APPLICATION NO:
F/2002/6892

LOCATION:
54 Watmore Lane, Winnersh Wokingham.

APPLICANT:
Molefield Properties C/O W M Graham Associates

PROPOSAL:
Proposed erection of replacement dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **15/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/09/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

829

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Molefield Properties
C/O W M Graham Associates
1 Rectory Road
WOKINGHAM
Berkshire
RG40 1DJ

Application Number: F/2002/6892

Parish: **WINNERSH**

Location: **54 Watmore Lane, Winnersh, Wokingham**

Proposal: ***Proposed erection of replacement dwelling and demolition of existing dwelling.***

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

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

Condition
5. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

Condition
7. The ground and first floor bathroom windows in the south side elevation and the first floor bathroom window in the rear (west) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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

Condition
9. 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
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees,

hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. No development shall take place until details of tree protection measures with regard to the Oak tree at the entrance to the site adjacent to No. 52 have been submitted in accordance with the BS 5837 and all building materials are removed from within this zone.

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

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

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

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

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

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

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

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

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

Reason

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

Informative

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

Berkshire Structure Plan Policies OS1, EN1
Loddon Area Local Plan Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/09/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6892	EV
BUILDING CONTROL NUMBER.	FX2002/3210 Central	
~~APPLICANT~~/AGENT	WM Graham Assoc	
ADDRESS OF SITE	54 Watmore Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	demolish existing + erect replacement dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2373 04F	2373 04 D
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

BC 2nd check 2373 04H. Velux rooflights No condition PD. Seen Elaine OK CD 14/5/03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/10/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS ~~NEEDED~~		9/4/03	
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number 6892
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	
2	C012	R012	
3	C049	R049	
4.	C122	R122	
5.	C137	R137	INS: 'DWELLING'
6.	C129	R129.	
7	C045	R045	INS. 'ground & 1st floor bathroom windows in the south side elevation & the ~~bathroom window in the~~ 1st fl. bathroom window in the rear (west) elevation .....'
STET	~~8~~	~~C070~~	~~R070~~
9.	C100	R100	
10	C150	R150	
11	C151	R151	
12	C153	R153	
13			No development shall take place until ~~there has been submitted~~ a detailed survey of the existing building by a trained & licensed bat worker has been submitted to & approved in writing by the LPA.
		REASON	To safeguard any bats on the site.
13.		R153.	No development shall take place until details of tree protection measures with regard to the Oak tree at the entrance to the site adj. to no. 52 have been submitted in accordance with the BS 5837 & all building materials are removed from within this zone.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature] er)

30/9/02

RECORD OF SITE VISIT

SITE ADDRESS: 54 Watmore Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/6892

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 22.8.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
residential area
mixture of A-types

