APPLICATION NO

O/2002/8186

LOCATION:
1 Mayfields, Sindlesham Wokingham.

APPLICANT:
Edwin Shirley Bazlinton Trust C/O DLP Consultants Ltd

PROPOSAL
Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling

EARLIEST DATE FOR DECISION: 01/02/2003

APPLICATION WILL HAVE EXPIRED ON:
27/02/2003

CASE OFFICER: Elaine Vashi

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Edwin Shirley Bazlinton Trust
C/O DLP Consultants Ltd
Salisbury House
Milton Road
Wokingham
Berks
RG40 1DB

Application Number: O/2002/8186

Parish: **WINNERSH**

Location: **1, Mayfields, Sindlesham, Wokingham.**

Proposal: **Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.**

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

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

Condition
5. 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
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

Condition
9. The development shall not commence until details of tree protection measures in relation to the existing Lime and Oak trees during construction have been submitted and approved in writing by the Local Planning Authority.

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

Reason
9. In order to secure the protection of the trees which are of amenity value.

Informative
1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan number 1a received by the Local Planning Authority on 2 January 2003.

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

Berkshire Structure Plan Policies OS1, EN1 and EN5.

Loddon Area Local Plan Policies LTV1, LBE1, LBE2 and LBE12.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WHE4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/02/2003

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.

WORK SHEET FOR : Elaine Vashi

Application Number : O/2002/8186

Applicant : Edwin Shirley Bazlinton Trust C/O DLP Consultants Ltd.

Location : 1, Mayfields, Sindlesham, Wokingham.
Proposal : Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/2/03.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/01/2003

Earliest Date for Decision : 01/02/2003

Latest Consultation Date/Site Notice Expiry Date : 01/02/2003

This application will have expired on: 27/02/2003. 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 :

LANDSCAPE : no objection
THAMES WATER : no objection
WINNERSH P.C : " "
OBS : 1 letter of support rec with add comments re boundary treatment.
CONS. ARCH : insufficient info to comment / sup.

Planning Issues :
IMPACT UPON CHAR OF AREA / CONS. AREA.
IMPACT UPON NEIGHB. RESIDENTS.
LANDSCAPE.
HIGHWAYS.

Application no. O/2002/8186

Appraisal:

The application being considered proposes the replacement of the existing dwelling at1, Mayfields, Winnersh with two detached properties. The application is in outline with siting and means of access as the only details for consideration at this stage. The site lies on the corner of Mayfields and Mole Road, within the identified settlement and adjacent to the Sindlesham Conservation Area.

Impact upon the character of the area
The application site is approximately 0.10 hectares and currently comprises one detached dwelling with a garage, set well back from the side boundary with Mole Road. At present the property is not visible from Mole Road when approaching the site from the north-east, by virtue of the large side garden area. The proposed scheme would result ion the loss of this garden area, but would represent better use of the land than the current situation. It is apparent from the site plan shown that two detached properties could be accommodated on the site with sufficient space at the front for parking and turning and reasonable size rear gardens.
Although design is not a detail for consideration at this stage the applicant has provided an indicative elevation plan to show what could be achieved on the site. It is considered that the proposed development would be apparent in the street scene but not to such an extent as to detract from the character of the area or the adjoining conservation area.

Impact upon neighbouring residents
The closest neighbouring dwelling (no. 3) would be approximately 4m away from the proposed development, with its garage block immediately adjacent to it. Given this relationship it is considered that the proposed development would not have a detrimental impact upon the amenities of these residents in terms of loss of daylight or privacy.

Conservation
The Conservation Officer considers that the information available is insufficient to make comments or indeed to be able to support the application. However, as the site is not within the Conservation Area the LPA cannot insist that the applicant make a full planning application. It is considered that any concerns regarding the design of the dwellings in relation to the conservation area can be dealt with at reserved matters stage.

Trees and Landscaping
There are two significant trees on the application site, a lime tree at the front close to one of the proposed entrances and a large oak tree at the rear of the site. The Council's Landscape Officer considers that the relationship between the proposed development and these trees is acceptable. However details of measures to protect them should be secured by way of a condition.

Highways
The highway officer has requested that the applicant consider revising the plan to show a single point of access serving both dwellings. This has not been possible. However, the arrangement proposed is not considered to be detrimental to local highway safety and the scheme is therefore considered to be acceptable.

