2 13

APPLICATION NO:
F/2001/3553

LOCATION:
Land Adjoining 102 London Road, Wokingham.

APPLICANT:
R Borthwick C/O Architectural Services

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

DO

1370

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R Borthwick
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Berkshire
RG30 4QA

Application Number: F/2001/3553

Parish: **WOKINGHAM**

Location: **Land Adjoining 102, London Road, Wokingham.**

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

Condition

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

Condition

5. The first-floor bathroom window in the rear (north) elevation, ground-floor wc window in the front (south) elevation and stair/landing window in the side (west) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and they shall be permanently so retained thereafter.

Condition

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

Condition

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

Condition

8. 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 dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition

10. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of ten metres measured from the carriageway edge.

Condition
11. 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
12. 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.

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

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

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

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

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

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

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

Reason
8. 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 avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE8, SBE9, SW2 and SH1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WH1, WBE10, WBE11, WBE12 and WHE11.

John Mitchell
Development Control Manager
Date: 04/05/2001

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.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3553**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☑ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT	02 (materials)	30/1/02		
	3 (boundaries)	15/2/02		
	7 (Slab)	15/2/02		
	11 (Landscape)	15/2/02		
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

~~To:~~ FROM:
Property Dept

TO:

~~From:~~ Emy Circuit



Date: 10 May 2001

Application Number: F/2001/3553

Proposal: Proposed erection of detached dwelling..

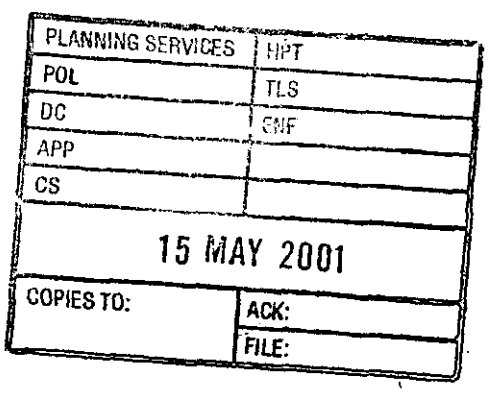
Site Address:
Land Adjoining 102, London Road, , Wokingham.

Applicant:
R Borthwick C/O Architectural Services.

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

This section has no objection to the above proposal.

Sarah Hunter
Property Section.



Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 25 January, 2002
My ref. BC/DC/2001/3553

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

NHBC Building Control Services Ltd.
Ash House
Dencora Business Park
Breckland Linford Wood
MK14 6ET

Dear Sirs

PLANNING PERMISSION 2001/3553
SITE: 102 LONDON 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 2001/3553 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

EMY CIRCUIT
Senior Planning Officer

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 February 2002
My ref: EXC/F/2001/3553
Your ref: 01828/P

Mr P Shell
Architectural Services
21 Fairway Avenue
Tilehurst
Reading
RG30 4QA

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

Dear Mr Shell

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3553 – ERECTION OF A DETACHED DWELLING ON LAND ADJOINING 102 LONDON ROAD, WOKINGHAM

Thank you for your letter of 2 February regarding submission of details to comply with conditions of the above consent and the accompanying drawing, No 01828/12 A.

Following your telephone conversation with Emy Circuit earlier this week, I understand that the 1.2 metre high fence would continue along the side boundary of the property, to the point where it is indicated that the front and rear gardens would be separated. On this basis the details of the boundary treatment to comply with condition 3 are considered acceptable.

With regard to conditions 7 and 11, the landscaping details and a slab level 0.15 metres above the existing manhole cover are considered acceptable.

If you have any queries with regard to this application, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

File: 102 London Road. Wokingham 3.doc

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

PLANNING SERVICES	HPT 52645
POL	TLS
DC EXE	ENF
APP	
CS	
04 FEB 2002	
COPIES TO:	ACK:
	FILE:

2nd February 2002

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

our reference: **01828/P**
your reference: **F/2001/3553 & F/2001/5426**

For the attention of Emy Circuit

Dear Sirs,

Proposed detached dwelling
Land adjacent to 102 London Road, Wokingham

Further to your letter dated 30th January 2002, I would confirm the additional information requested in order to discharge the outstanding conditions.

Condition 03 Boundary treatments confirmed
Condition 07 A site datum has been set on site related to the manhole cover, confirming the existing and proposed ground floor levels
Condition 11 Landscaping amendments confirmed to frontage

I trust the above and enclosed is sufficient for the discharge of all relevant conditions, and I would be grateful if you would confirm this as soon as possible.