3. DESCRIPTION OF SITE/BUILDING
construction underway
much of mature lands has been rem.

4. RELATIONSHIP TO ADJOINING PROPERTIES
as before.

5. SITE CONSTRAINTS

TREES

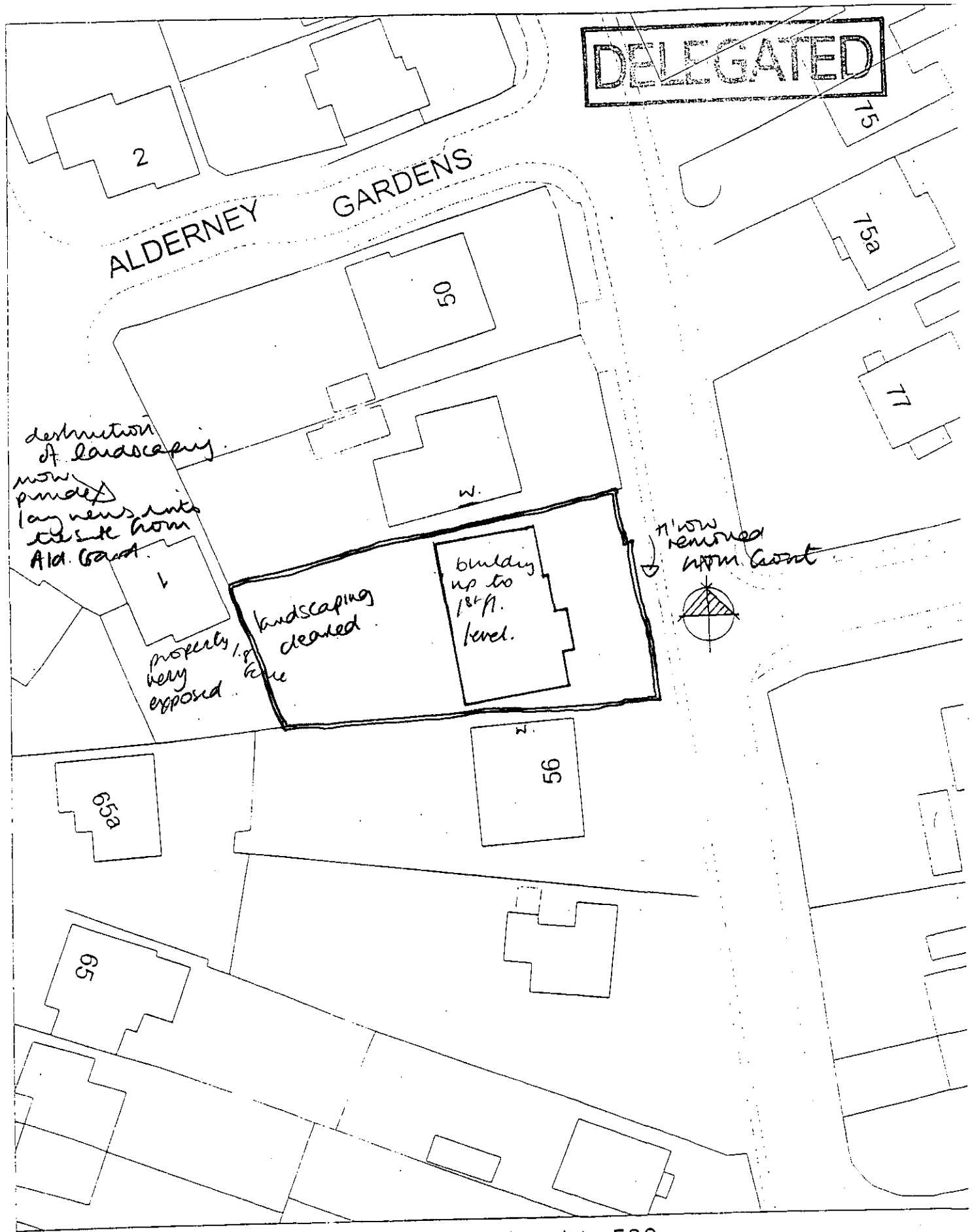
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

11.JUL.2002 6692



Proposed Site Plan, Scale: 1 to 500

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/6892

Applicant : Molefield Properties C/O W M Graham Associates.

Location : 54, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed erection of replacement dwelling and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22·8·02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/07/2002

Earliest Date for Decision : 15/08/2002

Latest Consultation Date/Site Notice Expiry Date : 15/08/2002

This application <u>will have expired on</u>: <u>05/09/2002.</u> 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 :

HIGHWAYS: no obj. subject to cond - see file
ECOLOGY: Issues have been dealt with on prev. app.
E.A: no objection
WINNERSH P.COUNCIL: 'no comments'
LANDSCAPE: see file for comments

Planning Issues :
IMPACT UPON CHAR. OF AREA
IMPACT UPON ST. SCENE.

Application no. F/2002/6892

Appraisal:

The application being considered is an amendment to an earlier scheme for the demolition and replacement of the existing dwelling at no.54 Watmore Lane (F/2002/5934 granted consent on 15/04/02). Building work has commenced on site and changes to the approved scheme have been proposed. These include changing the profile of the main roof by creating a shallower hip (resulting in a bulkier roof form), raising the roof line of the garage from 4.6m to 5.5m and increasing the height of the projecting front section from 7.6m to 7.1m.

