APPLICATION NO:
F/2002/6890 ✓

LOCATION:
Land Rear Of 255 - 261 Barkham Road, Wokingham.

APPLICANT:
Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of one detached dwelling and garage.

EARLIEST DATE FOR DECISION: **27/07/2002**
28 Days exp: 31/7
APPLICATION WILL HAVE EXPIRED ON:
13/08/2002

CASE OFFICER: **Natalie Brown**

APPROVED
Obs 26/11/02 SV

RAILEX
Marbleboard

Green Copy Sent L.O.

Application No: F/2002/6890 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A MacSwan
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
STROUD
Glos.
GL6 7SL

Application Number: F/2002/6890

Parish: **WOKINGHAM**

Location: **Land rear of 255 - 261 Barkham Road, Wokingham**

Proposal: **Proposed erection of one detached dwelling and garage.**

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

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

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

Condition
3. 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
4. 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
5. A minimum defined width of 2 metres must be provided between the rear boundary fences of Barkham Road and any boundary/fence/hedgerow placed adjacent to the public right of way which is located to the front of the site.

Condition
6. Immediately following the implementation of this permission, 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 extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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

Condition
8. 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
9. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
10. The ensuite window in the side elevation facing 5 Blandford Drive of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
11. 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 facing 5 Blandford Drive hereby permitted except for any which may be shown on the approved drawing(s).

Condition
12.
(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Condition
13. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

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

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

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

Reason
5. In order that there is sufficient access to the public right of way.

Reason
6. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

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

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

Reason
12. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Reason
13. To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Informative
1. This permission relates to the application as amended with revised plans, drawing 02-103-7 submitted to the Local Planning Authority on 24 October 2002 showing bin collection point modified and does not approve the proposals as originally submitted.

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:

South East Area Local Plan Policies STV1, SBE1, SBE2, SBE9
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WBE11, WH1

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/11/2002

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.

Tel: (0118) 974 6441
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 4th March 2004
My ref: F/2002/6890
Your ref:
File ref:

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

Mr. A.J. MacSwan
263 Barkham Road
Wokingham
Berkshire RG41 4BY

Dear Mr MacSwan,

PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE

LAND TO THE REAR OF 255-261 BARKHAM ROAD, WOKINGHAM

I refer to the above development granted planning permission under reference F/2002/6890 and your letter regarding the compliance of the conditions relating to this permission notice. I confirm the following:

Condition 3

The details of the slab height must be in relation to general ground level in the immediate vicinity of the building footprint. I would be grateful if you could send these details.

Condition 4

The boundary treatment proposed is acceptable. This should have been provided prior to the commencement of the development.

Condition 12

The details indicated do not constitute an "arboricultural method statement". A statement should have been provided and agreed prior to the commencement of the development.

If you wish to discuss any issues further please do not hesitate to contact me.

Yours sincerely,

Duncan Carty
Consultant Planner

PLANNING SERVICES | HFT 7-7186
POL | TLS
DC DCam | ENF
APP |
CS |
25 FEB 2004
COPIES TO: | ACK: FILE:

A.J.MacSwan
263 Barkham Road,
Wokingham,
Berks,
RG41 4BY
24TH February 2004

Ms Natalie Brown.
Planning Services.
Wokingham district council.
P.O.Box 157
Shute End,
Wokingham,
RG40 1WR

Dear Ms. Brown

Ref. Application F/2002/6890-proposed erection one detached.

We have 3 outstanding conditions attached to the above application.
Condition 03 – details of slab level.
The slab height to sea level is 23.7 mtrs.
Condition 04 – details of boundary treatment.
The East-West boundary is 6ft fencing on 6 inch gravel boards. The East boundary is formed by a 8ft privet hedge owned by No.5 Blandford Drive and the North-West boundary is 8ft fence panels.
Condition 12 – Method statement for protection of trees.
During build the two exposed oak trees have been and will continue to be surrounded by orange perimeter fencing 5mtrs from the trees centre line. No site material has been stored within this boundary. The foundation work has been completed outside a 6 mtr perimeter of the tree's centre line and no roots were exposed or damaged.

The house is now ready for occupation and we intend to move in over the next few weeks.

If you have any queries, please do not hesitate to contact me.

Yours faithfully.

Andrew MacSwan.
0118 9890506.

SLAB LEVELS SHOULD → RELATE TO SITE (NOT SEA LEVEL)

Sent to Hayle Landscapes 26/2

Date: 27 February 2004 01 MAR 2004

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6890

Location: Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Proposal: Proposed erection of one detached dwelling and garage.

Applicant: Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Case Officer: Duncan Carty

The new plans show the following: Details to comply with condition 12.

Comments are required by 05/03/2003.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

Condition 12.

The information supplied does not constitute an 'Arboricultural Method Statement'. Also, the condition requires that it be submitted and approved prior to development commencing. The applicant states that the house is now ready for occupation. Therefore, he is clearly in breach of this condition!

Condition 4

I have no objection to the proposals, although again details were required prior to development commencing

Condition 3
No comment.

Neil Ethering 3/3/04

Date: 29 March 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6890

Location: Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Proposal: Proposed erection of one detached dwelling and garage.

Applicant: Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Case Officer: Duncan Carty

The new plans show the following: Drainage layout, site survey plus letter with details of slab levels.

Comments are required by 05/04/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

(RING ONE)

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

App. No. F/2002/6890 Date Rec. 19-03-04

Location: LAND REAR OF 255-261 BANKNAM ROAD

Parish: LUDKINGHAM

Applicant: MR TOM MACSUIAN

Description of attached plans: DRAINAGE LAYOUT, SITE SURVEY

LETTER: DETAILS OF SLAB HEIGHT

Drawing No's: A

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

ACCESS OFFICER

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

NEIGHBOURS:

Date for Responses 5/4/04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER DC

Consultations Sent by Admin. on 29.03.04

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8890 Date Rec. 19-03-04

Location: LAND REAR OF 255-261 BARKHAM ROAD

Parish: WOKINGHAM

Applicant: MR + MRS MAC SWAN

Description of attached plans: DRAINAGE LAYOUT, SITE SURVEY

LETTER: DETAILS OF SLAB HEIGHT

Drawing No's: A

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

ACCESS OFFICER

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

NEIGHBOURS:

Date for Responses 5/4/04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER DC

Consultations Sent by Admin. on 29.03.04

Yellow - Case Officer Copy
Green - Part One Copy

A.J.MacSwan
5a Blandford drive,
Wokingham,
Berks,
RG41 4EN
17TH March 2004

PLANNING SERVICES	HPT 77840
POL	TAS
DC DC/NA	INIT:
APP	
CS	
19 MAR 2004	
COPIES TO:	ACK:
	FILE:

reallocated by JJ
18/3.

Mr Duncan Carty.
Planning Services.
Wokingham district council.
P.O.Box 157
Shute End,
Wokingham,
RG40 1WR

Dear Mr Carty

Ref. Application F/2002/6890-proposed erection one detached.

Thank you for your letter dated 4th March.
I hope the following and enclosed information is sufficient.

Condition 03 – details of slab level.

