND

Consultations –

- ***Highway Officer*** – no objection subject to conditions
- ***Landscape Officer*** – no objection subject to landscaping scheme, with substantial planting on the Reading Road boundary
- ***Environmental Health Officer*** – no objection subject to conditions
- ***Ecologist*** – bat survey would be required due to demolition of existing dwellings
- ***Crime Prevention Design Adviser*** – no objection subject to appropriate enclosure of site at detailed stage
- ***Winnersh Parish Council*** – comment that "traffic movements on Reading Road would be increased"
- ***Local Residents*** – one letter has been received from a local resident who is concerned about loss of privacy to the garden of 29 Pheasant Close; increased noise and traffic; light and quality of life would be affected; would add to traffic on Reading Road, which is already busy; there would be an additional exit close to crossroad/existing exits.

Appraisal – the main issues are:

A. The principle of development (Policies H4, H5 & H6 of the adopted Berkshire Structure Plan, DP1 & H3 of the emerging Berkshire Structure Plan, LTV1, LH1 & LH3 of the Loddon Area Local Plan and WOS2, WH1 & WH3 of the Wokingham District Local Plan (Deposit Draft))
B. Residential Density and Housing Mix (Policies H9 of the adopted Berkshire Structure Plan, H6 & H7 of the emerging Berkshire Structure Plan, of the LH7 of the Loddon Area Local Plan and WH6 and the density policy of the Wokingham District Local Plan (Deposit Draft))
C. The impact on the character of the surrounding area (Policies EN1of the adopted Berkshire Structure Plan, LTV6, LH1, LBE1, LBE2 & LBE8 of the Loddon Area Local Plan and WOS3, WBE1, WH1, WBE10 & WBE12 of the Wokingham District Local Plan (Deposit Draft))
D. The impact on the amenity of neighbouring properties (Policies LBE2 & LBE5 of the Loddon Area Local Plan and WOS3 & WBE1 of the Wokingham District Local Plan (Deposit Draft))
E. Highway Issues (Policies T3 & T6 of the adopted Berkshire Structure Plan, T1 & T6 of the emerging Berkshire Structure Plan, LT5 & LT6 of the Loddon Area Local Plan and WT7of the Wokingham District Local Plan (Deposit Draft))
F. Flooding (Policies EN3 of the adopted Berkshire Structure Plan, LPS3 & LPS4 of the Loddon Area Local Plan and WIC16 & WIC17 of the Wokingham District Local Plan (Deposit Draft))
G. The Local Plan Inspector's recommendations in relation to the relevant policies
H. Comments made by Winnersh Parish Council
I. Comments made by local residents

A. The principle of development

The proposal is for redevelopment of a site within the Identified Settlement and would result in a net gain of six dwellings. It is in a sustainable location, close to local facilities and public transport routes. As such the proposal is acceptable in principle.

B. Residential density and housing mix

The application site has an area of 0.12 hectares and the proposal would result in an increase in residential density from 16.6 dwellings per hectare to 66.6 dwellings per hectare, which would comply with the Council's density policy and the advice given in PPG3. The illustrative layout provided indicates that all of the eight flats would be two bedroom. This would be acceptable given the need for smaller dwellings within the district.

C. The impact on the character of the surrounding area

The proposed flats would have an L-shaped footprint with a width of 18.75 metres and a maximum depth of 13.7 metres, excluding the projecting bays. The main front elevation would be set back 14 metres from the front of the site, 2.5 metres back from the front elevation of the accommodation block at the Pheasant Inn and 8.5 metres back from the front of Carpetwise (363 & 365 Reading Road). There would be 3.5 metres between the flank of the proposed flats and the Pheasant Inn and 6 metres between the flats and Carpetwise. The neighbouring properties are both two-storey and, with appropriate design, the proposed building would not appear prominent or out of keeping with the street scene.

Car parking provision would occupy quite a large proportion of the frontage of the site but given the commercial nature of many of the nearby properties, including the neighbouring sites, which both have parking on their frontages, this would not be uncharacteristic.

Given the location on a Green Route, the landscaping of the site would be important. The layout of the site would permit a 2 metre landscape strip at the front of the site and this would be sufficient to provide planting that would soften views of the parking area and to make a positive contribution to the character of the area.

D. The impact on the amenity of neighbouring properties

29 Pheasant Close is a two-storey, semi-detached dwelling, located at the rear of the application site. There would be a minimum of 17.5 metres between the rear elevation of the proposed building and this boundary and 21.5 metres between the rear elevation and the flank of No 29. There is a glazed lean-to on the side of No 29. This distance is considered sufficient to prevent unacceptable overlooking of the rear garden of the neighbouring property from first- or second-floor windows. There would be three parking spaces at the rear of the application site. These would be ten metres from the boundary with No 29 and 13.5 metres from the main flank of the building. The flats' amenity area would be adjacent to the private rear garden of the

neighbouring property at No 29. For this reason it is not considered that the proposal would result in unacceptable disturbance to this neighbour.

In relation to the accommodation block at the Pheasant Inn, the proposed building would be set back by 2.5 metres at the front, project 3 metres at the rear and there would be 3.5 metres between the two buildings. There are no bedroom windows in the side elevation of the neighbouring building. Therefore, the proposed building would not have an adverse impact on occupants of this neighbouring property.

Planning records indicate that the permitted use of 363 Reading Road is for residential purposes. The property is currently unoccupied and it appears to form part of the same unit as Carpetwise. The proposed building would be set back in relation to it and project 6.5 metres to the rear. Given that there would be six metres between the buildings there would not be any overshadowing or overbearing impact on the rear of the property. There are windows in the side elevation of the neighbouring property but these are towards the front of the site and would be forward of the proposed building. It is unlikely that the impact on these windows would be significantly greater than that of the existing structure.

Three of the car parking spaces would be located at the rear of the site and the access to these would be adjacent to 363 Reading Road. There would be potential for some disturbance but given that the residential use of the premises appears to have ceased and any future occupant would be aware of the situation this would not warrant refusal of the application.

E. Highway Issues

The two existing dwellings each have their own access. These would be stopped up and a new access created in a similar position to the existing driveway to 359 Reading Road. Thus, although there would be an increase in vehicle movements there would be a reduction in the number of access points. The location of the access is considered acceptable but a condition, requiring submission of details, to include a foot- and cycle-path crossover is proposed.

Eleven car parking spaces (1.38 per dwelling) and secure, covered cycle parking for bicycles is proposed. This level of provision is considered acceptable given the size of the proposed dwellings and the proximity to local facilities and public transport routes (The site is approximately 380 metres from Winnersh Station and there are bus routes on Reading Road).

The cycle store would be located adjacent to the rear car parking area, 13 metres from the rear of the building. The Highway Officer has requested that it be located adjacent to the flats but on balance it is considered that the proposed location is acceptable.

F. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding.

G. The Local Plan Inspector's recommendations in relation to the relevant policies

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 would be developed first.
Comment: The application site is located close to the centre of a category A settlement, and would, therefore, comply with the recommended policy.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria. A new policy WH6(a) is also proposed, which would require good design.
Comment: it is considered that the outline proposal would comply with these policies.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues.
Policies WOS3,WBE10, WBE12, WH3, WH6, WT7, WIC16: It is recommended that these policies be altered or replaced but this would not alter the principles involved or the assessment of this proposal.
Policy WIC17: no changes are recommended
Density Policy: The Inspector has recommended a policy – densities of between 30 and 50 per hectare would be expected, subject to sustainability policies and higher densities in accessible locations. No lower threshold is set in terms of site area.
Comment: the proposal would comply with the policy.

H. Comments made by Winnersh Parish Council

The Parish council commented that traffic movements on Reading Road would be increased but this increase would not be significant.

I. Comments made by local residents

It is not considered that the siting of the proposed flats would result in unacceptable overlooking of neighbouring properties, as set out in D above. The increase in the intensity of the use of the site would not result in a significant increase in disturbance to neighbouring properties. Nor would it be significant in terms of increased traffic generation. There would be a reduction in the number of access points on Reading Road and the location of the access is considered acceptable.

Conclusion – the proposal is for redevelopment of a site within an identified settlement, close to local facilities and public transport routes. Details of siting and access have been provided and these demonstrate that the scheme could be implemented without harm to the amenity of occupants of neighbouring properties or the character of the area, subject to satisfactory design and details.

Recommendation – GRANT PLANNING PERMISSION subject to the following conditions

Conditions

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s) and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

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) no additional windows or similar openings shall be constructed at first floor level or above in the side elevation(s) of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

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.

8. Prior to commencement of the development hereby permitted (including demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

9. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning) of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

10. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

11. The details to be submitted in pursuance of condition (01) above shall show details of secure, covered cycle parking. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

12. 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.

13. 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.

14. 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.

15. The existing vehicular accesses to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. 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

17. Development shall not begin until a scheme for protecting the proposed dwellings from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority . All works which form part of the approved scheme shall be completed before any dwelling hereby approved is occupied, unless an alternative period is agreed in writing by the Local Planning Authority.

18. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the

commencement of the use hereby approved, and be retained permanently thereafter.

Reasons

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) 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 ensure that satisfactory provision is made, in the interests of amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. The proposed development may have an impact on bats, which are of international importance and protected by law.
9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
10. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.
11. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.
13. In the interests of highway safety and convenience.
14. In the interests of highway safety and convenience.
15. In the interests of highway safety and convenience.
16. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
17. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.
18. To ensure that satisfactory provision is made, in the interests of amenity.

Informatives

1 This permission relates to the application as amended with drawing number 1101/3:1 Rev B submitted to the Local Planing Authority on 4 April 2002 showing parking for 11 cars and cycle parking provision and does not approve the proposals as originally submitted.

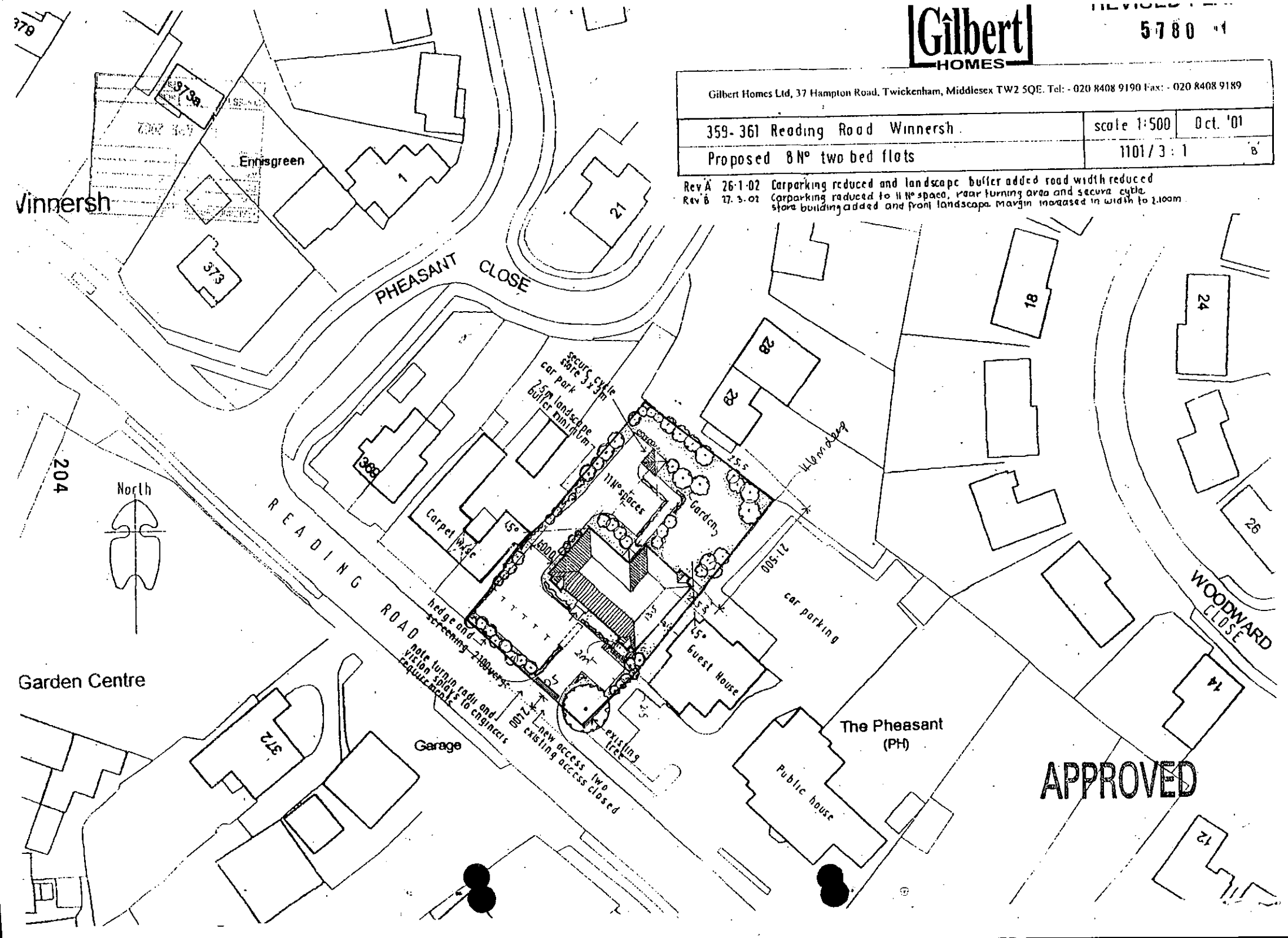
2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Adopted Berkshire Structure Plan policies H4, H5, H6, EN1, T3, T6, EN3, H9

   Emerging Berkshire Structure Plan policies DP1, H3, T1, T6, H6, H7

   Loddon Area Local Plan LTV1, LTV6, LH1, LH7, LBE1, LBE2, LBE5, LBE8, LT5, LT6, LPS3, LPS4

   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, Density Policy, WH3, WBE1, WBE10, WBE12, WT7, WIC16, WIC17



Gilbert HOMES
REVISED PLAN
5780 1
Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel: - 020 8408 9190 Fax: - 020 8408 9189
359-361 Reading Road Winnersh
scale 1:500
Oct. '01
Proposed 8 N° two bed flats
1101/3:1
B
Rev A 26-1-02 Carparking reduced and landscape buffer added road width reduced
Rev B 27.3.02 Carparking reduced to 11 N° space, rear turning area and secure cycle store building added and front landscape margin increased in width to 2.100m
Winnersh
Ennisgreen
PHEASANT CLOSE
READING ROAD
North
Garden Centre
Garage
The Pheasant (PH)
Public house
WOODWARD CLOSE
Carpet wise
Guest House
car parking
Garden
11 N° spaces
secure cycle store 3x3m
car park
2.5m landscape buffer minimum
hedge and screening 2100 verge
note turnin radii and vision splays to engineers requirements
new access two existing access closed
existing tree
373a
373
1
21
28
28
18
24
26
14
12
372
204
APPROVED

Applicationo	Name & Address
F/2002/5780	Mrs P A Turley Poachers Pheasant Close WINNERSH RG41 5LS
Committee letters sent 17/04/02	
Application Approved	Letters sent 02.05.02

WOKINGHAM UNITARY
Aiming for Excellence

0/2002/5780

Conditions & Informatives as per reports to DC 24/APRIL 2002 plus additional condition as follows -

Additional Condition:

Notwithstanding the details shown on the submitted plans no permission is hereby granted for the storage of the cycle store in the position shown. This shall be subject of agreement of the reserved matters stage -

Reason: In order to ensure that adequate parking facilities are provided in a secure and convenient location on this site -

ADDITIONAL COND NO. 19

DEVELOPMENT CONTROL SECTION MEETING
25/4/02

AGENDA

1) Apologies for Absence

2) Best Value Issues: The Inspection and Continuing Review

3) Staffing Matters

4) Health and Safety

5) Environmental Services Contract

6) Appraisals

7) Tidy Up Day

8) Cleaning of Planning Files

9) Current Performance/ Next Years Targets

10) AOB

Pam

One of last nights committee items with additional condition.

Hope this makes sense.

Trev

Jac: I have attached copy of condition etc from Committee Report. Pam.

WORK SHEET FOR : Emy Circuit

Application Number : O/2002/5780

Applicant : Gilbert Homes Ltd .

Location : 359 - 361, Reading Road, Winnersh, Wokingham.

Proposal : Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 27/2/02

Date Registered : 30/01/2002

Earliest Date for Decision : 09/03/2002

Latest Consultation Date/Site Notice Expiry Date : 09/03/2002

This application will have expired on: 27/03/2002. 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 :

Winnersh PC - comment : " traffic movements on the Reading Road would be increased"
Countryside office - bat survey required.
Environmental Health : recommend conditions.
Landscape - no objection in principle, some of trees at rear could be retained + detailed scheme should include planting at front (green route).
Crime prevention design advisor - no objection subject to details of enclosure etc.
Highways - request revised parking layout + cycle parking.

Planning Issues :

Identified settlement
density / mix of housing
neighbours / street scene
highways

Application Number: O/2002/5780

Appraisal :

Site in identified settlement, close to facilities / local transport, currently 2x detached, single-family dwellings sites either side form part of local retail centre.

Proposal - demolition + erection of 8 flats ~~+~~ siting & access to be determined, other matters reserved.

APPRAISAL

Site : in settlement + close to local facilities ∴ acceptable in principle
Site area - 0·12 ha ⇒ 66·6 d.p.h.
Mix - 8 x 2 bed, acceptable given need for smaller units below threshold for affordable housing.