Impact upon neighbouring properties

No.52 Watmore Lane
The changes to the main roof line and also that of the garage are those most likely to affect the amenities of the residents of this property. No.52 has one window in the side elevation closest to no.54. This represents an increase of approximately 0.9m. However, as the profile of the garage roof would be hipped considerably, away from the side of no.52, it is not considered that this change would have an adverse impact upon the privacy or daylighting to no.52. Similarly the changes in roof profile to the main dwelling [redacted] are not considered to be significant enough to impact upon no.52.

No.56 Watmore Lane
This is a two storey dwelling, which appears chalet style at the front, but is full two storey at the rear. This dwelling is set back approximately 1m from the boundary with the application site, and has four windows in its side elevation. The principle of some loss of light to these windows was considered acceptable in the appraisal of the original application as none of these windows are considered to be significant, primary windows. The creation of a more shallow hip on the roof of the new dwelling is not considered to be so great as to have an adverse impact upon the windows described above, therefore the revised scheme is considered acceptable.

No.1 Alderney Gardens
This is a two storey property located to the rear of the application site. The rear garden of the application site abuts the side boundary of this property and the proposed dwelling would be located approximately 21.5m away from it, similar to the scheme that has already been accepted. The applicant has cleared much of the mature vegetation, which had until recently provided screening of the site from the rear of no.1 Alderney Gardens. Although views into the site are much clearer from this property and the sense of privacy that the residents of no.1 previously enjoyed has to some extent been lost, the standard separation distance recommended to protect residents from overlooking has been maintained. Despite, this the only element for consideration in this application is the additional bulk to the roof and this will affect the residents of no.1. In view of the distances and the degree of increase in the angle of the roof profile, it is not considered that this additional volume would result in loss of light or privacy to the residents of no.1. Conditions regarding an appropriate landscaping scheme along the rear boundary of the application site should be applied at this stage so that the concerns of the residents of no.1 Alderney Garden are addressed.

Impact upon the street scene

The application site is located within an established residential area, which has a mixture of housing types. Although the revision to the previously approved scheme represent a bulkier form of building, it is not considered so great to be of detriment to the character of the surrounding street scene.

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 19 August 2002

Location:	54 Watmore Lane, Winnersh
Proposal:	Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling.
Application Number:	F/2002/6892

In response to your consultation dated 22 July 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals.

The oak on the adjacent property, no. 52, is protected by a TPO. No protective fencing has been shown on the drawing or erected on site and construction work has already started on site, presumably in relation to a different application. Materials are being stored within the canopy of the tree causing damage to the tree roots via compaction of the ground. It is essential that action is taken to erect fencing around the tree in accordance with the BS5837 and the removal of building materials from within this zone, as a mater of agency.

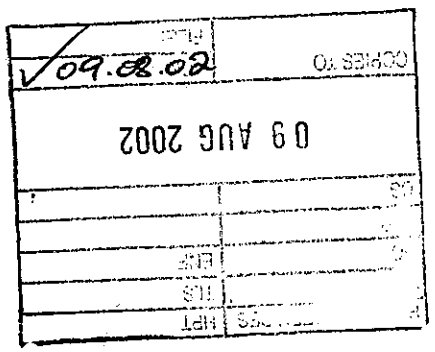
None of the existing vegetation along the site frontage has been retained therefore additional planting will be required. A native hedge mix has been proposed by the applicant which is acceptable, however the planting will need to include several trees, the details of which will need to be submitted.

Catherine Brimble

Catherine Brimble
Landscape Architect

Rec'd 10/10AM 9.8.02

B. Eighteen, "Ivydene" 50 Watmore Lane, Winnersh, Wokingham
RG41 5JT Phone 0118 9784499



Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

08/08/02

Elaine Vashi, case officer
Planning Application Number F/2002/6892 site 54 Watmore Lane, Winnersh.
Proposed erection of replacement dwelling and demolition of existing.

Dear Elaine Vashi

I am in receipt of your letter dated 22nd July regarding the above application and would comment as follows :

1. About the beginning of this year I received from the planning dept a notification of a proposed demolition of the **bungalow** and erection of a dwelling at the same address, 54 Watmore Lane, Winnersh, Wokingham, the result of this application I do not know.