The finished floor height to sea level is 23.9 mtrs. I have enclosed two drawings. One is a detailed survey showing the surrounding ground level and approximate position of the building within the plot and the second is a 1:200 plan that will give you a more accurate footprint.

Condition 12 – Method statement for protection of trees.

We have issued a statement reference the tree protection. I have spoken to Catherine Brimball at WDC, who in turn has spoken to Neil Etherington, they have stated that it is up to the relevant planning officer to determine whether this condition can be closed. As the property is nearing completion, the arboricultural method statement does not seem relevant. We have protected all trees on our development with the orange boundary fencing and prevented any damage as best we can. We appreciate that this should have been done six months ago, but I have spoken to officers within the council reference protecting the trees during build and acted on their advice.

If you have any queries, please do not hesitate to contact me.

Yours faithfully.

Andrew MacSwan.
0118 9890506.

Copies to
Access Officer

Date: 27 February 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6890

Location: Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Proposal: Proposed erection of one detached dwelling and garage.

Applicant: Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Case Officer: Duncan Carty

The new plans show the following: Details to comply with condition 12.

Comments are required by 05/03/2003.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

(RING ONE)

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

App. No. F/2002/6890 Date Rec. 25-2-04

Location: Land near of 255-261 Barton Road, Wo[illegible]

Parish: Wo[illegible]

Applicant: Mr/Mrs A MacSwan

Description of attached plans: NONE - LETTER

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees Condition 12	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 5-3-04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER DUNCAN CARTY

Consultations Sent by Admin. on 27.02.04

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. P/2002/6890 Date Rec. 25-2-04

Location: Land near of 255-261 Barkham Road Wokingham

Parish: Wokingham

Applicant: Mr/Mrs A MacSwan

Description of attached plans: NONE - LETTER

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees Condition 12	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 8-3-04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER DUNCAN CARTY

Consultations Sent by Admin. on 27.02.04

Yellow - Case Officer Copy
Green - Part One Copy

PLANNING SERVICES	HPT 77186
POL	TLS
DC D Carry	ENF
APP	
CS	
25 FEB 2004	
COPIES TO:	ACK:
	FILE:

A.J.MacSwan
263 Barkham Road,
Wokingham,
Berks,
RG41 4BY
24TH February 2004

DETAILS TO COMPLY WITH CONDITIONS
F-6890

Ms Natalie Brown.
Planning Services.
Wokingham district council.
P.O.Box 157
Shute End,
Wokingham,
RG40 1WR

Dear Ms. Brown

Ref. Application F/2002/6890-proposed erection one detached.

We have 3 outstanding conditions attached to the above application.
Condition 03 – details of slab level.
The slab height to sea level is 23.7 mtrs.
Condition 04 – details of boundary treatment.
The East-West boundary is 6ft fencing on 6 inch gravel boards. The East boundary is formed by a 8ft privet hedge owned by No.5 Blandford Drive and the North-West boundary is 8ft fence panels.
Condition 12 – Method statement for protection of trees.
During build the two exposed oak trees have been and will continue to be surrounded by orange perimeter fencing 5mtrs from the trees centre line. No site material has been stored within this boundary. The foundation work has been completed outside a 6 mtr perimeter of the tree's centre line and no roots were exposed or damaged.

The house is now ready for occupation and we intend to move in over the next few weeks.

If you have any queries, please do not hesitate to contact me.

Yours faithfully.

Andrew MacSwan.
0118 9890506.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 10 September, 2003
My ref. BC/DC/F/2002/6890
Your ref.

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

Mr A MacSwan
C/o Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
STROUD
Glos. GL6 7SL

Dear Sirs

PLANNING PERMISSION F/2002/6890
SITE: 263 BARKHAM ROAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number F/2002/6890 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NATALIE BROWN
Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21 August 2003
My ref: NB/F/2002/6890

Mr MacSwan
C/O Les Palmer
Vale Cottage, Enmill Lane
Pitt
Winchester
Hants, SO22 5QW

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

Dear Mr MacSwan

APPLICATION: F/2002/6890 – PROPOSED ERECTION ONE DETACHED DWELLING
SITE: LAND TO REAR OF 255-261 BARKHAM ROAD, BARKHAM

I refer to your material samples received on the 5 August 2003 with reference to the above.

I can confirm that the following are considered acceptable and complies with condition 02 of consent F/2002/6890:

Bricks: Ivanhoe, Rural Blend
Tiles: Redland, BS 43550

Please note that there are several conditions still outstanding which need to be complied with prior to the commencement of any development on site. Failure to comply with these conditions could result in a Breach of Condition Notice being served, and if not complied with, you could be liable to a £1,000 fine:

Condition 03 – details of slab levels
Condition 04 – details of all boundary treatment
Condition 12 - method statement for the protection of trees

Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown

Planning Officer

13.55 . 12/8.

Les Palmer

07831 859 239

R/O 263 Barkham. Rd.

Address.

~~Les Palmer~~

Mr MacSwan
c/o Les Palmer
Vale Cottage
Enmill Lane.
Pitt
Winchester
Hants
SO22 5QW.

3.40. 21/8
Called to say materials submitted are acceptable.
send letter to

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
AGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES
AGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Materials rec'd 5 Aug ID 71756.

Tile: Redland BS 4 3550

Brick: Ivanhoe: Rural Blend.

Application F/2022/6890 K/O 263 Farnham Rd

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6899	NAB
BUILDING CONTROL NUMBER.	FP2003/4427 Howard	
APPLICANT/~~AGENT~~	Mr A. MacSwan	
ADDRESS OF SITE	near of 263 Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	new detached dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	02-103-E1 B+E2B	02-103-E1 A + E2A
FLOOR PLANS	P-B	P-A

garage GA G-A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/11/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight.	
IF YES, WHAT ARE THE DIFFERENCES ? BC	roof window changed from side facing 5 Beanford Drive to other side. + ground floor side door + window added	
DATE	18/8/03.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	15/7/03.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6890

Applicant : Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Location : Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Proposal : Proposed erection of one detached dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/7

Date of Neighbour Notifications : .....

Date of Site Visit : .....22/7.....

Date Registered : 18/06/2002

Earliest Date for Decision : 27/07/2002

Latest Consultation Date/Site Notice Expiry Date : 27/07/2002

This application will have expired on: 13/08/2002. 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 :

Env Health :- Rec. hrs construction cond.

Highways :- Rec conds re/ parking, garaging + turning - no objection to bin collect plans.

PROW officer - conditions

Trees :- if CA - conditions.

Parish council - No objection.