Application Number O/2002/8186
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C002	R002	~~OMIT~~ OMIT SITING.
2	C012	R012.	
3	C017	R017.	
4	~~C070~~	~~R070~~	C122 R122
5	C100	R100.	
6	C150	R150.	
7.	C151	R151.	
8	C153	R153.	
9.			THE DEVELOPMENT SHALL NOT
			COMMENCE UNTIL DETAILS OF
			TREE PROTECTION MEASURES IN
			RELATION TO THE EXISTING LIME &
			OAK TREES DURING CONSTRUCTION
			HAVE BEEN SUBMITTED & APPROVED
			IN WRITING BY THE LPA.
*	IN01		THIS APPROVAL IS IN RESPECT OF THE
			OS SITE LOCATION PLAN & PLAN NO. 1a
			REC. BY THE LPA ON 2nd Jan. 2003.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2, LBC12.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, NBE1, WHE4
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1, EN5.
MINERALS LOCAL PLAN POLICIES:

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 26/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 1 Mayfields
Sindlesham Wokingham.

APPLICATION NUMBER: O/2002/8186

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 5/2/05

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

residential area.
mixture of housing types (similar design/period)

3. DESCRIPTION OF SITE/BUILDING

2st. detached dwg w. gar.
lge side garden
set well back from Mole Road

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 3: 2st. det with gar. adj to app. site.

5. SITE CONSTRAINTS

TREES lge tree at front access to site

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8186. (Case Officer:Elaine Vashi)

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

WOKINGHAM UNITARY
Aiming for Excellence

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

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

PLANNING SERVICES UNIT
PCL
DC
APP
27 JAN 2003
COPY
FILE
29/1/03.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8186

YOUR NAME: MRS M. E. BLADON.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
3 MAYFIELDS
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

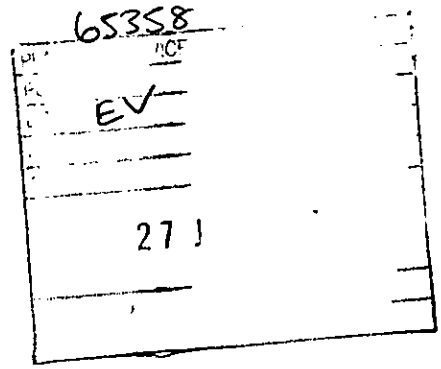
Comments: I have no objection to the proposed planning application as above.
There is one point I wish to raise. The existing next door property was extended right to the boundary of my property. When the proposed plans take effect and the property is demolished I will have a security problem as any person or dog would be able to walk into my back garden. As I am not responsible for the fence on this side I wish to make certain that a left fence is erected immediately the property is demolished to close the gap. This will just be replacing the fence that was there before the building was extended to my boundary.

Continue over the page if more room required

Our Ref. **16356**
Your Ref. O/2002/8186
Date. 23 January 2003

FAO Elaine Vashi
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER



Dear Sir / Madam

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

1 Mayfields, Sindlesham
Wokingham

I refer to your consultation received in this office on 10/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

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

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To all Local Authority Planning/Development Control Departments.

Please note that Thames Water Development Control Office has moved to a new address.
Please ensure that you include postcode, easting and northing ref's for future application as it will speed up processing.

Please send all Application Form to:
Mr Ndoli Bokuli

Thames Water Development Control
Asset Investment Unit
Maple Lodge
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ

To:
Landscape and Trees

From: Elaine Vashi

Date: 10 January 2003

14 JAN 2003

Application Number: O/2002/8186

Proposal: Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling..

Site Address:
1, Mayfields, Sindlesham, Wokingham.

Applicant:
Edwin Shirley Bazlinton Trust C/O DLP Consultants Ltd.

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

There is a high quality Lime tree at the front of the site and an Oak to the rear. The relationship between the proposed development and these trees is acceptable.

If planning permission is granted details of how these two trees will be protected during demolition and construction must be submitted and approved prior to development commencing.

Neil Ethersington
17/1/03.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 10 January 2003

Application Number: O/2002/8186

Proposal: Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.

Parish: WINNERSH PARISH

Site Address:
1, Mayfields, Sindlesham, Wokingham.

Applicant:
Edwin Shirley Bazlinton Trust C/O DLP Consultants 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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comment.

Request revised plan showing a single point of access serving both dwellings with adequate parking and turning area.
Access to be min of 4.8m wide.

Discussed with Adam. Agent not prepared to revise access arrangement. Given current arrangement this would warrant refusal.
K.V. 20/2/03.

Signed: _____ **Print name:** AK 17/1/03

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 10 January 2003 14 JAN 2003

Application Number: O/2002/8186

Proposal: Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling..

Site Address:
1, Mayfields, Sindlesham, Wokingham.

Applicant:
Edwin Shirley Bazlinton Trust C/O DLP Consultants Ltd.

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

NO 1. MAYFIELD IS ON THE EDGE OF THE SINDLESHAM CONSERVATION AREA.