2. It was with surprise therefore that I received this further letter dated 22nd July

3. I have examined the present application details and would comment as follows :

   a. Demolition on the site took place some many weeks ago, including clearance of trees and front hedge being taken out, this was a very old established one mainly of Hawthorn several feet in width. The grass verge between the front hedge and the tarmac footpath has gone.
   No measurements are shown on the new plan defining where the front boundary will be or its construction..

   b. Building of a new dwelling started some weeks ago and at this date the base laid and brick/block work is built up to approx two thirds of front entrance door height.

   c. The whole front of the new part building works is way in front of the old original building site lines, compare this with details shown on the plan dated 11th July 02 scale 1-2500 where the site is outlined in red. This plan shows No 54 **very slightly in front of No 52** but **very much behind No 56**. The centre of the building, where the front entrance with side windows marked is, marked on the new plan D1 W 2.5.6 .is very much in front of the original building line between No 52 and 54.
   The formation of brick and blockwork, up to damp course level, seems to be excessive in height.

   d. On the planning application form part 13 details of external materials to be used are requested. However it is stated by the applicant "to be submitted". How can one comment on the external finish if this is not declared on the application.

e. Stated on new plan proposals that dimensions subject to confirmation on site, again how can one assess the size etc without dimensions of the building, site, being declared on the plans open the public to see and comment on.

f. A very old Oak tree stands, which must be hundreds of years of age, in the front garden of No 52 close to its north boundary with No 54 where the proposed entrance will be. If excavations take place to form the entrance and approach to the proposed garage, care should be taken to protect this tree and its roots.

g No proposals are shown on the new plans for type of materials to be used, or height, to form the boundary (north side) division between No 54 and 52.

In my opinion this development shows a very large increase in area against the previous original bungalow, is an over development of the site, in particular the front elevation is out of character with nearby properties in Watmore Lane.

Yours faithfully

B C S Eighteen

Copy to Molefield Properties c/o
Graham Associates
1 Rectory Road
Wokingham
Berks
R G 41 5JT

Delivered to the Council by hand Friday 9th August 2002, copy posted to Molefield Properties c/o Graham Associates..

FROM: Elaine Vashi

25 JUL 2002

DATE: 22 July 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/6892

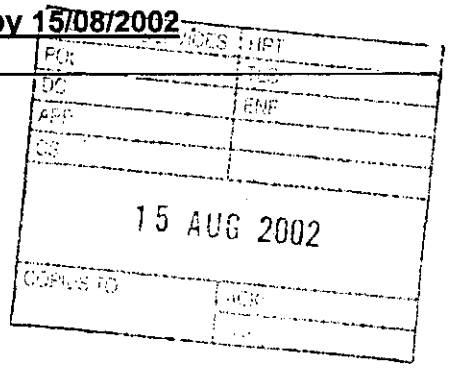
Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling..

Site Address: 54, Watmore Lane, Winnersh, Wokingham.

Applicant: Molefield Properties C/O W M Graham Associates.

Your observations are required in respect of this application **by 15/08/2002**

No comments



SIGNED: _____ DATE: 14.08.02

Clerk To Winnersh Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/006210-1/1
Your Ref : f/2002/6892

Date : 19 August 2002

PLANNING SERVICES | RPT 6014-2
POL | TLS
DC EV | ENF
APP |
CS |
22 AUG 2002
COPIES TO | ACK
FILE

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

Dear Sir/Madam

PROPOSED ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING. 54, WATMORE LANE, WINNERSH, WOKINGHAM

Thank you for your letter dated 22 July 2002, received on 24 July 2002. Please quote the following reference in any correspondence: **SU77SE/4/43.** The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name Details
SU789709	220m	Caravan Site Merryhill Green
SU787708	70m	Clarendon Close, Winnersh

In view of distance from the development site it is unlikely that landfill gas will present a risk to this proposal.