Ramblers Assoc. concerned that footpath maybe blocked during construc

Letters of rep: Nos 3+5, 1+6, 4

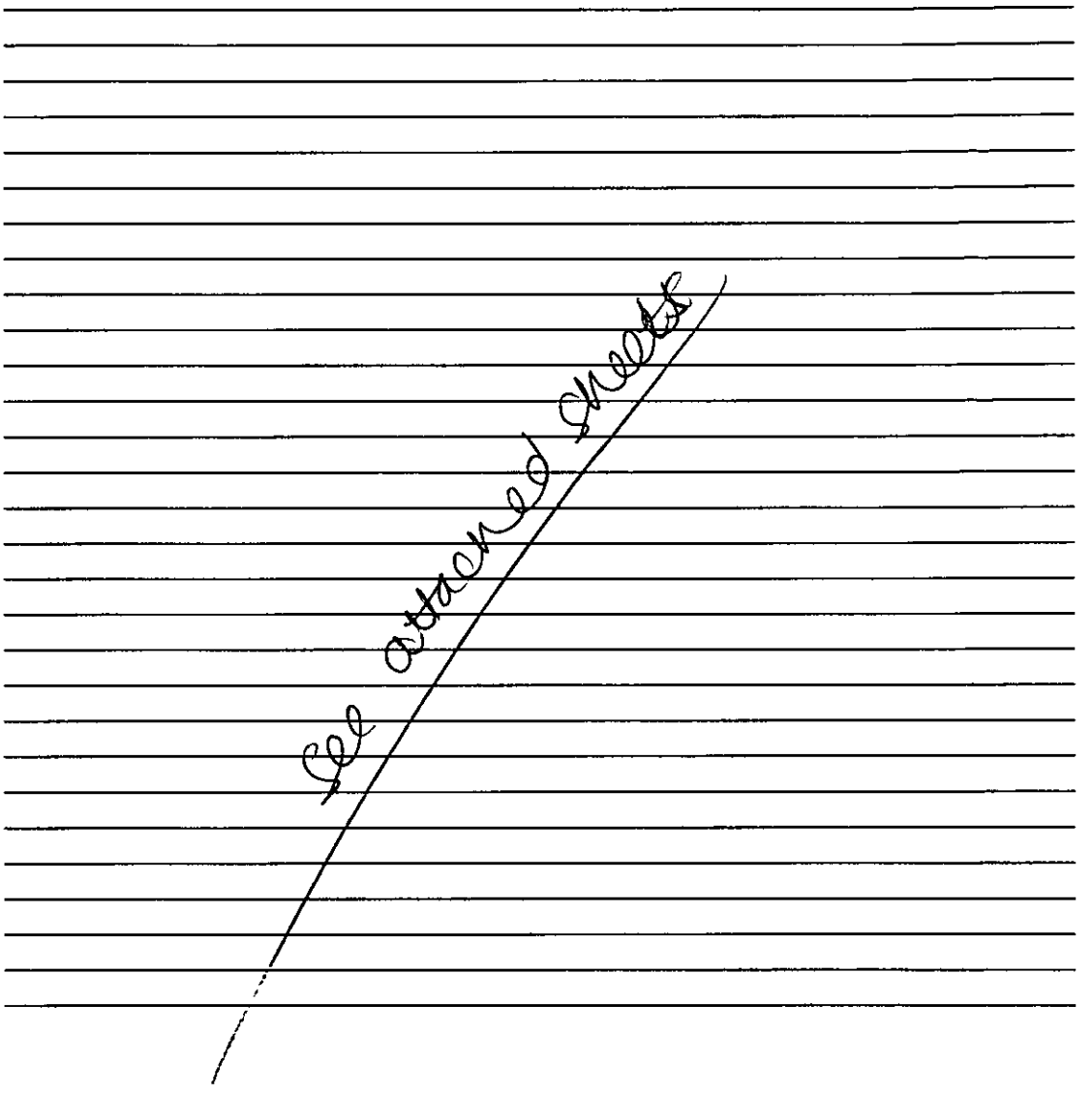
Planning Issues : located outside of settlement boundary → WDLP

settlement → SEALP.

Bin collect point modified

Application Number: F/2002/6890

Appraisal :



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

Application Number F/2002/6890
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 255 - 261 Barkham Road Wokingham.

APPLICATION NUMBER: F/2002/6890

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. lamp post at entrance Blanford Drive

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Proposed off of Blanford Drive (Sdw. currently)

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/6890 – Rear of 255 - 261 Barkham Road

Appraisal:

Development

Under the South East Area Local Plan, the site is designated as being within the settlement boundary.

Under the Wokingham District Local Plan, the site is designated as Countryside.

Relevant Policies

SEALP: STV1, SBE1, SBE2, SBE9
WDLP(DD): WOS2, WOS3, WCC1, WBE11, WH1

Previous History

Previous applications have established the principle of the site being developed for residential purposes.

- 96/64190/O – outline application for 8 dwellings (included the application site) granted condition approval on 20.11.96
- 99/65778/F – application for 6 dwellings (excluded the application site)
- 99/70526/O – outline application for the erection of one detached dwelling on the application site. This was granted conditional approval on 27 January 2000. This comprised a smaller dwelling than that proposed by the current application and had its point of access between Nos. 261 and 263 Barkham Road.

1. Impact upon neighbouring properties

   Of the properties fronting Barkham Road, the closet property to the application site is No. 255 which is approx. 20m from the application boundary. As the proposed dwelling and garage are to also be located away from the application boundary, due to the distance between the properties, it is not considered that there would be any issue of overlooking nor overbearing/overshadowing.

   Plans on application 99/65778/F show No. 5 to be a Wiltshire design. Drawing 1218/4 and 1218/9 relate to the floor plans and elevations. From the site visit it was noted that there is a velux window in the first floor side elevation for an en-suite. It is not considered that the proposed development would adversely affect this window.

   The plans (1218/4 & 9) also show there to be two ground floor windows and a door in the side elevation facing the application site, these are for a door and window to a utility room and window to a WC. As these are non-habitable rooms and given that the proposed dwelling would be set behind No. 5 it is not considered that there would be any adverse effect to these rooms.

The proposed garage would be located alongside (though set away) from the boundary with No. 5. The garage would therefore not have any adverse effect in terms of being overshadowing and overbearing.

The proposed dwelling would be set away from the boundary with No. 5 and by 5.8-8.4m and be separated from the existing 1.8m close boarded boundary fencing (the proposed dwelling is not parallel to the boundary). Due to the distances between the property, it is not considered that there would be any adverse effects.

It is not considered that the proposed development would adversely affect the residential amenities of any other nearby properties.

2. Impact upon the character of the area

The site is located at the rear of residential properties which front Barkham Road. The application site is separated from these properties by a public footpath. Adjacent to the site are the residential dwellings built under consent 99/65778/F. To the rear of the site is a commercial building located directly along the boundaries. Whilst the use of the site for a residential dwelling has already been established by previous applications, it could additionally be considered to be an infill site under policy WCC1 of the Wokingham District Local Plan.

The site is located within an area of protected trees covered by order TPO 869/1997. The Senior Arboriculturist considers that the development is acceptable in relation to these trees and recommends that conditions be added (see memo from Neil Etherington dated 16 July 2002).

On outline consent 99/70526/O a condition was added removing permitted development rights for extensions and alterations. Indicative drawings on that application show a smaller dwelling than this application. It is therefore considered appropriate to add a condition as on the previous application, especially as the site is within the countryside and the Local Plan Inspector is not recommending any changes to the settlement boundary (with the exception of major housing sites).

3. Impact upon highway safety (parking provision)

The proposal is for a 4-bedroom dwelling. 3 off-road parking spaces need to be provided in order to comply with Council standards. This has been provided, and the proposal also provides a detached garage. Subject to parking and turning being implemented prior to the occupation of the dwelling, and that the parking, turning and garage space are all retained, the Highway Officer would have no objection to the proposed development.