Neighbours:

- Pheasant Inn - no side windows, would be set back at front, project 3m at rear but 3·5m separation - ∴ unacceptable impact unlikely provided design appropriate.
- Carpenwise - siting similar to existing dwelling ~~fenestration~~ at front but would project 6·5m to rear, due to 1m separation unacceptable impact could be avoided with suitable design, possible disturbance due to vehicular access to rear for 6 cars but residential use no longer carried on so new occupier would be aware of situation.
- 29 Pheasant Close - rear elevation min 17·5m from boundary - illustrative details show 2nd floor bedroom windows in rear elevation - sufficient to prevent unacceptable overlooking
- character of area - design of 2½ - 3 storey would need to prevent being too high inorder not to be prominent, footprint would not be out of scale, parking at front not out of keeping with sites either side. Important to achieve adequate landscape given Green Route.

(1·75 per dwelling)

- Highways - 14 parking spaces but lack of on site ~~parking~~ turning - increase in traffic would not be significant on Reading Road, request revised details

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

Application Number O/2002/5780
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C002	R002	design (...) & external appearance &
			landscaping, delete "siting & access"
02	C012	R012	(materials)
03	C017	R017	(boundary treatment)
04	C020	R020	(waste storage)
05	C044	R044	" in the side elevations"
06	C050	R050	(underground services)
07	C100	R100	(Slab)
08	C150	R150	(Landscaping
09	C151	R151	)
10	C153	R153	(retained trees for 5yrs)
08			Prior to implementation of the development hereby approved a bat survey, to be carried out by a trained and licensed bat worker, shall be submitted to and approved in writing by the LPA. Should evidence of the presence of bats be found
			CONDITIONS & INFORMATIVES AS PER REPORT TO DC 24 APRIL 2002
			Plus additional condition as follows:
			Notwithstanding the details shown on the revised plans the details submitted in pursuance of conditions 1 "above shall include secure, covered cycle parking within or adjacent to the entrance to
		R124	the flats
Informative for approvals			insert after ensure "that secure, convenient"
N16			

LODDON AREA LOCAL PLAN POLICIES:	See Attached Sheet
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 25/4/02.

RECORD OF SITE VISIT

SITE ADDRESS: 359 - 361 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: O/2002/5780

OFFICER: Emy Circuit

DATE OF SITE VISIT: 27 feb '02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO. Yes 13/3 on tree at boundary of 2 dwellings.

2. DESCRIPTION OF SURROUNDINGS Mixed commercial + residential

3. DESCRIPTION OF SITE/BUILDING 2 x 2 st dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES
2 st dwellings to r/o site, to SE Pheasant Inn + 2 st accommodation block adjacent to site, to NW commercial. part of property adjacent to appn site appears to be residential according to planning history but from discussion with occupant of part of building has not been occupied since the early 1990s.

5. SITE CONSTRAINTS

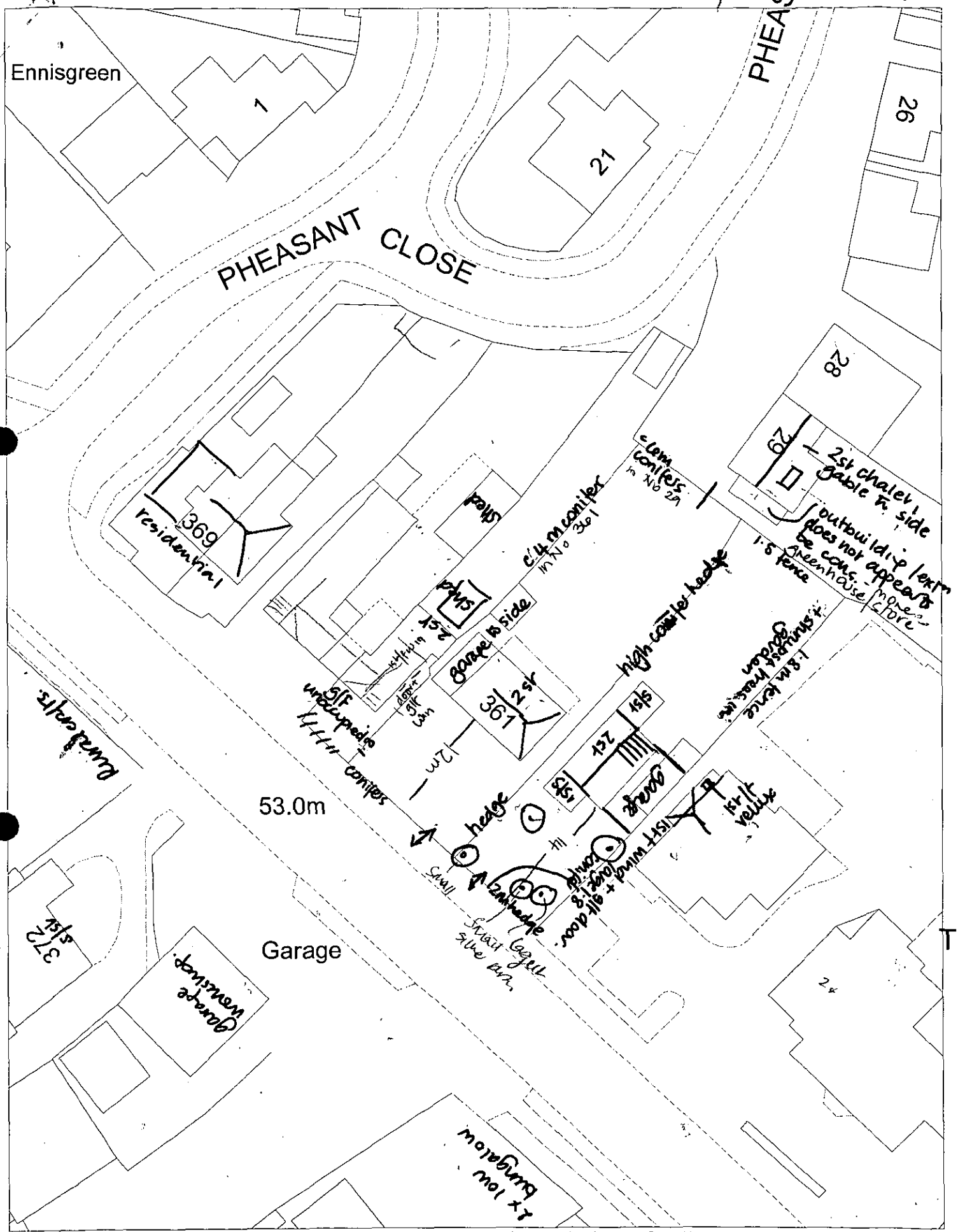
TREES - to rear + front gardens.

ACCESS/PARKING 2 x drives from Reading Rd.

LEVELS level.

BOUNDARY TREATMENT mixed hedges + fences - semi detached.

OTHERS



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

Development Control Section, Environmental Services, Wokingham District Council.

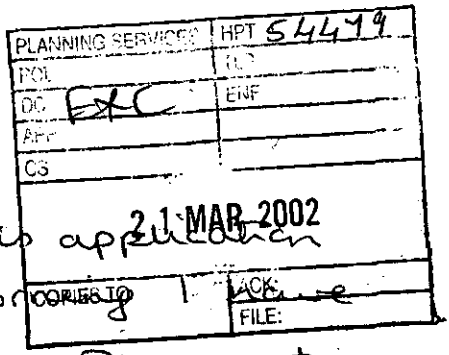
14 February 2002

Scale: 1 : 500

Recd 5.00pm 20.3.02

20th March 2002

0/2002/5780



Emy,

we spoke about this application yesterday. This morning I had contact from 29 Pheasant Close; indicating they are not happy with the overlooking potential or the traffic. Also, mulling it over yesterday evening I think I would like a chance to say something about the access. So, whilst I congratulate you on getting the application through the system within the 8 week deadline I am afraid I am asking for it to be listed.

Thanks

Pme Bray

Councillor for Winnersh

LISTING FORM

Rec'd 5.00PM 20.3.02

Case officer: Emy Circuit Application Number: **O/2002/5780**

359 - 361, Reading Road, Winnersh, Wokingham.

Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Transfer: Yes ☒ No ☐

Reason for Transfer:

This application was determined within 5 weeks - there were delays in the display of the orange notice. Affected residents have not had sufficient time to comment. Under normal circumstances I would congratulate officers on a speedy decision - but sadly this time it has been slightly too quick.

Signed: P. Bray Date: 20th March 2002

Councillor Bray

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

PLANNING SERVICES
TCS
ENF.
21 MAR 2002
COPIES TO
FILE

EXC

Tel: (0118) 974 6479

Date: 15/3/02

My ref: O/2002/5780

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 4WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Dear Councillor

Application Number: O/2002/5780
359 - 361, Reading Road, Winnersh, Wokingham.
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25 March 2002

Yours faithfully

T G Wilson

pp Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2002/5780**
359 - 361, Reading Road, Winnersh, Wokingham.
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6479

Date: 15/3/02

My ref: O/2002/5780

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: O/2002/5780
359 - 361, Reading Road, Winnersh, Wokingham.
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25 March 2002

Yours faithfully

T E Watson

pp Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2002/5780**
359 - 361, Reading Road, Winnersh, Wokingham.
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6479

Date: 15/3/02

My ref: O/2002/5780

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: O/2002/5780
359 - 361, Reading Road, Winnersh, Wokingham.
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25 March 2002.