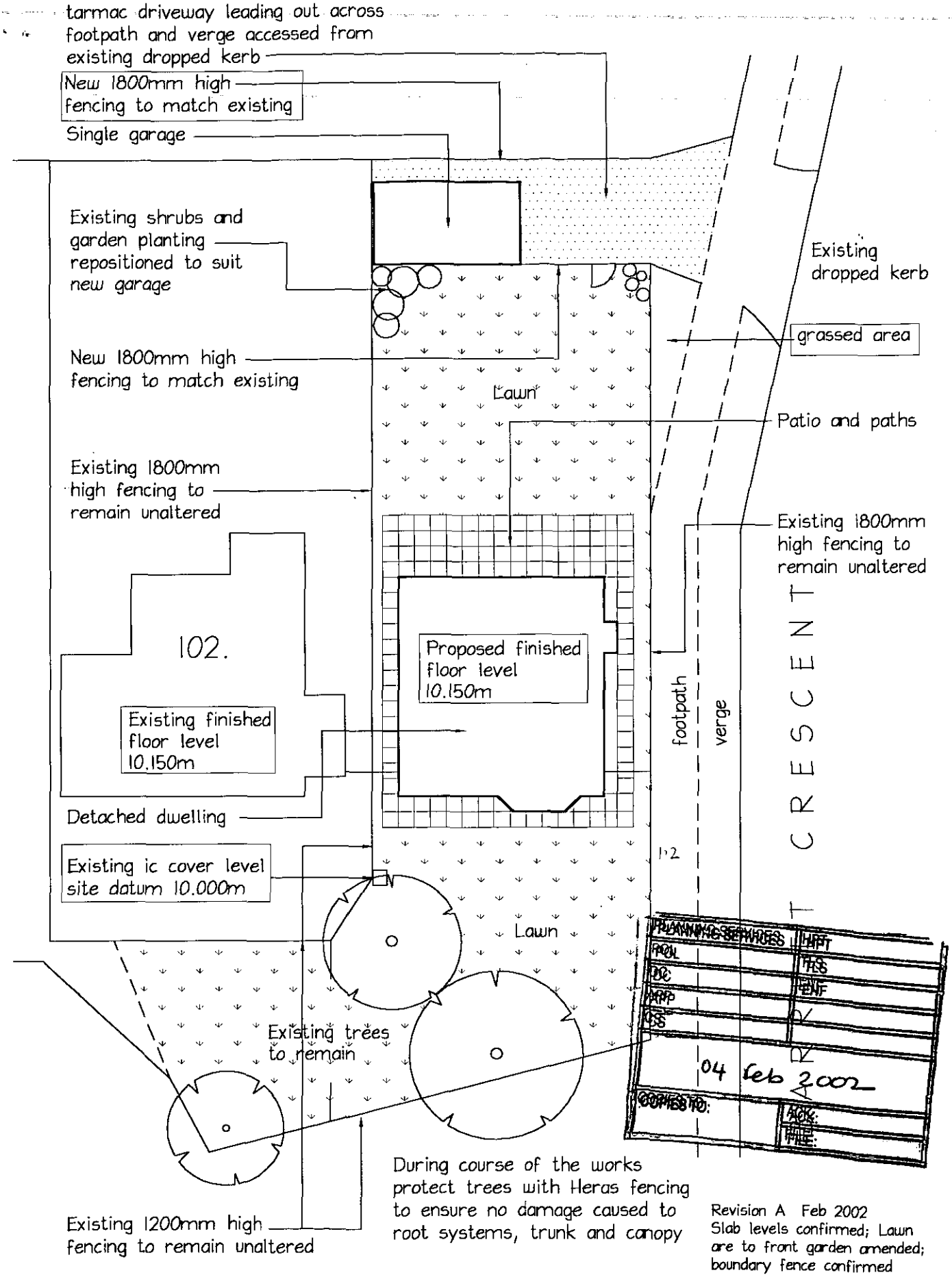
Yours Faithfully,

12/2 answerphone message
① dotted line?
② height of fence at side/front
③ removing conifers at rear? yes.

P Shell

encs.

cc. Calcot Developments



Job: 102, London Road Wokingham	Date: Jan 02	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services
Drawing Title: Proposed detached dwelling Landscaping Details	Scale: 1:200		21 Fairway Avenue, Tilehurst, Reading RG30 4QA
	Drawn by: PS	Drawing No: 01828/12 Revision: A	Tel: Reading (0118) 942 1655
			Architectural Design–Planning–Appeals–Surveys

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 30 January 2002
My ref: EXC/F/2001/3553
Your ref: 01828/P

Mr P Shell
Architectural Services
21 Fairway Avenue
Tilehurst
Reading
RG30 4QA

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

Dear Mr Shell

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3553 – ERECTION OF A DETACHED DWELLING ON LAND ADJOINING 102 LONDON ROAD, WOKINGHAM

I write regarding the submission of details of comply with conditions of the above planning permission and apologise for the delay in doing so.