4. Bin collection point
The proposed access would be in place of the existing bin collection point area as approved under application 97/65778/F. A revised plan (02-103-7) has been received showing the bin collection area modified. The Highway Officer has no objection to these proposed changes. Following a 14 day re-consultation period – no letters of representation have been received from local residents on this matter.

5. Concerns of Local Residents
Concerns have been raised by local residents on the following grounds:
   - Concerns over access being from Blandford Drive and not Barkham Road as on the outline application
   - Impact on trees to the south of the site covered by TPO 869/1997
   - Loss of bin store area
   - Concerns over whether there is sufficient space for access/turning into the proposed site
   - That the footpath adjoining No. 6 not be blocked or re-routed

The issues concerning the TPO trees and access/highway issues have been addressed above. The landscape and highway department have no objections to the proposed development. The issue of the bin store has also been addressed above.

Approval: ✓ **~~Refusal:~~**

Conditions for F/2002/6890:
(PD for class A-C (extensions & alterations removed on application 99/70526/O)

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C100	R100	Site Levels
C017	R017	Boundary Treatment
	Reason:	A minimum defined width of 2 metres must be provided between the rear boundary fences of Barkham Road and any boundary fence/hedgerow placed adjacent to the public right of way which is located to the front of the site. In order that there is sufficient access to the public right of way.
C041	R041	No PD – extensions & alterations (class A - C)
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C138	R138	Garage/turning area
C045	R045	Obscure Glazing Del: It shall be fixed shut **Ins**: en-suite window in the side elevation facing 5 Blandford Drive
C044	R044	No windows to be inserted **Ins**: at first floor level or above in the side elevation facing 5 Blandford Drive

& the two tree conditions as per attached sheet

Informative

1. N02 – revised plans
   Ins: drawing 02-103-7 .
   Ins: 24 October 2002
   Ins: Showing bin collection point modified
2. N16-Mandatory Informative
   SEALP: STV1, SBE1, SBE2, SBE9
   WDLP(DD): WOS2, WOS3, WCC1, WBE11, WH1

T Gwatkin
14/11/02

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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Date: 29 October 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6890

Location: Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Proposal: Proposed erection of one detached dwelling and garage.

Applicant: Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Case Officer: Natalie Brown

The new plans show the following: ' Bin Collection Point ' area modified

---

Comments are required by 12/11/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Details satisfy highways.
Please include suitable condition in addition to those recommended previously.

TR 31/10/02

Date: 29 October 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6890

Location: Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Proposal: Proposed erection of one detached dwelling and garage.

Applicant: Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Case Officer: Natalie Brown

The new plans show the following: ' Bin Collection Point ' area modified

---

Comments are required by 12/11/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. 6890 (Planaps) / (Ludhouse) Date Rec. 24 OCT 2002

Location: R/O 255-261 Barcham Road

Parish Wokingham.

Applicant:

Description of attached plans 'Bin collection point' area modified.

Drawing No's: 02-103-7

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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: As originally consulted plus: Nos 4, 5, 3, 1, 6 Blandford Drive (objectors)

Date for Responses 14 DAYS.

12/11/02

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB 28/10

Consultations Sent by Admin. on 29/10/02

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

62506 NAB
24 OCT 2002
FILE:

Planning Services
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/424
22 October 2002

For the attention of Ms Natalie Brown
Development Control

F/2002/6890.

Dear Ms Brown

LAND REAR OF 263 BARKHAM ROAD WOKINGHAM
PROPOSAL : ERECTION OF ONE DETACHED DWELLING AND DETACHED GARAGE

Further to my letter dated 13 September legal enquires have now been completed and therefore I am in a position to be able to reply to your letter of 20 August. I have in the meantime discussed with the Highway Officer Mr Adam Coggins his requirements for modification of the bin collection point.

It is important to note first is all that the reference in your letter to a "bin store" is not correct. The facility comprises a "bin collection point" and comprises a block paved irregular shaped area of some 2m² used once a week as a hardstand for refuse sack collection.

It is proposed to modify this "bin collection point", maintaining a similar area, and to segregate this area from the proposed private drive serving the application site. Six copies of drawing no. 02-103-7 are attached showing the relevant details.

I trust this information will enable you to now proceed to determine this application. However, if you need to discuss further please give me a call.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

Enc.

c.c. Highways Department, FAO Mr Adam Coggins

424br.21

Robin Bradbeer Limited

Planning & Development Consultancy

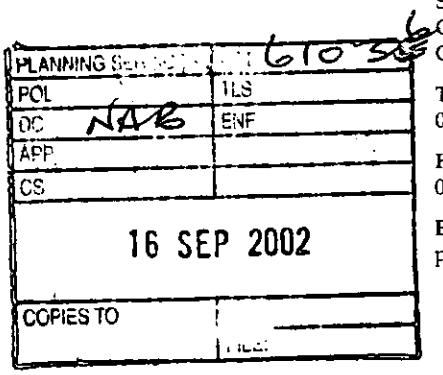
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR



Our ref. RWB/424
13 September 2002

For the attention of Ms Natalie Brown
Development Control

Dear Ms Brown

LAND REAR OF 263 BARKHAM ROAD WOKINGHAM
PROPOSAL : ERECTION OF ONE DETACHED DWELLING AND DETACHED GARAGE

I refer to your letter dated 20 August.

The issue of the bin store area is currently being investigated in conjunction with the developer who constructed Blandford Drive.

I hope to be a position to provide a response shortly.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

424br.17

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 August 2002
My ref: NB/F/2002/6890

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

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

Dear Mr Bradbeer,

APPLICATION: F/2002/6890
SITE: LAND REAR OF 255-261 BARKHAM ROAD, WOKINGHAM

Having reviewed the history files relating to this site, it would appear that the site of the proposed access (off of Blandford Drive) would be in the place of an existing bin store area approved on application 97/65778/F (see attached plan).

I have been advised by our Highway Officer that a plan is needed to show this bin store area relocated.

Please accept my apologies for the delay is requesting this information from you. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

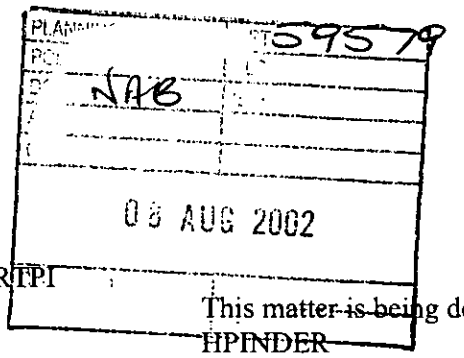
Yours sincerely

NAB

Natalie Brown
Planning Officer

Enc.

Our Ref. **13213**
Your Ref. F/2002/6890
Date. 05 August 2002





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

This matter ~~is being~~ dealt with by -
~~HPINDER~~

Dear Sir / Madam

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

Land Rear of 255-261 Barkham Road
Wokingham

I refer to your consultation received in this office on 03/07/02

SEWERAGE

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

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6890. (Case Officer:Natalie Brown)

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).