Yours faithfully

D G Watson

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2002/5780**
359 - 361, Reading Road, Winnersh, Wokingham.
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Transfer: Yes ☐ No ☐
Reason for Transfer:

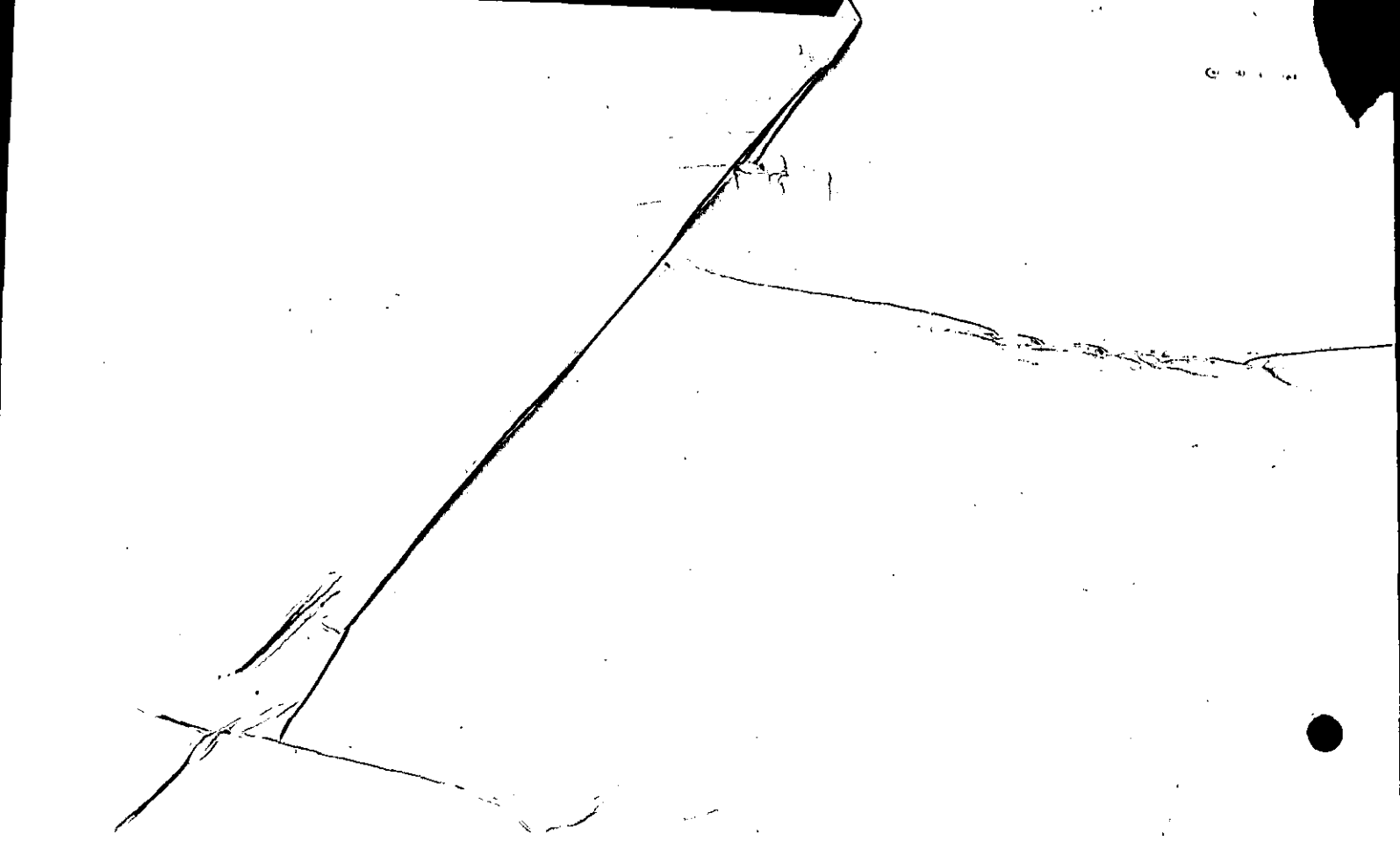
_____

_____

Signed: _____ Date: _____

Councillor Bray

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



TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 23 April 2002

Location:	359 – 361 Reading Road, Winnersh
Proposal:	Outline application for the proposed demolition of existing dwellings and erection of 8 flats.
Application Number:	O/2002/5780

In response to your consultation dated 8 April 2002 for the above application, the landscape comments are as follows:

The revised plan (drawing no. 1101/3:1B) does show a landscape buffer on the north western boundary of the site, however when measured on the site plan it is not the 2.5m wide that is stated on the drawing. The areas in which landscape buffers are shown need to be accurately plotted on the drawing, otherwise it may be found that there is no space available for additional planting after the parking spaces have been constructed within the site.

If permission is granted, the applicant will need to submit a detailed landscape scheme under reserved matters. This will need to include substantial planting along Reading Road as it is designated as a Green Route and under this policy within the District Local Plan an appropriate landscape scheme is required.

Catherine Brimble

Catherine Brimble
Landscape Architect

Applicationo	Name & Address
F/2002/5780	Mrs P A Turley Poachers Pheasant Close WINNERSH RG41 5LS

Committee letters
sent 17/04/02

WOKINGHAM UNITARY
Aiming for Excellence

Date: 17 April 2002

Your Ref:

My Ref: **Emy Circuit - O/2002/5780**

Gilbert Homes Ltd

37
Hampton Road
Twickenham
Middx
TW2 5QE

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: O/2002/5780

Site Address: 359 - 361, Reading Road, Winnersh, Wokingham.

Proposal: Outline application for the proposed demolition of existing dwellings and *erection of 8 flats..*

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 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

Date: 08 April 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2002/5780

Location: 359 - 361, Reading Road, Winnersh, Wokingham.

Proposal: Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Applicant: Gilbert Homes Ltd.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 11 cars, plus secure cycle parking. Drawing no: 1101/3:1.

Comments are required by 18/04/2002.

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

1/ Highways request a revised plan showing the cycle parking located nearer to the flats (adjacent).

2/ And the access in the form of a footway/cycleway crossover instead of kerbed radii.

12/4/02.

MEMORANDUM

FROM: Steve Auton

TO: Emy Circuit

REF : P 14

REF : O/2002/5780

DATE 9th April 2002

DEVELOPMENT AT 359/361 READING ROAD, WINNERSH.

The proposal for development at the above location will reduce the number of accesses onto Reading Road by one and it is considered that there will be no adverse impact on other accesses in the vicinity.
The proposed access is also sufficiently far from the Winnersh Crossroads and the exit from Sainsbury's store as to not impinge on their working.

S.N.Auton

Date: 08 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/5780

Location: 359 - 361, Reading Road, Winnersh, Wokingham.

Proposal: Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Applicant: Gilbert Homes Ltd.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 11 cars, plus secure cycle parking. Drawing no: 1101/3:1.

Comments are required by 18/04/2002.

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

(RING ONE)

1970

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

App No. 0/2002/5780 (Planaps) / (Ludhouse) Date Rec. 4 April 2002

Location: 359-361 Reading Road

Parish Winnersh

Applicant: Gilbert Homes.

Description of attached plans parking layout for 11 cars + secure cycle parking

Drawing No's: 1101/3:1

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: 29 Pheasant Close

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 08.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN 5780

With Compliments

28 March 02

PLANNING SERVICES	DR 54907
FCL	TLS
PO EXC	ENF
APP	
CS	
04 APR 2002	
COPIES TO	ACK
	FILE

Gilbert HOMES

WWW.GILBERTHOMES.CO.UK

Attention Ms Emy Circuit - Planning Officer

Dear Ms Circuit Re 359-359 Reading Road, Dinnerth

Following our meeting I enclose six copies of our revised layout plan 1103/3:1 'B' amended to show a secure cycle store, increased landscape verge on the site frontage and the parking provision reduced to 11 No spaces. Please can you substitute these plans for the ones included in our planning application of 21 Jan 2002.

Yours sincerely Paul Martin

Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel: - 020 8408 9190 Fax: - 020 8408 9189

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 9 April 2002

TO: Piers Gilbert

FROM: Emy Circuit Planning Services.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 020 8408 9189.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 359-361 Reading Road, Winnersh

NOTES: I need to gain access to the gardens of these properties in order to take photos for committee, preferably next Tuesday morning. Please phone me to arrange — (0118 974 6479)

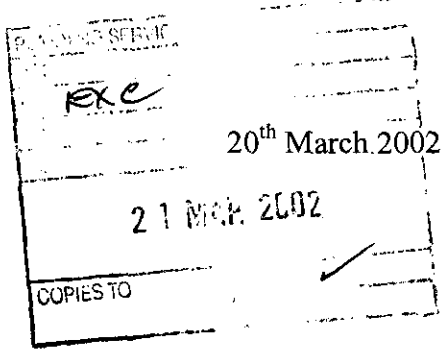
Thank you

E Circuit

"Poachers"
Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

8/2 S

PLANNING SERVICE
EXC
21 MAR 2002
COPIES TO



20th March 2002

For the attention of Ms A Cronin
Chief Planning Officer
Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM Berks **BY FAX 0118 974 6103 AND MAIL**

Dear Madam

PLANNING APPLICATION NO: 020005780
8 Flats to replace 359 and 361 Reading Road, Winnersh

I write to register my strong objection to the above-numbered Planning Application.