With regard to the materials, to comply with condition 2, we do not have any record of samples being submitted previously but, following your telephone conversation with Emy Circuit on 21 January, brick and tile samples have now been received. I consider a smaller clay tile would be more appropriate but, given that the proposed tile is very similar to that at the adjacent property, 2 Barrett Crescent, consider that the brick Claydon Multi and tile Marley Ludlow in dark brown are acceptable.

I understand that you also discussed the information required in order to discharge the remaining conditions and will be submitting further details regarding the boundary treatments (condition 3), slab level (condition 7) and landscaping (condition 11). I look forward to receiving this information shortly.

In the meantime, if you have any queries with regard to this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

File: 102 London Road, Wokingham.doc

- no record of materials
- Slab level required

- boundary adj. to Barrett crescent.

+ new bit a front
+ Δ outside

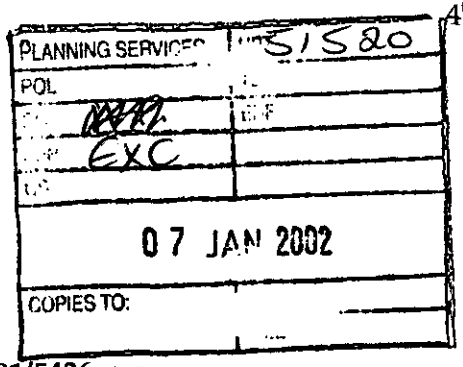
Spoke to Philip Shell 21/1
will send additional details.

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

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

4th January 2002



our reference: **01828/P**
your reference: **F/2001/3553 & F/2001/5426** 02

For the attention of Emy Circuit

Dear Sirs,

Proposed detached dwelling
Land adjacent to 102 London Road, Wokingham

Further to receipt of the planning permission being granted for the detached dwelling (ref: 3553) please find enclosed the additional information requested in connection with the conditions attached to this consent.

Following the above permission being issued, an application for permission to erect a detached garage on the site (ref: 5426 02) for the use of the occupiers of the new dwelling has been submitted and is currently under consideration by your Authority.

With regard to condition 02 (materials), I understand the developer has already submitted samples and these have been confirmed as acceptable.

Boundary treatments are indicated on the enclosed drawing no: 01828/12 in respect of condition 03.

The ground floor slab level is confirmed as being the same as the existing adjacent property (102 London Road) concerning condition 07.

The requirements of condition 09 will be applied to the new detached garage access rather than the access to the off-road parking indicated on the approved drawings for the new dwelling and these are indicated on the enclosed plan referred to above.

Continued overleaf

Condition 10 will be applied to the driveway leading to the proposed garage currently under consideration by your authority and is again indicated on the enclosed plan.

With regard to conditions 11 & 12, as the development is taking place in an existing garden, I have indicated on the enclosed plan the positions of the main trees and shrubbed areas, with the existing lawn area to be reinstated as necessary.