PLANNING SERVICES | DPT
24 JUL 2002
COPIES TO | FILE

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

COMMENTS ON APPLICATION: F/2002/6890

YOUR NAME: Mr & Mrs P.J. Ainscough

YOUR ADDRESS: (if these details are incorrect please amend)
3 BLANDFORD DRIVE
WOKINGHAM
BERKSHIRE
RG414EN

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:

Please see attached.

23.07.2002

Continue over the page if more room required

Planning Application: F/2002/6890

1. The access to the land shown on the submitted plan, 6890, is rather limited. An immediate right turn will be required, after passing between the garage of N°5 and the rear wall/fence of N°6, to gain access to the plot. Is there sufficient space for this manoeuvre to be safely undertaken?

2. As the owner of the roadway outside N°2 and our own house, N°3, I am most concerned that no construction or delivery traffic use Blandford Drive as an access route to this plot should the build go ahead.

3. For the same reasons mentioned in 2 above I would be very concerned about the connection of services for the proposed property to the existing services in Blandford Drive. A patchwork of asphalt would not be acceptable.

4. There is a public footpath that borders the plot and then runs down the southern boundary of N°6. It is essential that access from the path to Blandford Drive be prevented by a suitable fence, or wall, to maintain the privacy and security of the area.

Mr & Mrs P J Ainscough
3 Blandford Drive
Wokingham
Berkshire. RG41 4EN

0118 9790 894

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6890. (Case Officer:Natalie Brown)

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.
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LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING ... DC APP CS 22 JUL 2002 26/7

COMMENTS ON APPLICATION: F/2002/6890

YOUR NAME: R. A. & J. ADAMS

YOUR ADDRESS: (if these details are incorrect please amend)
6 BLANDFORD DRIVE
WOKINGHAM
BERKSHIRE
RG414EN

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:
PLEASE SEE ATTACHED

Continue over the page if more room required

Application Number : F/2002/6890

Please note we do not object to the building on this site as such. However we would comment as follows:

1) The access has been changed from that shown on the original outline permission to Blandford Drive, presumably to enhance the value of the property. The original access would be far more practical. Entrance through Blandford Drive and the approach over Number 5 Blandford Drive would only be wide enough to cope with small vehicles. The access onto the site from 5 Blandford Drive is very limited, with a sharp right hand turn.

2) Should the plans be approved, it should be a condition that no construction traffic should have access through Blandford Drive (being over a private road.) and considering item 1 above.

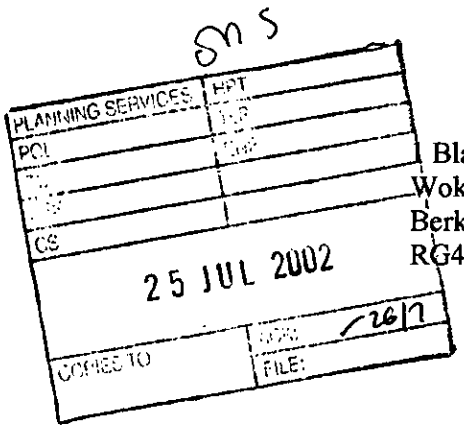
3) It should be a condition of the planning consent that there is sufficient provision for a driveway within the site to turn vehicles to ensure that they leave the site driving forwards. This is particularly important for emergency vehicles. Is the access sufficiently wide for e.g. a fire engine?

4) A public footpath borders the site in question and 6 Blandford Drive, meeting where the new access is now shown and the corner of number 6 garden. It should be a condition of consent that the boundary of the site should be bordered with a sufficiently high close-boarded fence to maintain the direction of the current public footpath. My concern is security: if the boundary fence is not erected Blandford Drive may become the public footpath by default, thus destroying the privacy and security of Blandford Drive.

5) Any trees bordering the site and its access should not be removed, thus retaining the character of the environment. Specifically I would wish to see the tree, and the nesting box, which is on the corner of the plot and 6 Blandford Drive retained. The tree would not interfere with any small vehicular access.

6) It has been suggested that access to main services would be obtained by joining services in Blandford Drive.

    a) The part of Blandford Drive that would be used is a private road.
    b) Reinstatement of any road surface as a repair, would not be as before. Therefore the road should be totally resurfaced on the private part up to where the private and public road meet, to maintain the environment



Blandford Drive
Wokingham
Berkshire
RG41 4EN

Wokingham District Council
Wokingham Planning Office
Shute End
Wokingham
RG40 1WH

23 July 2002

Re: Planning Application Number F/2002/6890
Blandford Drive

Dear Sir

I recently became aware of planning application to a new property to be developed on Blandford Drive. Having checked the details I would give consent only on condition that the following undertakings are guaranteed, in writing.

- That the driveway entrance to the new property be altered. I note that the original outline permission entrance way has been amended now necessitating a sharp turn by Number 5 Blandford Drive. This would cause a considerable obstruction and potentially a hazard for persons near to the turn. This access route must be returned to the original outline plan.
- That right of access for Blandford Drive for construction traffic is withheld. Access will have to be gained via the rear of the proposed property.
- That the footpath adjoining No. 6 Blandford is not be blocked or rerouted. Blandford Drive is a cul-de-sac and any amendment to the footpath might alter the nature of the drive making a thoroughfare.
- That no damage occurs to any tree or current foliage as part of the construction.
- That no additional properties be planned, proposed or requested adjoining the new property at any time.
- That full alterations are made, at the contractors expense to the surface of Blandford Drive to maintain its appearance.
- That building work be restricted to weekdays only, between 10am and 6pm.

Unless the above are assured I would oppose the building in its entirety.

Yours sincerely

Julian Binney

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 16th July 2002

Location: Land rear of 255 – 261 Barkham Road, Wokingham.
Proposal: Proposed erection of one detached dwelling and garage.
Application Number: F/2002/6890

In response to your consultation dated 3rd July 2002 for the above application, the arboricultural comments are as follows:

The trees on this site are included in Tree Preservation Order No. 869/1997. The proposals are acceptable in relation to trees.

If planning permission is granted the attached conditions should be imposed.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
(Engineering Services)

MEMORANDUM

FROM: **GRAHAM BARNWELL**
PROW/NRSWA OFFICER

MY REF: GB/DF/2002

Extension: 6333

TO: **NATALIE BROWN**

YOUR REF:

DATE: 15 JULY 2002

APPLICATION NUMBER: F/2002/6890
PROPOSAL: PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE
SITE ADDRESS: LAND REAR OF 255 –261 BARKHAM ROAD, WOKINGHAM
APPLICANT: MR & MRS A MACSWAN C/O ROBIN BRADBEER LTD

PUBLIC RIGHT OF WAY FOOTPATH NO. Wokingham runs adjacent to this site.

a) A minimum defined width of 2 metres must be provided between the rear boundary fences of Barkham Road and any boundary fence/hedgerow placed adjacent to this public right of way by the applicant.

If this is agreed by the applicant I have no objections to this application.

Graham Barnwell
PROW/NRSWA Officer

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 July 2002

Application Number: F/2002/6890

Proposal: Proposed erection of one detached dwelling and garage.