I live at number 29 Pheasant Close and the proposed development is alongside the right-hand fence of my garden.

The development completely alleviates all privacy to my rear garden, there will be increased traffic and noise and my light and quality of life will be seriously affected, putting a blight on my property.

I object to Winnersh becoming a more heavily developed area, in that the Sainsbury store traffic and the proposed development of the (currently) Ruralcraft site will produce a tremendous amount of traffic, and this proposed development of eight flats would add to the already busy Reading Road. Yet another exit on to the Reading Road at this point, which already has to stop at the Sainsbury store traffic lights every four to five minutes or so, increases the queue of traffic already heading in the Reading direction. On occasions this queue of traffic stretches for over half a mile at most times of the day. There is also traffic emerging from Melbourne Avenue, the Pheasant Inn, the Garage opposite the Inn, Ruralcraft's and Pheasant Close itself, all emerging onto the Reading Road in a very short distance.

There are already many housing developments at Winnersh and there is no need to attempt to "squeeze" in another one in place of two reasonably attractive properties, which would only result in yet another ugly edifice along what used to be a rural area of Wokingham District.

Yours faithfully

MRS P A TURLEY

cc Pru Bray, Counsellor/Winnersh

805

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
AP's	
GS	
2 2 MAR 2002	
COPIES TO	ACK:
	FILE 20th March 2002

"Poachers"
Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

For the attention of Ms A Crook
Chief Planning Officer
Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM Berks **BY FAX 0118 974 6103 AND MAIL**

Dear Madam

PLANNING APPLICATION NO: 020005780
8 Flats to replace 359 and 361 Reading Road, Winnersh

I write to register my strong objection to the above-numbered Planning Application.

I live at number 29 Pheasant Close and the proposed development is alongside the right-hand fence of my garden.

The development completely alleviates all privacy to my rear garden, there will be increased traffic and noise and my light and quality of life will be seriously affected, putting a blight on my property.

I object to Winnersh becoming a more heavily developed area, in that the Sainsbury store traffic and the proposed development of the (currently) Ruralcraft site will produce a tremendous amount of traffic, and this proposed development of eight flats would add to the already busy Reading Road. Yet another exit on to the Reading Road at this point, which already has to stop at the Sainsbury store traffic lights every four to five minutes or so, increases the queue of traffic already heading in the Reading direction. On occasions this queue of traffic stretches for over half a mile at most times of the day. There is also traffic emerging from Melbourne Avenue, the Pheasant Inn, the Garage opposite the Inn, Ruralcraft's and Pheasant Close itself, all emerging onto the Reading Road in a very short distance.

There are already many housing developments at Winnersh and there is no need to attempt to "squeeze" in another one in place of two reasonably attractive properties, which would only result in yet another ugly edifice along what used to be a rural area of Wokingham District.

Yours faithfully

MRS P A TURLEY

cc Pru Bray, Counsellor/Winnersh

Emy Circuit

From: Steve Auton
Sent: 27 March 2002 13:54
To: Emy Circuit
Subject: RE: O/2002/5780 359-361 Reading Road

Emy

How about :-

C 120
C 123
C 124
C 129
C 130
C 133
C 135

and informative N07

Steve

-----Original Message-----
From: Emy Circuit
Sent: 19 March 2002 11:40
To: Steve Auton
Subject: O/2002/5780 359-361 Reading Road

Steve,

Following our discussion last week, I've spoken to the applicant and he is submitting a revised parking layout, hopefully by the end of the week. If it's not with me in time I may deal with it by condition. In anticipation, please can you let me know what other conditions you would want.

Thanks

Emy

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 13 February 2002

Application Number: O/2002/5780

Proposal: Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Parish: WINNERSH PARISH

Site Address:
359 - 361, Reading Road, Winnersh, Wokingham.

Applicant:
Gilbert Homes Ltd .

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).

Parking for 8 flats is excessive, reduction in parking spaces to 11 is required, and secure cycle parking to be agreed.

Signed: _____ **Print name:** Adam 25/02/02
Steve Aston.

Spoke to Piers Gilbert 19/3, to submit revised layout by end of week, also to increase area for planting to c 2m presently. AA.

THAMES VALLEY POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126
Mobile 07970 211 772

Date 25th February 2002

For 'Secured by Design' standards and application forms, visit the 'SBD' website at :-
www.securedbydesign.com

PLANNING 53645
POL
DC EC
AP
CS
27 FEB 2002
COPIES TO

Ms. E. Circuit
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 5780

Dear Ms. Circuit

359-361, Reading Road, Winnersh.

Thank you for the details of this outline application.

There is no objection to the proposal in crime prevention terms provided that the following points are addressed.

a/. The site boundaries to the pub car park and other publicly accessible parking and neighbouring land must be fenced to 1.8 meters with close boarded fencing (with arris rails on the *inside* to prevent climbing) and a trellis topping above to a total of 2 meters.
b/. The hedge and screening at the front of the site, abutting Reading Road, would be better constructed of 1.2 meter railings - with hedge backing to the same height if required, to avoid loss of passing surveillance over the front parking area.
c/. The rear communal garden should have railings and a gate to divide it from the car parking - for safety, and to prevent casual intrusion around all elevations of the dwellings. (Deterring peeping and ensuring the security of ground floor flat windows is important).
d/. With the close proximity of various commercial uses, control of the private car park will be important to avoid misuse by visitors to neighbouring sites.

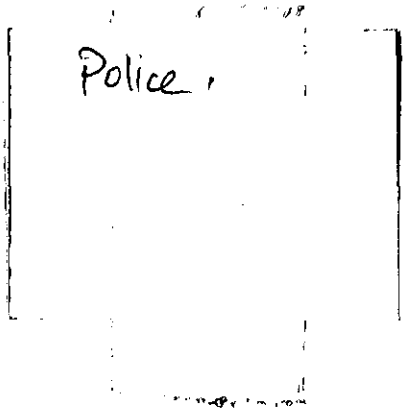
In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this proposal include burglary, car crime, casual intrusion and anti-social behaviour.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when deciding this application.

I trust the above observations will be of help and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)


Police

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 26 February 2002

Location:	359 – 361 Reading Road, Winnersh
Proposal:	Outline application for the proposed demolition of existing dwellings and erection of 8 flats.
Application Number:	O/2002/5780

In response to your consultation dated 13 February 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle. There are several existing trees within the site that could be retained as part development and which are found along the south eastern boundary of the site. One is shown to be retained at the front of the site but at least one other could be retained to the rear.

If permission is granted, the applicant will need to submit a detailed landscape scheme under reserved matters. This will need to include substantial planting along Reading Road as it is designated as a Green Route and under this policy within the District Local Plan an appropriate landscape scheme is required.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Emy Circuit
Development Control

Your Ref: 0/2002/5780

From: Tom Payne
Environmental Health

My Ref: 000111

Date: 22 February 2002

PROPOSED OUTLINE APPLICATION FOR THE PROPOSED DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 8 FLATS.

359-361 READING ROAD, WINNERSH

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

The site is located close to the Reading Road, which is a busy road and hence I have concerns that the dwelling will experience excessive levels of traffic noise. Therefore, I recommend the following conditions are attached to any consent.

1. Development shall not begin until a scheme for protecting the proposed dwellings and from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use. C019
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays. C010
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Emy Circuit

From: Andy Glencross
Sent: 22 February 2002 11:50
To: Emy Circuit
Subject: Planning pplication O/2002/5780 359-361 Reading Rd Winnersh

Hi Emy

All buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Ihave not visited 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

FROM: Emy Circuit

DATE: 13 February 2002

DELEGATED

15 FEB 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2002/5780

Proposal: Outline application for the proposed demolition of existing dwellings and erection of 8 flats..

Site Address: 359 - 361, Reading Road, Winnersh, Wokingham.

Applicant: Gilbert Homes Ltd .

Your observations are required.in respect of this application **by 09/03/2002** .

Whilst not objecting to this application, the Committee **COMMENTED** that

1 Traffic movements on the Reading Road would be increased

PLANNING REVIEW LIST	
POL	
DC	
ASP	
CS	
27 FEB 2002	
COPIES TO	ACS
	FILE

SIGNED: _____ DATE: 27-02.02

Clerk To Winnersh Parish/Town Council.