Surface Water

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

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

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

WaterCourses

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

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

ADVICE TO APPLICANT

Environment Protection

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

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

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

Water Conservation

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

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

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

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

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

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

<u>Wildlife Conservation</u>

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

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

Landscaping

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

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

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

DECISION NOTICE

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

Yours sincerely

REBECCA CHEATLEY
Planning Liasion Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

CC: W M Graham Associates

CC: WM Graham Associates

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM
23.01.02
BERKSHIRE

GREAT BRITAIN
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Royal Mail

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- [ ] no answer
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- [ ] addressee unknown
- [ ] refused
- [ ] not called for

no such address in

date 1-8-02 initials OA

badge number 24460

P3960/97/302543

Tel. (0118) 974 6451
Date: 22 July 2002
Your Ref:
My Ref:Elaine Vashi
F/2002/6892

The Owner / Occupier
54
WATMORE LANE
WINNERSH
WOKINGHAM
BERKSHIRE
RG415JT

PLANNING STAFF
FOL
DC
APP
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WOKINGHAM UNITARY
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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 Sir/Madam
Application Number: F/2002/6892
Site Address: 54, Watmore Lane, Winnersh Wokingham
Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6892 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6892.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Elaine Vashi on (0118) 974 6451.

Yours faithfully,

Elaine Vashi

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6892. (Case Officer:Elaine Vashi)

WOKINGHAM UNITARY
Aiming for Excellence

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

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

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

COMMENTS ON APPLICATION: F/2002/6892

YOUR NAME: _____

YOUR ADDRESS: (if these details are incorrect please amend)
54 WATMORE LANE
WINNERSH
WOKINGHAM
BERKSHIRE
RG415JT

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:

_____

_____

_____

_____

_____

_____

_____

_____

Continue over the page if more room required

Elaine Vashi

From: Andy Glencross
Sent: 26 July 2002 12:16
To: Elaine Vashi
Subject: PA F/2002/5934 54 Watmore Lane Winnersh (Bats)

Hi Elaine

I am satisfied that this development is unlikely to adversely affect the local bat population.

Cheers

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

Elaine Vashi

From: Andy Glencross
Sent: 29 July 2002 17:17
To: Elaine Vashi
Subject: PA F/2002/6892 54 Watmore Lane Winnersh

Hi Elaine

Is this application a duplicate of PA F/2002/5934 54 Watmore Lane Winnersh? If so then I am satisfied that the bat issues have been dealt with.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 22 July 2002

Application Number: F/2002/6892

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

Parish: WINNERSH PARISH

Site Address:
54, Watmore Lane, Winnersh, Wokingham.

Applicant:
Molefield Properties C/O W M Graham Associates.

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

✓ below as applicable;

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

1. C049, R049
2. C122, R122
3. C137, R137

Signed: _____ **Print name:** AE 29/07/02

Application Number : F/2002/6892	**Map No :** 54
Case Officer : EN	**Site Area :** 0.07
Valid Date : 2002 JUL 11	**Received Date: 18/06/2002**

Level : Delegated Application 17 JUL 2002

Description : Proposed erection of replacement dwelling and demolition of existing dwelling.

Location : 54, Watmore Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Molefield Properties C/O W M Graham Associates.

Fee Required: £110 Fee Received: £110 (9)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevation to show bed/ ensuite windows. Rear elevation clock position of bitolow	phoned 9/7	17 JUL 2002
FLOOR PLANS	window. Front elevation clock position of dining bay window.	to follow	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health - landfill site, 250m Consultation

Housing - Replacement dwelling

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

THAMES WATER - re drainage

DINTON PASTURES - Bats ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - landfill site 250m consultation.

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

NEIGHBOURS

S/N + see map

+ address within red line

+ A DICTON CLARK
1 ALDERNEY GARDENS
WINNERSH
WOKINGHAM, RG41 5RH.

OTHERS

No pre-app?

Organisation_Name	Building_Name	address1	Postcode
	65A	65ASHERWOOD ROADWOKINGHAM	RG415NH
		75WATMORE LANEWOKINGHAM	RG415JS
		77WATMORE LANEWOKINGHAM	RG415JS
		50WATMORE LANEWOKINGHAM	RG415JT
		52WATMORE LANEWOKINGHAM	RG415JT
		54WATMORE LANEWOKINGHAM	RG415JT
		56WATMORE LANEWOKINGHAM	RG415JT
		58WATMORE LANEWOKINGHAM	RG415JT
		1GROVELANDS AVENUEWOKINGHAM	RG415JU
	75A	75AWATMORE LANEWOKINGHAM	RG415JS
		1ALDERNEY GARDENSWOKINGHAM	RG415RH
		3ALDERNEY GARDENSWOKINGHAM	RG415RH