Parish: WOKINGHAM TOWN

Site Address:
Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Applicant:
Mr/Mrs A MacSwan C/O Robin Bradbeer 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).

C049, R049
C122, R122
C138, R138.

Signed: _____ **Print name:** AC 11/07/02

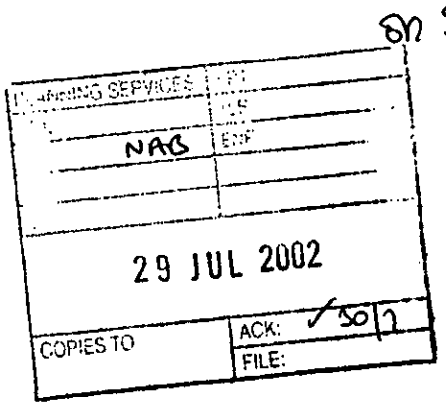
Natalie Brown

From: John Mullaney
Sent: 11 July 2002 14:33
To: Natalie Brown
Subject: 255-261 Barkham Road-erection of one detached dwelling and garage

I have no objections to this proposed development but would recommend that standard planning condition C070 is attached should planning consent be granted.

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

4 Blandford Drive
Wokingham,
RG41 4EN
24th July 2002



Environmental Services Department,
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham, RG40 1WR

Dear Sir/Madam,

Proposal: F/2002/6890 Proposed erection of one detached dwelling and garage
Site Address: Land Rear Of 255-261 Barkham Road Wokingham

Thank you for your recent letter regarding the above application. Our comments are as follows:

Unsuitability of Access
The proposed road access, between the garage of number 5 and the tall brick wall surrounding the garden of number 6, appears to be narrow. The sharp right turn on entering the site effectively narrows the road still further. This will make access difficult or impossible, depending on vehicle size and length.

Impact of development on public footpath & security of Blandford Drive
The application mentions that there is a public right-of-way adjacent to the site but the plan does not show the location, which is alongside the south of the site. The footpath is currently enclosed and secured by fences on both sides.

We are concerned that, to alleviate the narrow access described above, the drive may now or in the future intrude into the footpath; the footpath would then effectively be incorporated into the property. The household security for residents of Blandford Drive, including the new property, would be affected as an additional pedestrian access would have then been created.

We suggest that if planning permission is granted, a condition and convenant be attached that the existing line and enclosed secure nature of the footpath should be maintained both during development and in the future.

Access during construction
Due to the limited width of the access road, coupled with the effective narrowing described above, we have grave misgivings over its suitability for construction vehicles.

It appears that access from the north-west side of the site, from the existing road between 261 and 263 Barkham road is more suitable. This was the basis on which outline permission for this site was granted. Therefore we would suggest that a condition be imposed that all construction access is solely via this road and not via Blandford Drive.

Highway safety
The proposed access will join Blandford Drive from immediately behind a tall brick wall surrounding the garden of number 6. Visibility to traffic coming from Barkham Road will be limited, leading to potential for accidents.

Loss of established planting
The trees on the south of the site are covered by TPO 869/1997. It is indicated that one will be removed for the development to take place but there is no information about what replacement planting would take place.

The existing trees and shrubs in the line of the new access road outside number 5 Blandford Drive will be lost. We understand these were planted in accordance with council requirements to soften the Blandford Drive development when seen from Barkham Road. It is unclear how such planting can be made up when the development is completed.

Loss of "bin store" area
This area abuts the proposed access road and will be effectively lost if the development takes place. We understand it was a planning condition when the road was built (so that refuse collection vehicles need not enter the narrowed private section of Blandford Drive). Consideration would need to be given to re-siting this area such that the existing facility and original intent is retained.

Finally, we would urge one of your inspectors to visit the site before deciding the outcome of this application. A number of the comments we have made relate to the actual layout of the site and surroundings which are not readily apparent from the plan. We would be happy to clarify the issues on such a site visit, should this be necessary.

Yours faithfully,

Dr KM Kennedy Mr RJ Kennedy

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PT
TCC
ENF
24 JUL 2002
COPIES TO
FILE

Case officer: Natalie Brown

Application Number: F/2002/6890

Proposal: Proposed erection of one detached dwelling with garage

Site Address: Land rear of 255 – 261 Barkham Road, Wokingham

Applicant: Mr & Mrs A MacSwan

Your observations are required in respect of this application **by 27/07/02**

No objection

SIGNED: _____ **DATE:** 20/07/02

CLERK TO Wokingham Town Council

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6890. (Case Officer:Natalie Brown)

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).

	HPT
P.	TLS
RC	ENF
24 JUL 2002	
COPIES TO	ACK: ✓ 26/7
	FILE:

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

COMMENTS ON APPLICATION: F/2002/6890

YOUR NAME: RAMBLERS' ASSOC.

YOUR ADDRESS: (if these details are incorrect please amend)
Fao. Mr D Bounds
Loddon Valley Ramblers 70 Broad Hinton
Twyford
Berks
RG10 0LP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

We are concerned that during the building operations the Public Footpath adjoining this site should be kept free of obstructions - On completion of the work the path must be restored to its full 1 metre width with a convenient surface. The present width of this path is inadequate

Continue over the page if more room required

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
24 JUL 2002
COPIES TO

July 23, 2002

Mr & Mrs G Revis

5 Blandford Drive
Wokingham
Berkshire
RG41 4EN

Natalie Brown

Wokingham District Council
Planning Services
PO BOX 157
Shute End
Wokingham Berks
RG40 1WR

Ref: Application F/2002/6890

Dear Ms Brown

Thank you for sending us the recent application referred to above.

We would like to register that we object to the application.

I have detailed below the reasons for the objection and must point out that whilst we are aware you can't take into account private property or access "disputes" the application however assumes a **new point of access** across private property at No 5 Blandford Drive. Permission has not been granted by the landowner. (Ourselves in this case).

1) Outline planning permission was granted assuming access from Barkham road and therefore significant upheaval to provide access from Blandford Drive is unnecessary. (There is no agreement to "buy" this land anyway) (See area in green on attached map)

2) The proposed access would cause a hazard when vehicles leave the house as the turning circle onto Blandford Drive from the property is too tight and the sight-line to the right is blocked by the wall belonging to No6 putting at risk oncoming pedestrians and vehicles. (See area in blue on attached map)

3) Considerable planting, including semi mature trees, have been undertaken where the access is proposed. Given other recent situations in the area it is clear that the council is very keen to retain and promote "soft" landscaping. The removal of these trees on the development will be a significant step backwards.

4) No provision has been made for the replacement of the "bin store" insisted on by the council on the original development on the junction of No6 and the drive of No5. The current site would need to be removed to allow for the driveway (see area in yellow on attached map)

5) Whilst entering the property itself off the drive from the side of the garage at No5 The applicant assumes the removal of fencing and the privet hedge directly behind the garage. The position of the proposed buildings based on the scale on the map submitted to you is incorrect as the border from No5 to the proposed garage is at least 1.5 meter not 0.6m as shown on the map. This is the case all the way down the border to the tree that the applicant has proposed to remove. (see area in pink on the map) As the applicant will not have our permission to remove the hedge or fencing the turning circle at this point is too tight and therefore the design of the drive up to the garage along the border is not practical. No permission has been gained for access over the private stretch of Blandford Drive for the necessary services.