Received by Wokingham District Council

Application No: O/2002/5780

Proposal:
Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Location:
359 - 361, Reading Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/5780 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

13 February 2002

(*) PRE-APP ATTACHED (*)

Application Number : O/2002/5780	**Map No :** 60
Case Officer : EXC	**Site Area :** 0.12
Valid Date : 30/01/02	**Received Date: 30/01/2002**

Level : Delegated Application

Description : Outline application for the proposed demolition of existing dwellings and erection of 8 flats.

Location : 359 - 361, Reading Road, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Gilbert Homes Ltd .

Fee Required: £380 Fee Received: £380 (1)

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			
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

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 ✓

(1) Dixton Pastures re: demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer ✓

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

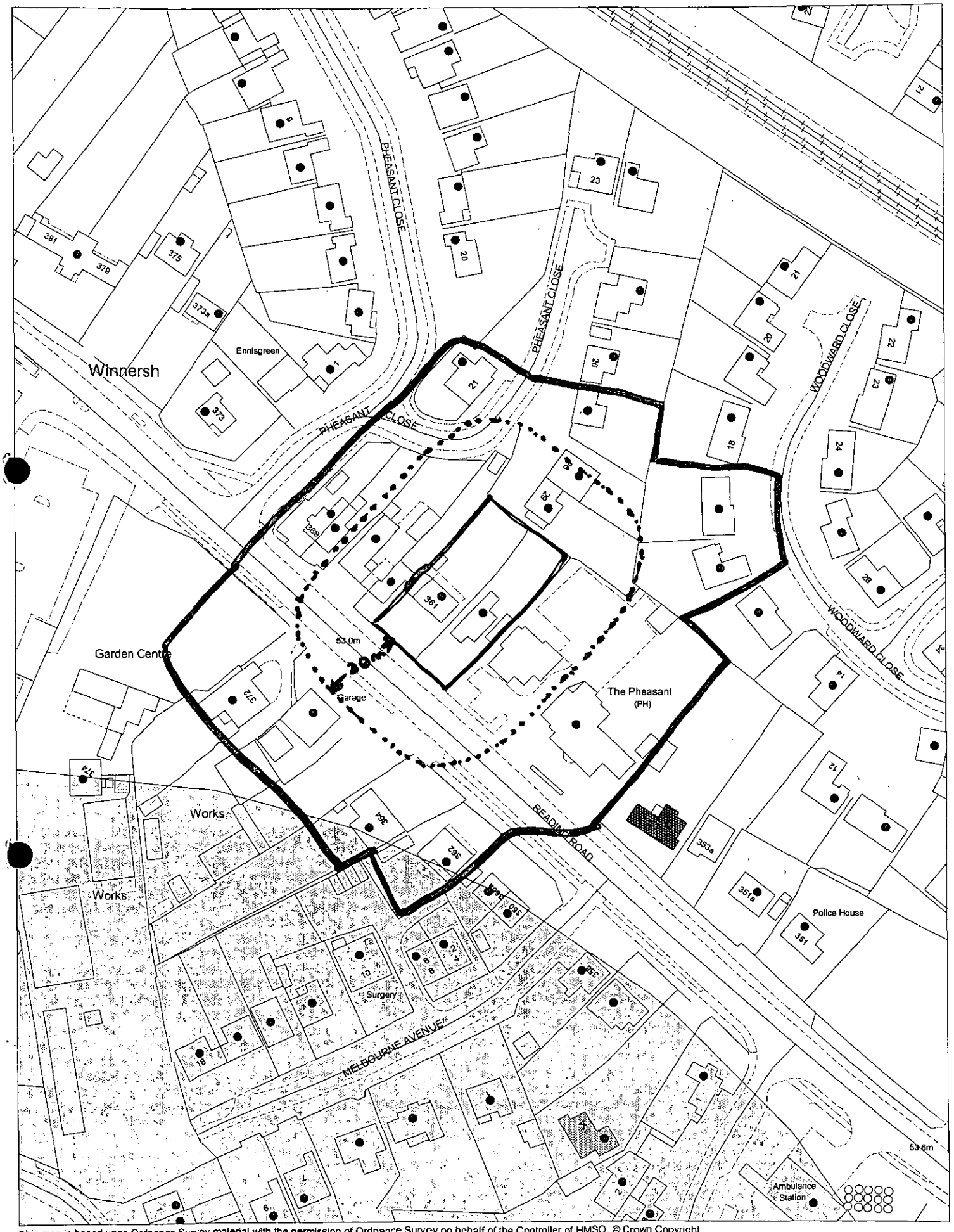
S/Nt see map.....

+ Pls incl sites inside red line

.....

Pre-app attached.

30.JAN.2002* 5780



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

Development Control Section, Environmental Services, Wokingham District Council.
12 February 2002

Scale: 1 : 1250

N
W E
S

30.JAN.2002* 5780 5780

NHBC
Registered house builder

Gilbert HOMES

WWW.GILBERTHOMES.CO.UK

Wokingham District Council
Planning Department
Attn: Emy Circuit
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

28th January 2001

Re: 359 and 361 Reading Road, Winnersh

Dear Ms Circuit,

I write in response to your letter dated the 17th January in connection with the above mentioned proposed development.

We are now looking to gain outline planning consent for our proposed scheme and have therefore made a small number of alterations in order to comply with your comments made in your letter.

You previously commented that you would have concerns if we were looking to achieve planning for three storeys. This point had already been duly noted and we have therefore restricted accomadation to the upper most floor to be contained wholly in the roof space. We have modified the parking by reducing the number of spaces to 14 and therefore moving away any parking and possibility of disturbances to 29 Pheasant close. This leaves the flats with 1.5 spaces per unit with additional spaces for visitors parking. We have also reduced the road width to 4 metres to provide a landscape buffer of at least 2.5 metres to safeguard the amenities of 363 Reading road.

I would like to thank you for your earlier comments and hope that our alterations meet your criteria in order for us to achieve a swift planning decision in our favour. Any questions or queries please do not hesitate in contacting me.

Yours Sincerely,

P. Gilbert

Piers Gilbert
Land and New Homes Director

Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel:- 020 8408 9190 Fax:- 020 8408 9189

Registered Address:- Blakesley Lodge, 2 Green Street, Sunbury on Thames, Middlesex, TW16 6RN

Reg. in England:- 3302069 Managing Director:- J. C. Gilbert VAT NO:- 700 6029 84

1509/ab

30.JAN.2002* 5780 (6)

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	GILBERT HOMES LIMITED
	ADDRESS	37 HAMPTON ROAD
		TWICKENHAM
	POST CODE	MIDDX Tel No. 0208 408 9190
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	359 and 361 READING ROAD WINNERSH BERKS RG41 5LR
4. Give the area of the application site in hectares, if appropriate, or part of a hectare:	SITE AREA	0.13 HA
5. Give brief details of the proposal	ABOUT THE APPLICATION	Demolition of existing house and erection of 8 No self contained flats
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Prospective purchasers

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

PLANS/DRAWINGS
1101/3.1A Site plan
1101/3.2 Floor plans

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.	N/A
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.

Facing Bricks to Lafar detail
Roof tiles
White painted windows

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 — Lafar detail

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~~ — See plan 1101/3.1

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

YES / ~~NO~~ — see plan 1101/3.1

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	8 No
	3	-
	4	-
	5 or more	-
	TOTAL	8 No
Nos. of residential units lost through demolition or conversion		2 No
	NET CHANGE	6 No

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

Lafar detail

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 £ 380.00

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

SIGNED P. Gilbert ON BEHALF OF GILBERT HOMES LTD DATE 24.1.02

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. 30.JAN.2002 5780

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
M/s Lauther and Mr Maynick	359 Reading Road Winnersh	24/01/02
Mr R Czatska	361 Reading Road Winnersh	24/01/02

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

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . . P. Gilbert . . . . .

On behalf of . . . . GILBERT HOMES LTD . . . . .

Date . . . . 24/01/02 . . . . .