TWO UNITS WITH INTEGRAL GARAGES MUST BE IN PLACE AND FORM QUESTIONABLE IN THIS VISUALLY SENSITIVE LOCATION.

THE CHARACTER OF THE ADJOINING AREA IS REFLECTED IN BEARWOOD ESTATE COTTAGES, SCHOOL AND PUB.

AN OUTLINE APPLICATION DOES NOT PROVIDE SUFFICIENT INFORMATION FOR ME TO SUPPORT THE PROPOSAL

Harold Sanders

28.01.03.

(*) PRE-APPS ATTACHED (*)

Application Number: O/2002/8186

Case Officer : EV

Valid Date :	02 JAN 2003

Map No : 67

Site Area : 0·10

Received Date: 12/12/2002

Level : Delegated Application

Description : Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.

Location : 1, Mayfields, Sindlesham, Wokingham.

Parish : WI **Ward : WIN** 10·1·03 JB

Applicant : Edwin Shirley Bazlinton Trust C/O DLP Consultants Ltd.

Fee Required: £440 **Fee Received: £440** (5)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line to include new accesses	Ref. 31.12.02	02 JAN 2003
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Serve notice on WDC*	4	02 JAN 2003
ELEVATION PLANS	*Mayfields is an access road		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

10.1.03 -B

Building Control

Heritage (Harold Sanders) ✓ adj. to Conservation Area

Landscape ✓

~~Trees~~

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures ✓ Demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

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/N + see map .....

+ incl. site inside red line

.....

2x pre-apps attached.

Organisation_Name	Building_Name	address1	Postcode
		6MAYFIELDSWOKINGHAM	RG41 5BY
		1MAYFIELDSWOKINGHAM	RG41 5BY
		2MAYFIELDSWOKINGHAM	RG41 5BY
		3MAYFIELDSWOKINGHAM	RG41 5BY
		4MAYFIELDSWOKINGHAM	RG41 5BY
		5MAYFIELDSWOKINGHAM	RG41 5BY
CONSERVATION BOOKS		6MAYFIELDSWOKINGHAM	RG41 5BY

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 10 January 2003

My ref: O/2002/8186

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2002/8186
1, Mayfields, Sindlesham, Wokingham.
Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **O/2002/8186**
1, Mayfields, Sindlesham, Wokingham.
Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bray

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 10 January 2003

My ref: O/2002/8186

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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

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Trevor Watson
Development Control Manager

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_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ball
**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 10 January 2003

My ref: O/2002/8186

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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

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Yours sincerely
Trevor Watson
Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Siggery

**********FILE COPY**********

Received by Wokingham District Council

Application No: O/2002/8186

Proposal:
Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.

Location:
1, Mayfields, Sindlesham, 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/2002/8186 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2003. 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.

Trevor Watson
Development Control Manager

10 January 2003

02. JAN. 02 8186

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

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: O/2002/8186

Edwin Shirley Bazlinton Trust
C/O DLP Consultants Ltd
Salisbury House
Milton Road
Wokingham
Berks
RG40 1DB

Dear Sir/Madam

Reference Number: 2002/8186

Site Address: 1, Mayfields, Sindlesham, Wokingham.

Proposal: Outline application for the proposed erection of 2 detached dwellings with integral garages. Demolition of existing dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Location and block plans. Red line to include new accesses.

Please serve notice on Wokingham District Council as Mayfields is not a classified road.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

02. JAN. 2002 8186

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
SALISBURY HOUSE, MILTON ROAD
WOKINGHAM, BERKSHIRE, RG40 1DB
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield, Bristol and Dartmouth

8136

JB/GB/BKS421

12 DEC 2002

12 December 2002

Ms E Vashi
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Vashi

RE: 1 MAY FIELDS, SINDLESHAM, WINNERSH

Further to my submission of 3 alternative schemes and my letter of 26 September, followed by your reply of 11 November, I enclose for your attention an outline planning application for the demolition of the above property and its replacement with 2 detached, 4-bedroom houses with integral garages. I enclose the following:

- 6 copies of completed planning application form
- 1 copy of Section 66 Certificate ~~A~~ B.
- 6 copies of Site Location Plan
- 6 copies of Proposed Scheme 1
- Statutory fee cheque for £440

Of the 3 options put forward in September, it was made clear in your letter of 11 November that the enclosed scheme was the preferred way forward. In accordance with PPG3, the proposal makes better use of urban land in that it replaces a single dwelling with 2 new ones. The existing dwelling does not make a positive contribution to the street scene. However, at the reserved matters stage it will be possible for the LPA to require a high quality of design and external appearance in order to maintain the quality of the existing environment.