Thank you for taking into considerations our comments. If you do need to contact me over the next 2 weeks please do so via the mobile number 07782 562811.

Yours Sincerely

Guy Revis.

To case officer. NAB



Robin Bradbeer Limited

Planning & Development Consultancy

57795

CAH

21 JUN 2002

COPIES TO

FILE

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/424
18 June 2002

For the attention of Mr Trevor Watson
Development Control Manager

Dear Mr Watson

NEW/2002/6890

LAND REAR OF 263 BARKHAM ROAD WOKINGHAM
PROPOSAL : ERECTION OF ONE DETACHED DWELLING AND DETACHED GARAGE

Further to my letter dated 17 June it has been brought to my attention that the name of the owners of No. 5 Blandford Drive was shown incorrectly on the schedule of owners upon whom Notice was served.

A corrected copy of the schedule is enclosed which supersedes the previous one.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

Enc.

424br.7

SCHEDULE OF OWNERS SERVED NOTICE UNDER CERTIFICATE B

OWNERS	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Mr & Mrs P Ainscough	3 Blandford Drive Wokingham Berkshire RG41 4EN	17 June 2002
Mr RJ & Dr. KM Kennedy	4 Blandford Drive Wokingham Berkshire RG41 4EN	17 June 2002
Mr & Mrs GH Revis	5 Blandford Drive Wokingham Berkshire RG41 4EN	17 June 2002
Westbuild (Oxford) Ltd	Old Manor House Church Lane Silchester Nr. Reading RG7 2HN	17 June 2002
Mr Alan Perrett	263 Barkham Road Wokingham Berkshire RG41 4BY	17 June 2002

01453 889103

Steepways Farm
Nether Lypiatt
Stroud
Glos. GL6 7LS
Phone: 01453 889102
Fax: 01453 889103
Email: planning@bradbeer.co.uk

NAB

PLANNING	
POL	ILS
DC	EDC
APP	
CS	

10 JUL 2002

COPIES TO	ACK:
	FILE:

Robin Bradbeer Limited

Fax

To: WDC. PLANNING · MRS. HURST **From:** Robin Bradbeer

Fax: 0118 974 6484. **Date:** 9/7/02

Phone: **Pages:** 2.

Re: **CC:**

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

•Comments:

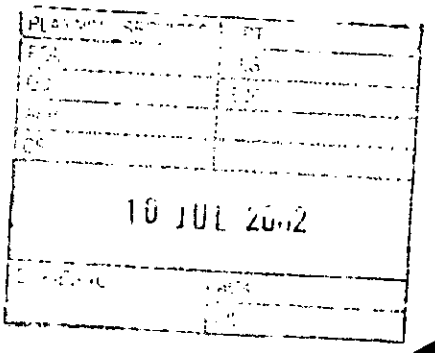
REPLY TO NOTE RE: F. 2002/6890.

R/O 255-261 Barcham Rd.

IF YOU DO NOT RECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to anyone else. If you have received it in error please notify us immediately so that we can arrange for its return. Thank you.
Registered in England Number: 3372202

01453 889103



With Compliments

Please submit plan showing adjoining buildings in relation to new house

WOKINGHAM UNITARY
Aiming for Excellence

F/2002/6890. Above note received 9/7/02.

Please refer to submitted 1:200 site plan showing this information. Any further queries please telephone

Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 www.wokingham.gov.uk

* PRE - APP ATTACHED *

Application Number : F/2002/6890	Map No : 89
Case Officer : NAB.	Site Area : 0-11
Valid Date : 18-6-02	Received Date: 18/06/2002

Level : Delegated Application

Description : Proposed erection of one detached dwelling and garage.

Location : Land Rear Of 255 - 261, Barkham Road, , Wokingham.

Parish : ~~BA~~ Wok **Ward : ~~BAR~~ Evendons** 3.7.02 B

Applicant : Mr/Mrs A MacSwan C/O Robin Bradbeer Ltd.

Fee Required: £220 **Fee Received: £220** (7)

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	Show adjoining building	3.7	
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 3.7.02 B.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services ✓

Public Rights of Way Officer - Footpath

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways - new dwelling ✓

THAMES WATER - re drainage ✓

RAMBLERS ASSOCIATION - footpath (+ map) ✓

NEIGHBOURS

S/N + see map

+ address list attached

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

Green Gap & Wedges / Countryside

Pre-app attached

also see outline application 99/70526/0

applicationo	Name and address
99/70526/O	Mrs Wrobel 259 Barkham Road Wokingham Berks Rg41 4BY
99/70526/O	Miss E Payne 257 Barkham Road Wokingham Berks RG41 4BY
99/70526/O	J Dashwood 255 Barkham Road Wokingham Berks RG41 4By

APP
GRANTED,
LETTER SENT
31/01/00

MR GUY REVIS
5 BLANDFORD DRIVE
WOKINGHAM
RG41 4EN

Organisation_Name	Building_Number	address1	Postcode
	255	255BARKHAM ROADWOKINGHAM	RG414BY
	257	257BARKHAM ROADWOKINGHAM	RG414BY
	259	259BARKHAM ROADWOKINGHAM	RG414BY
SHERWOOD CLEANERS LTD	261	261BARKHAM ROADWOKINGHAM	RG414BY
	265	265BARKHAM ROADWOKINGHAM	RG414BY
PERMAR ENGINEERING	263	263BARKHAM ROADWOKINGHAM	RG414BY
DANEWAYS ANIMAL FOOD SHOP	263	263BARKHAM ROADWOKINGHAM	RG414BY
ACORN UPHOLSTERY	263	263BARKHAM ROADWOKINGHAM	RG414BY
	4	4BLANDFORD DRIVEWOKINGHAM	RG414EN
	5	5BLANDFORD DRIVEWOKINGHAM	RG414EN
	6	6BLANDFORD DRIVEWOKINGHAM	RG414EN
	1	1BLANDFORD DRIVEWOKINGHAM	RG414EN
	2	2BLANDFORD DRIVEWOKINGHAM	RG414EN
	3	3BLANDFORD DRIVEWOKINGHAM	RG414EN

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

Tel: (0118) 974 6492

Date: 03 July 2002

My ref: F/2002/6890

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2002/6890
Land Rear Of 255 - 261, Barkham Road, , Wokingham.
Proposed erection of one detached dwelling and garage.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6890**
Land Rear Of 255 - 261, Barkham Road, , Wokingham.
Proposed erection of one detached dwelling and garage.
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 Marinos

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

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

Tel: (0118) 974 6492

Date: 03 July 2002

My ref: F/2002/6890

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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Proposed erection of one detached dwelling and garage.
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 D Morgan

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

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

Tel: (0118) 974 6492

Date: 03 July 2002

My ref: F/2002/6890

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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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Land Rear Of 255 - 261, Barkham Road, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/6890**
Land Rear Of 255 - 261, Barkham Road, , Wokingham.
Proposed erection of one detached dwelling and garage.
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 King

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

Received by Wokingham District Council

Application No: F/2002/6890

Proposal:
Proposed erection of one detached dwelling and garage.