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

ADDRESS 359 READING ROAD PARISH WINNERSH

PLOT No. ~~Old Property~~ Demolished (New House sited nearer Rd.) ORD. SHEET No. SU 60 7870

BUILDER Treetop Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/503/59	Mr. W. Wright.	New kitchen & bathroom	10-11-59	App N/A
0/226/65	M/s W. H. Turner (Properties) Ltd.	Outline - land at rear	28-10-65	N/A C/A
108/67	Treetop Homes Ltd.	Det House	19-5-67	App C/A
PD/318/70	Mr. J.W.P. Ayres	Sun Room	9.7.70	App. N/
1644/72	"	convert. garage to playroom workroom & new garage	26.10.70	- C/
1535/72	"	Garage	21.12.72	App C/
00717	"	REPOSITION HEDGES & GATES	13.6.74	N/A C/A
BR 4656	"	EXTENSION TO LOUNGE	3.5.76	App N/A
0/2002/5780	Gilbert Homes Ltd.	O/L for demolition of 2 dwellings & erection of 8 flats		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 361 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU 60 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/76/64	Messrs R. Hayes N.C. Lawrence	Outline - land att.	11-6-64	N/A C/
0/226/65	M/s W. H. Turner (Properties) Ltd.	Outline land at rear	28-10-65	N/A C/
PD/89/66	Mr & Mrs G. Wright	Extension	17-3-66	App N/
DD/689/72	"	Garage	28.9.72	App N/A
BR 10721	MR. L. CZASTKA	1st FLOOR EXTENSION	18.4.79	App N/A
10590	"	"	4.5.79	N/A RE
~~25172~~				
BRA 647	"	LOFT CONVERSION	11.4.86	App. N/A
25172	"	"	21.4.86	C/A
0/2002/5780	Gilbert Homes Ltd	O/L for dem. of 2 dwellings & erection of 8 flats		