F/2002/6892

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

Tel: (0118) 974 6451

Date: 22 July 2002

My ref: F/2002/6892

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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

Dear Councillor

Application Number: F/2002/6892
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

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

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6892**
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Ball

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

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

Tel: (0118) 974 6451

Date: 22 July 2002

My ref: F/2002/6892

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Elaine Vashi** Application Number: **F/2002/6892**
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Bray

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

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

Tel: (0118) 974 6451

Date: 22 July 2002

My ref: F/2002/6892

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2002/6892
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

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

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6892**
54, Watmore Lane, Winnersh, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor E Siggery
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6892

Proposal:
Proposed erection of replacement dwelling and demolition of existing dwelling.

Location:
54, Watmore Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6892 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/08/2002. 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

22 July 2002

Recd 1.20pm 10.7.02

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2373/wmg/cm

10 July 2002

10 JUL 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

DELEGATED

For the attention of Mrs C Hurst

11.JUL.2002 6892

Dear Mrs Hurst

54 WATMORE LANE WINNERSH

With reference to application o. 2002/6892 please find enclosed 6 copies of Dwg. No. 2373 – 04D.

We trust that you find all now in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

6892

W.M. GRAHAM ASSOCIATES ***CHARTERED ARCHITECTS***

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2373/wmg/cm

17 June 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157 Civic Offices
Shute End
Wokingham RG40 1WR

DELEGATED

11.JUL.2002 6892

Dear Sir

54 WATMORE LANE WINNERSH RG41 5JT

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Householder Town Planning application
b) Fee note for £220 (cheque enclosed)
c) OS extracts
d) Dwgs. Nos. 2373 – 01 & 04A

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

"HAISBORO"

ADDRESS 54 WATMORE LANE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
372/48	Messrs. H. Leach & Sons Ltd	Shelter for Tools etc	12.10.48	App. App
690/73	Mr. F.R. Jacob	replacements larger kitchen bathroom & [illegible]	14.6.73	- C/A
1310/73	Mr. F.R. Jacob	Outline. Dem. exist house, erect 2 houses & garages	30.8.73	NA Refuse
~~36899~~	~~APPEAL GARTH CONSTR.~~	O/L RES. DEV. R/O	3.4.91	Ref
~~43354~~	"	"	25.10.94	C/A
~~97/66162/F~~	OXFORD HOUSE PROPERTIES	9 DWELLINGS R/O 46-54	24.3.98	Ref
98/68388/F	"	Change of Design to house on Plot-9	10.11.98	C/
98/68718/F	"	Change of design of house type on P.6	18.1.99	C/
	now Alderney Gardens			
F/2002/5934	Molefield Properties	Erect dwelling with garage	15.4.02	C/

DATE OF COMPLETION

MINISTRY DECISION 36899 - APPEAL GRANTED - 12.9.91 97/66162 - APPEAL ALLOWED 1-7-98

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

DELEGATED
WOKINGHAM DISTRICT COUNCIL

Application No.

17.JUL.2002 6892
PART 1 REGISTER

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

~~CERTIFICATE B~~

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . W M Graham Assoc.

On behalf of MOLEFIELD PROPERTIES

Date 22 May 2002

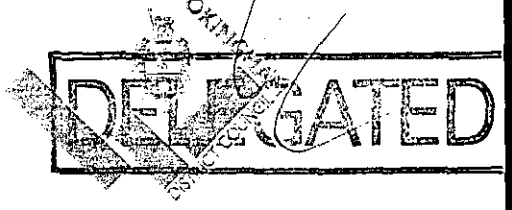
TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

0373

1509/ab

11.JUL.2001 6092

PLANNING APPLICATION PART 1



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MOLEFIELD PROPERTIES
	ADDRESS	C/O THE AGENT
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ Tel No. 9770 464
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	54 WATMORE LANE WINNERSH WOKINGHAM RG41 5JT
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	NOT APPLICABLE
5. Give brief details of the proposal	ABOUT THE APPLICATION	Demolition of existing & erection of a detached two storey four bedrm. dwelling with integral garage
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