Location:
Land Rear Of 255 - 261, Barkham Road, , 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 F/2002/6890 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/07/2002. 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.

Trevor Watson
Development Control Manager

03 July 2002

6890



18 JUN 2002 6890

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/424
17 June 2002

For the attention of Mr Trevor Watson
Development Control Manager

Dear Mr Watson

LAND REAR OF 263 BARKHAM ROAD WOKINGHAM
PROPOSAL : ERECTION OF ONE DETACHED DWELLING AND DETACHED GARAGE

I enclose a completed application for full permission for the above development comprising the following documentation.

- Six copies of the completed Part 1 application form
- Completed ownership certificate and agricultural holdings certificate
- Six copies of the following plans and drawings:
  - ordnance survey location plan 1:2500
  - site plan
  - 02-103-1 ground floor
  - 02-103-2 first floor
  - 02-103-3 elevations
  - 02-103-4 elevations
  - 02-103-5 garage details
  - 02-103-6 cross section
- Cheque no. 001093 in the sum of £220 in payment of the statutory application fee.

This site has as existing commitment for the erection of one detached dwelling (99/70526/0 granted 27 January 2000). Preparation of this application follows pre-application discussions between the applicant and both Emy Circuit concerning planning issues and Neil Etherington concerning tree issues.

Whereas means of access under 99/70526/0 was envisaged via 263 Barkham Road it is now proposed via a private drive from the adopted highway in Blandford Drive. This possibility was anticipated when the developer laid out that development. The proposal will not cause the

Registered in England Number: 3372202

number of dwellings served from beyond the adopted highway to exceed the Highway Authority's normally accepted level.

The scale, siting and orientation of the dwelling has carefully taken into account feedback from the pre-application dialogue to accord with the requirements of the tree officer and to ensure an appropriate siting relationship with adjoining development in Blandford Drive.

The scale and design of the proposed dormer style dwelling respects the local context by reflecting the similar scale and design of housing development in Blandford Drive. Although the proposal occupies a larger plot than those in Blandford Drive, and therefore reflects a lower net density, this represents an appropriate level of development for the site having regard to the presence of preserved trees.

The dwelling is sited in a position which achieves the relevant protective distances relating to the 2 no. oak trees situated adjacent to the southern boundary and avoids any overbearing relationship with no. 5 Blandford Drive. It is to be noted that this relationship is more spacious than prevails between existing properties elsewhere in Blandford Drive.

The fenestration detailing on the NE elevation nearest to no. 5 Blandford Drive has been purpose designed to prevent any unacceptable impact on privacy. The dormer window on this elevation serves a bathroom and will be obscure glazed. The 3 no. rooflights serve bedrooms.

This proposal upon a committed housing site within the identified settlement as shown on the adopted development plan accords with the following development plan policies and policy guidance:

National planning guidance

- PPG3

Development Plan

- Structure Plan for Berkshire - Policy H5
- South East Area Plan - Polices STV1, SH1, SBE1, SBE8.

Emerging Replacement Local Plan

- Deposit Draft Wokingham District Local Plan - Polices WOS1, WOS2, WH1, WBE1, WBE2, WBE11

Should your Officers wish to discuss any aspect of this proposal I shall be grateful if they will contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

Enc.

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 06 JUN 2002 6820

1.	APPLICANT'S NAME	MR & MRS A J MACSWAN
	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	ROBIN BRADBEER LIMITED
	ADDRESS	STEEPWAYS FARM NETHER LYPIATT STROUD GLOS.
	POST CODE	GL6 7LS PHONE 01453 889102
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	LAND AT 263 BARKHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF ONE DETACHED DWELLING AND DETACHED GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	REFER TO COVERING LETTER

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.

SEVERED GARDEN LAND

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.

REFER TO PLANS

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKS & TILES (SAMPLES TO BE AGREED)

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 FENCING/ADDITIONAL FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

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

PROPOSED ACCESS VIA BLANDFORD DRIVE

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

N/A

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	1 / 8	* / *	/ *
BUNGALOW	/	* / *	/ *
FLAT/MAISONETTE	/	* / *	/
OTHER	/	* / *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ 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.

£220

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 MR & MRS A J MACSWAN DATE 17 JUNE 2002

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 18.JUN.2002 6890

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
SEE ATTACHED SCHEDULE		

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) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

(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).

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . MR & MRS A J MACSWAN . . . . . .

Date . . . . 17 JUNE 2002 . . . . . .

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

SCHEDULE OF OWNERS SERVED NOTICE UNDER CERTIFICATE B

OWNERS	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Mr & Mrs P Ainscough	3 Blandford Drive Wokingham Berkshire RG41 4EN	17 June 2002
Mr RJ & Dr. KM Kennedy	4 Blandford Drive Wokingham Berkshire RG41 4EN	17 June 2002
Mr & Mrs G Huntley	5 Blandford Drive Wokingham Berkshire RG41 4EN	17 June 2002
Westbuild (Oxford) Ltd	Old Manor House Church Lane Silchester Nr. Reading RG7 2HN	17 June 2002
Mr Alan Perrett	263 Barkham Road Wokingham Berkshire RG41 4BY	17 June 2002

ADDRESS 259 BARKHAM ROAD PARISH (R/O) E WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 261 BARKHAM ROAD PARISH (R/O) E WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35363	MR & MRS BLANKE	1/St. Ht.	28-3-90	CL
BRA 9034	"	" /INT. ALTS	25-6-90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 255 BARKHAM ROAD PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1015	MR WHITTAKER	GARAGE	13.10.64	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 257 BARKHAM ROAD PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1078	MISS PAYNE	GARAGE	13.10.64	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 263 BARKHAM ROAD

PARISH WOKINGHAM (R/O)E

PLOT No.

ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/02		[illegible]	23.6.02	Ref
26735	MR. A. PERRETT	CARAVAN STORAGE AT REAR	4.12.86	R
26736	PERMAR ENGINEERING	PART TO SHOP & STORE	4.12.86	R
26737	"	SIGN BOARD	4.12.86	R
43393	MR. A. PERRETT	MOBILE HOME	18.7.95	Ref
45189	MR. S BROOKES (RETRO)	C/O/USE WORKSHOP (B1)	15.12.95	C/A
95/61281/F		USE TO SHOP (A1)		
		SALE OF BICYCLES &		
		ACCESSORIES		
99/70526/F	Perrett & Webb Land R/O	O/L - Erect 1 Dwelling	27.1.00	C/A

DATE OF COMPLETION

MINISTRY DECISION 26736 - APPEAL GRANTED - 25.11.87 43393 - APPEAL DISMISSED - 21.2.96

SPECIAL ORDERS CLU (E) 97 - ISSUED - 29.4.97 - STORAGE OF TOURING CARAVANS.

DRAINAGE CLU (E) 98 - " - 7.7.97 - MOBILE HOME APP 7/7/97

091074 CLU (E) 135 " - 5.11.99 - Use of Bldg A as eng. workshop for repair storage & sale of motor mowers (Class B2 with anc. B8 & A1) - together with ↓ APP

Land R/O