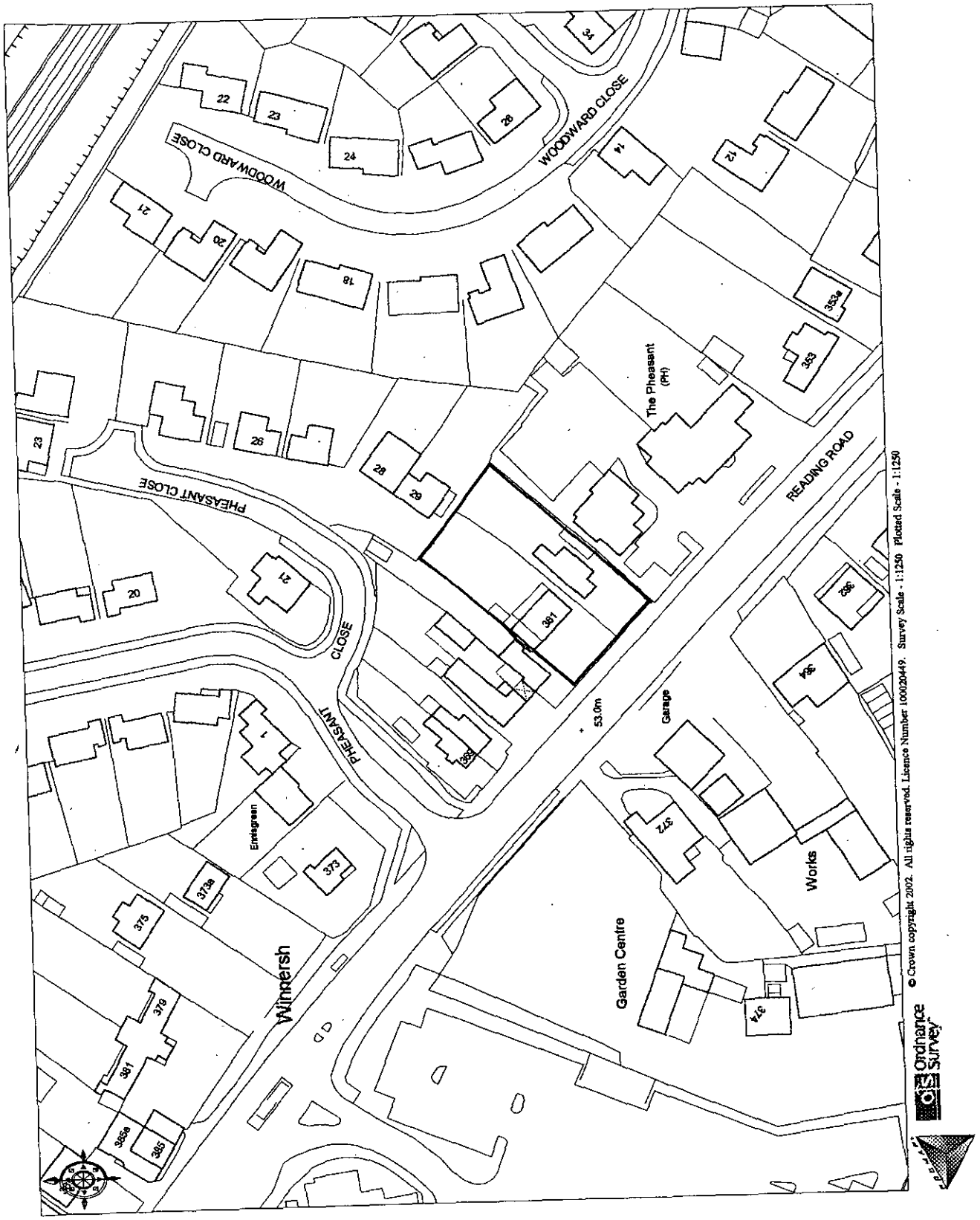
DATE OF COMPLETION

MINISTRY DECISION

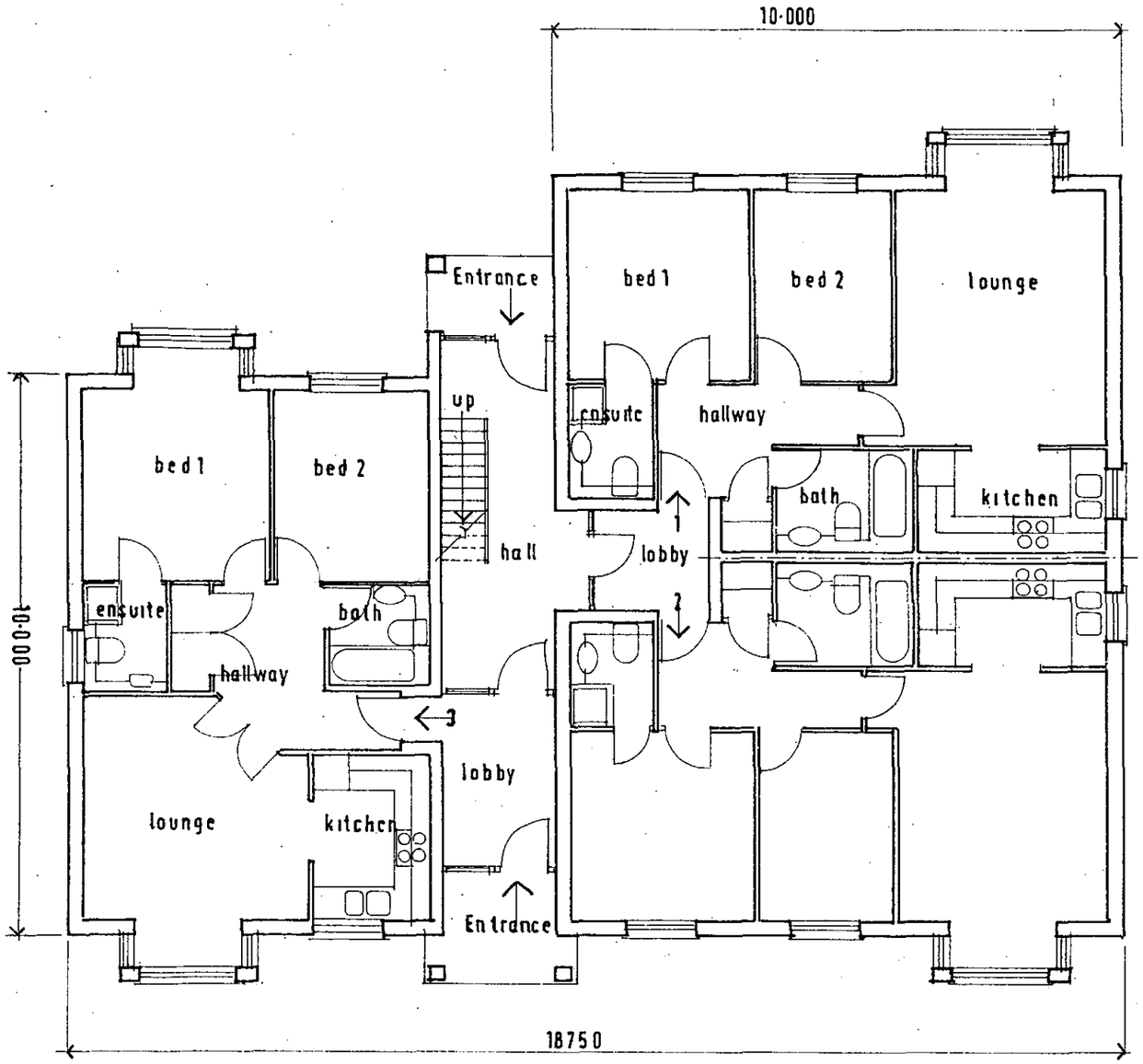
SPECIAL ORDERS

DRAINAGE

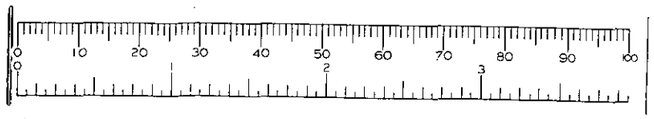
30.JAN.2002* 5780



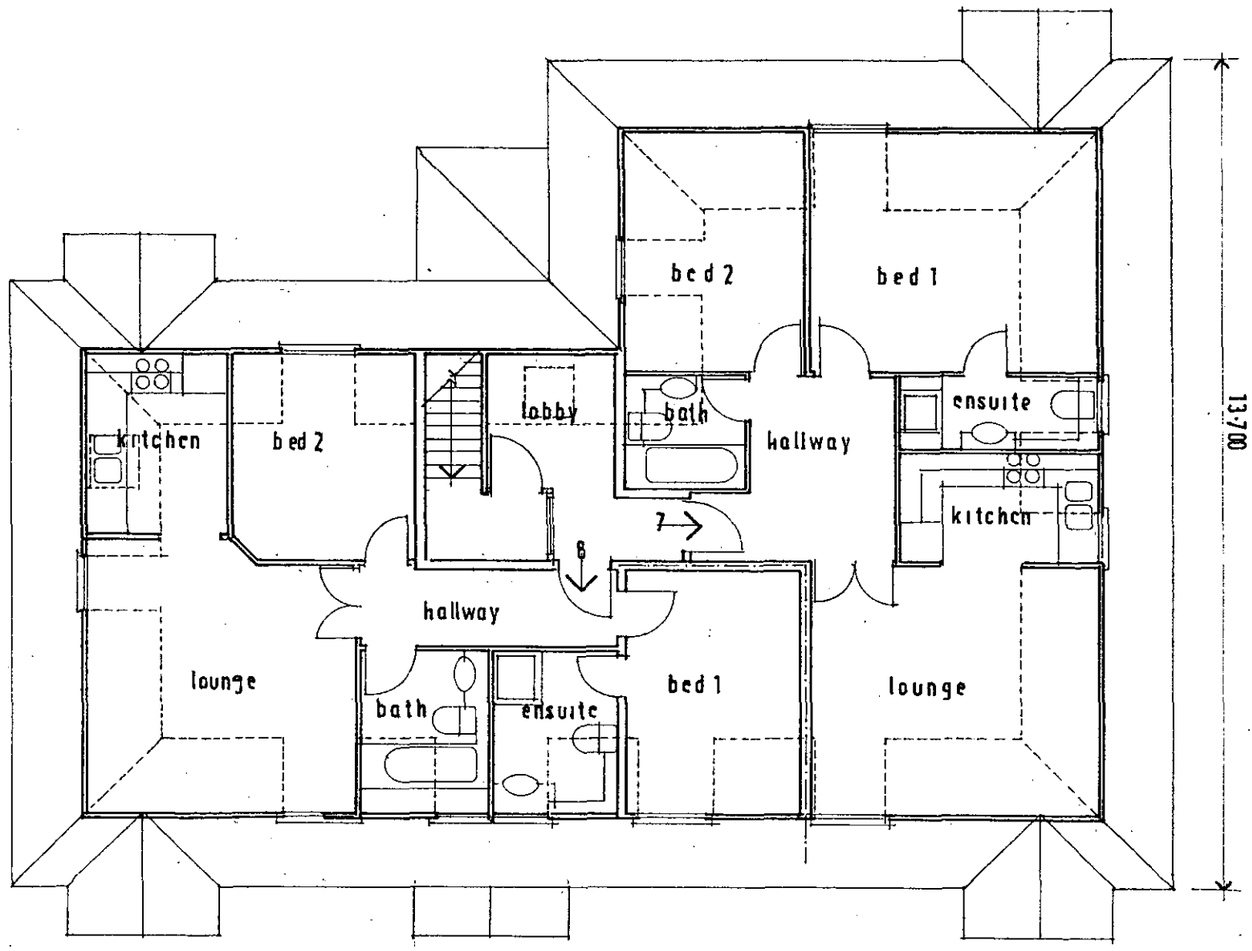
4·1 mm 2 cars
Refuse
cycles



GROUND FLOOR PLAN
[first floor similar]



30.JAN.2002* 5780

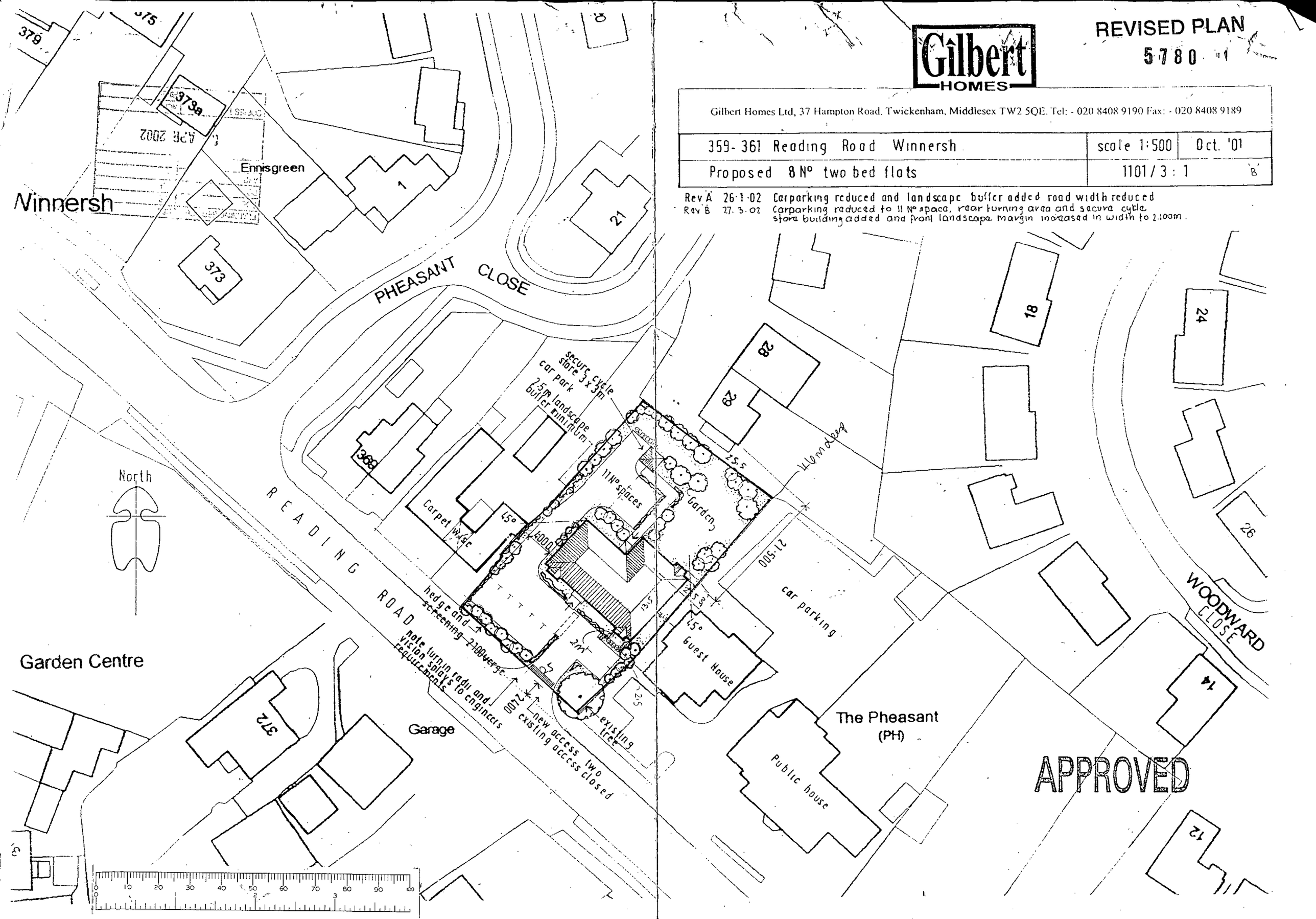


ROOF FLOOR PLAN

Gilbert HOMES

Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel: - 020 8408 9190 Fax: - 020 8408 9189

· 359 - 361 Reading Road Winnersh ·	scale 1:100	Oct.'01
· Proposed floor plans 8 N° two bed flats ·	1101/3·2	



REVISED PLAN
5780
Gilbert HOMES
Gilbert Homes Ltd, 37 Hampton Road, Twickenham, Middlesex TW2 5QE. Tel: - 020 8408 9190 Fax: - 020 8408 9189
359-361 Reading Road Winnersh
scale 1:500
Oct. '01
Proposed 8 N° two bed flats
1101/3:1
B
Rev A 26·1·02 Carparking reduced and landscape buffer added road width reduced
Rev B 27.3.02 Carparking reduced to 11 N° space, rear turning area and secure cycle store building added and front landscape margin increased in width to 2.100m.
Winnersh
Ennisgreen
PHEASANT CLOSE
READING ROAD
Garden Centre
Garage
The Pheasant (PH)
Public house
car parking
Guest House
WOODWARD CLOSE
secure cycle store 3x3m
car park
2.5m landscape buffer minimum
11 N° spaces
Garden
Carpet wise
hedge and screening 2100 verge
note turn in radii and vision splays to engineers requirements
new access two existing access closed
existing tree
APPROVED