NONE AFFECTED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE SUBMITTED

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

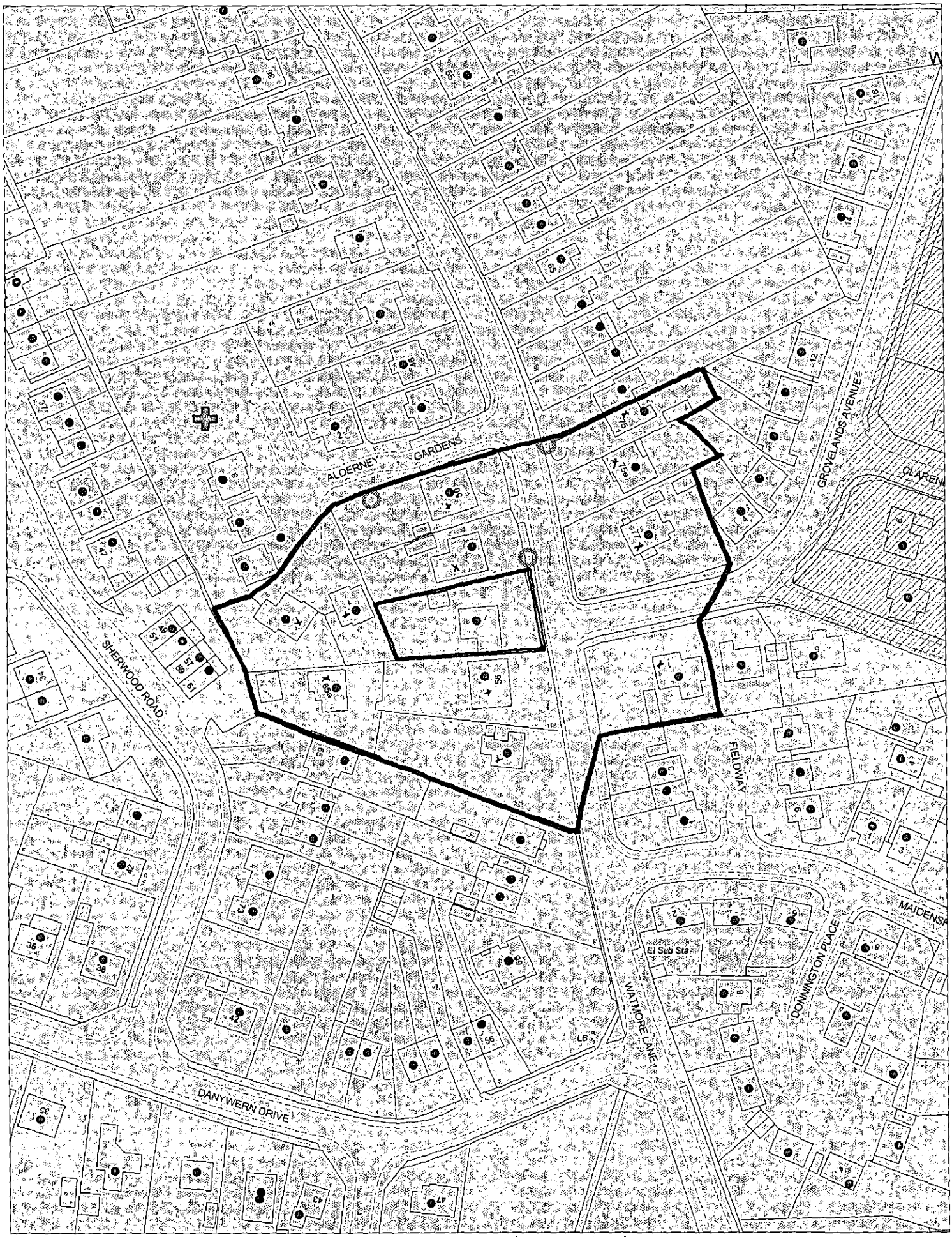
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 220

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

SIGNED W M GRAHAM ASSOCIATES ON BEHALF OF MOLEFIELD PROPERTIES DATE 22.05.2002

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.