Although the proposal moves the built form closer to Mole Road, it will be possible to retain the hedgerow along the southern boundary of the site and the oak and lime trees immediately to the west and east of the property. Between them, these natural features will soften and screen the appearance of the development from the outset. This will help to ensure that the change to the built form will not be harmful when seen from Mole Road and the public open space to the south.

With regard to the impact upon 3 May Fields, it should be noted that the nearest portion of the building is the garage block. Habitable rooms in the existing house are located some 11.5 metres from the site boundary, ie well away from the proposed new dwellings. Clearly, there will not be any adverse effect upon the occupants of No. 3 by way of overlooking, overshadowing or overbearing impact.

In order to illustrate these points more effectively, street scene elevational drawings are currently being prepared by Nicholas Haddon & Associates, Architects. These drawings will be submitted, for illustrative purposes, in the very near future.

In my opinion, the enclosed application for 2 new dwellings at 1 May Fields represents a modest intensification of the use of this site, which accords with development plan policy and PPG3 guidance in that it will make good use of urban land without adversely affecting the street scene, character of the area or the amenities of neighbouring residents.

It is hoped that you will agree with this point of view and issue an outline planning permission as expeditiously as possible. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Mrs R Bazlinton

02 JAN 2003 8186

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02 January 2003

Ms E Vashi
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Vashi

RE: 1 MAY FIELDS, SINDLESHAM, WINNERSH

Further to my submission on 12 December 2002 of a planning application for 2 houses at the above site, I enclose for your attention 6 copies of a sketch street scene by Nicholas Haddon & Associates, No. 02/87/001.

Please add these drawings to the application. They are submitted for illustrative purposes only. I trust that they are satisfactory and will assist with the consideration of the application.

In the meantime, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Mrs R Bazlinton

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
02 JAN 2002 8136
12 DEC 2002

1.	APPLICANT'S NAME	Edwin Shirley Bazlinton Trust
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DLP Consultants Ltd
	ADDRESS	Salisbury House, Milton Road
		Wokingham
	POST CODE	PHONE
		RG40 1DB 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	1 May Fields, Sindlesham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing dwelling house. Erection of 2 no. detached 4-bedroom houses with integral garages.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.12
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1) Site Location Plan 2) Proposed Scheme 1

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

CHANGE OF USE	☐	REDEVELOPMENT	☒
ERECTION OF NEW BUILDING	☒	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☒	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☒
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☒	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be agreed at reserved matters stage with LPA

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Existing hedgerow retained. New dividing close-boarded fence.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Dropped kerb to existing garage.
Additional dropped kerb needed.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

Reserved matter

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 / 14 *	/ *	1 / 7 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO * STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£440

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

SIGNED [signature] ON BEHALF OF Edwin Shirley Bazlinton Trust DATE 11.12.02

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

1913 /a

02 JAN 2002 8186 COPY

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 1 Mayfields, Sindlesham

I give notice that *(b)* Edwin Shirley Barlinton Trust

is applying to the *(c)* Wokingham Unitary Council

for planning permission to *(d)* Demolish existing house. Erect 2 no houses

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* Shute End, Wokingham, RG40 1WR

by *(f)* 23.1.03

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed J F Bailey

† On behalf of Edwin Shirley Barlinton Trust

Date 2-1-03

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1789/a

SECTION 66 CERTIFICATE

Application No.

02.JAN.2002 0186

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

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.

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

OR

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
Wokingham Borough Council	Shute End Wokingham RG40 1WR	2.1.02

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

  .....

(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).

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . [signature] . . . . . .

On behalf of EDWIN SHIRLEY BAZLINTON TRUST . . . . . .

Date . . . . . 11.12.02 . . . . . .

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

ADDRESS 1, MAYFIELDS PARISH WINNERSH

PLOT No. 1 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/43/61	Rev Clement Mercer	Outline 25 houses	3 3 61	N/A Refuse
O/277/61	" " "	" 12 " garages	8 11 61	N/A C/A
89/62	Blakes (Deenham) Ltd	Det house / garage	14 6 62	App C/A
R/138/64	Shirley Holmes Ltd	Screen fence hedges	11 6 64	C/A N/A
1242/72	Mr Barlington	2/storey extension	2 3 72	N/A App
BR 9917	MR E. BARLINGTON	LOUNGE/DINING EXTENSION	7.12.78	ADP. N/A
09792	"	"	18.1.74	N/A C/A
O/2002/8186	Edwin Shirley Barlington	Erect 2 Det Dwellings with integral garages		

DATE OF COMPLETION

MINISTRY DECISION O/43/61 Appeal dismissed 14.8.61

SPECIAL ORDERS

DRAINAGE