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Development Control Section, Environmental Services, Wokingham District Council.

28 June 2002 Scale: 1 : 1250

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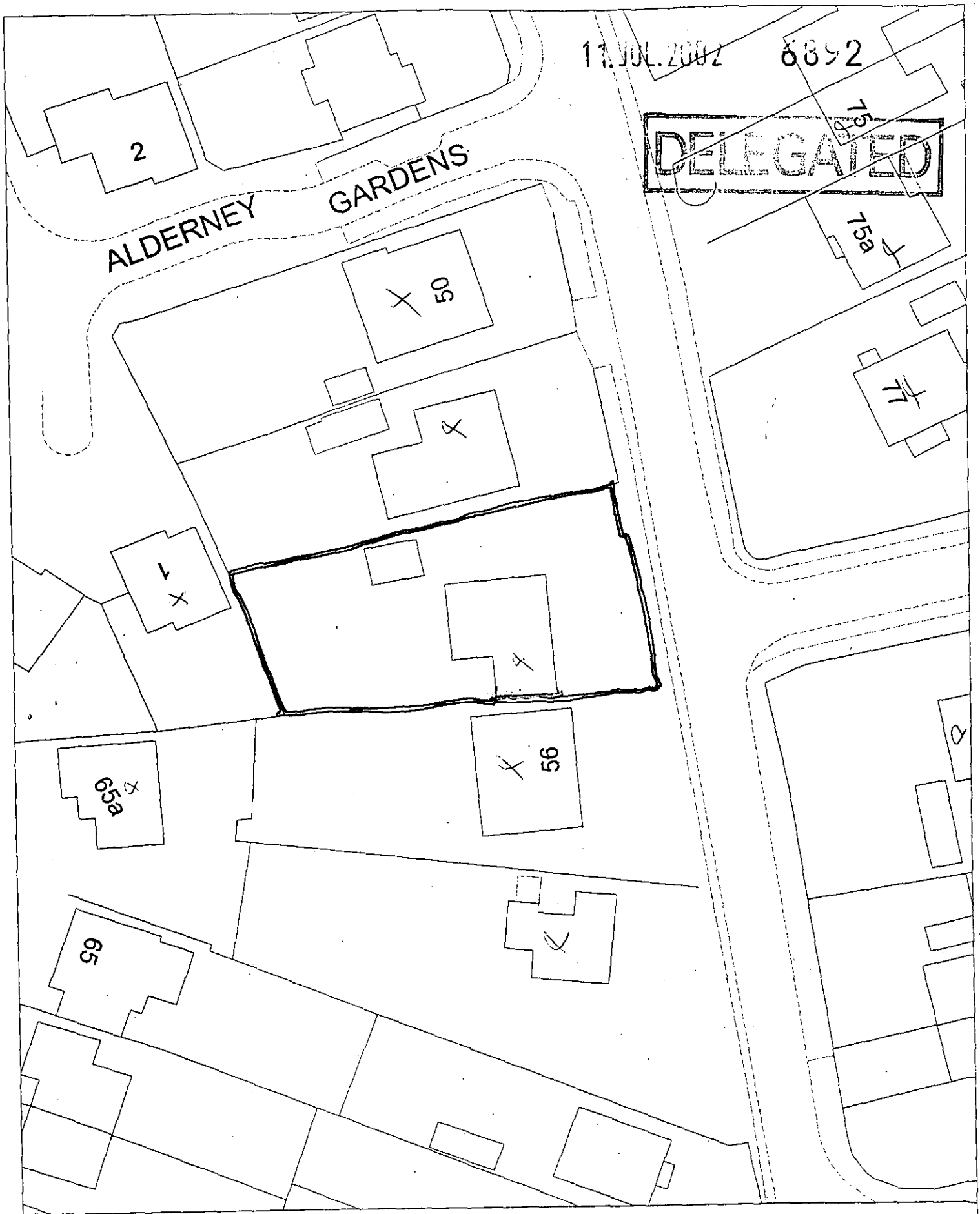

EXISTING Site Plan, Scale: 1 to 500 .

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Date: 10 January 2002

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Site Plan, Scale: 1 to 2500

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Date: 10 January 2002

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