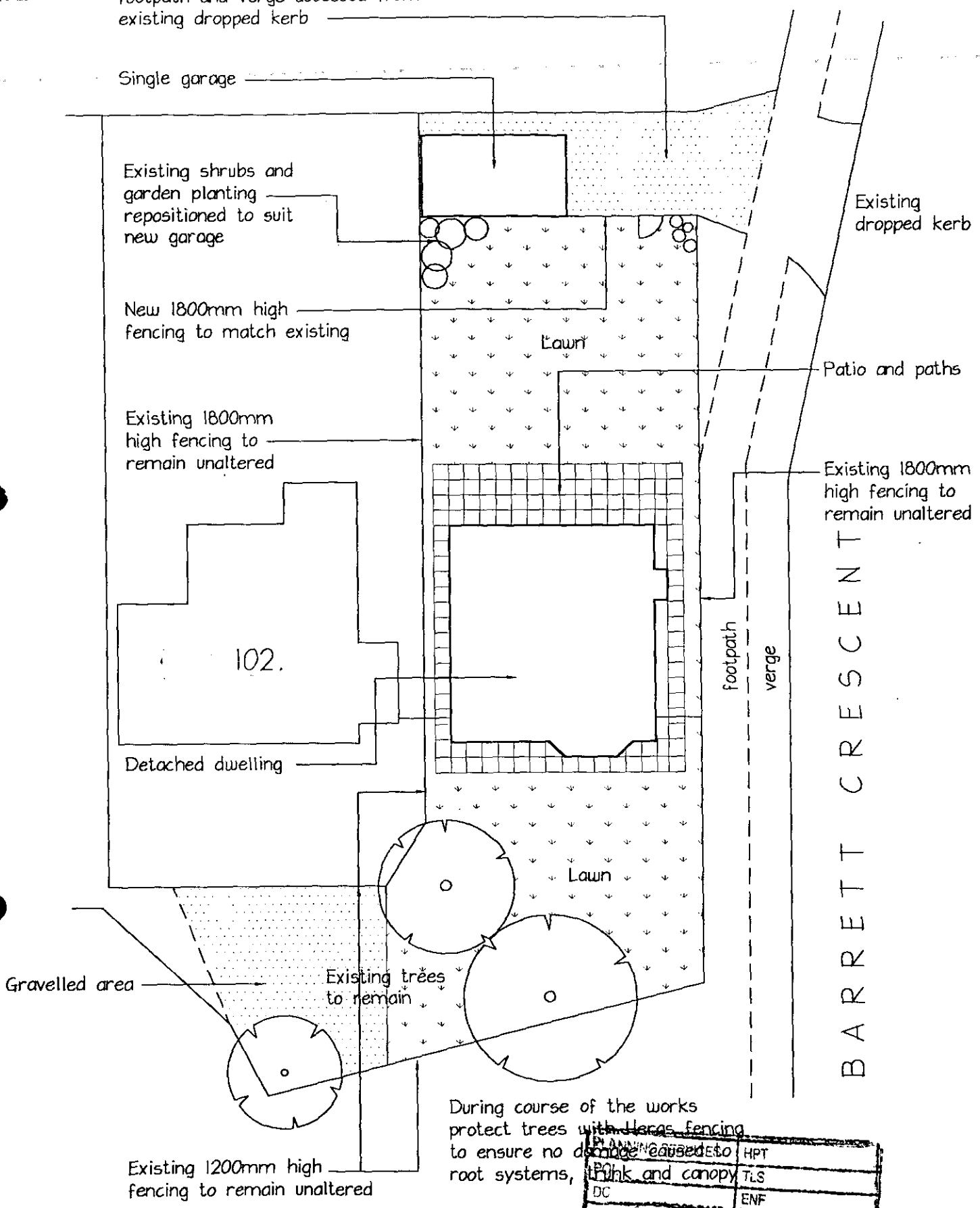
I trust the above and enclosed is sufficient for the discharge of all relevant conditions, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

cc. Calcot Developments



Job: 102, London Road Wokingham	Date: Jan 02	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 11 Fairway Avenue, Bearst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached dwelling Landscaping Details	Scale: 1:200		
	Drawn by: PS	Drawing No: 01828/12	

PLANNING SERVICES
HPT
TLS
ENF
DC
APP
AGR
FILE

Superseded by 01828/12 A received 4 feb 2002

HOUSE + GARAGE TO BE BUILT FROM THESE SAMPLES.

ADJACENT TO 102 LONDON RD, WOKINGHAM

BRICK - CLAYDON MULTI

TILE - MARLEY LUDLOW - DARK BROWN

M. WARD

07971 560952

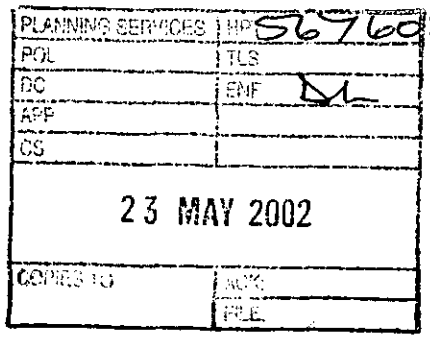
F - 2001 - 3553

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

DL

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



21st May 2002

our reference: **01828/P**
your reference: **DL/2/RFS/02/5049**

For the attention of Daniel Ledger

Dear Sirs,

Proposed detached dwelling
Land adjacent to 102 London Road, Wokingham

Further to your letters dated 10th & 17th May 2002 regarding the above, please find enclosed an amended plan (drawing 01828/12 revision B) showing the minor alterations carried out by the developer on site.

The intention is to enable future occupants (particularly if disabled) to drive up to the front of the property to unload shopping etc., as it was pointed out that to have to carry items from the rear garage area may cause problems for certain individuals.

I trust this will be acceptable as a minor amendment to the originally approved scheme and should you need anything further in order to confirm this please contact me at the above umber.

Yours Faithfully,

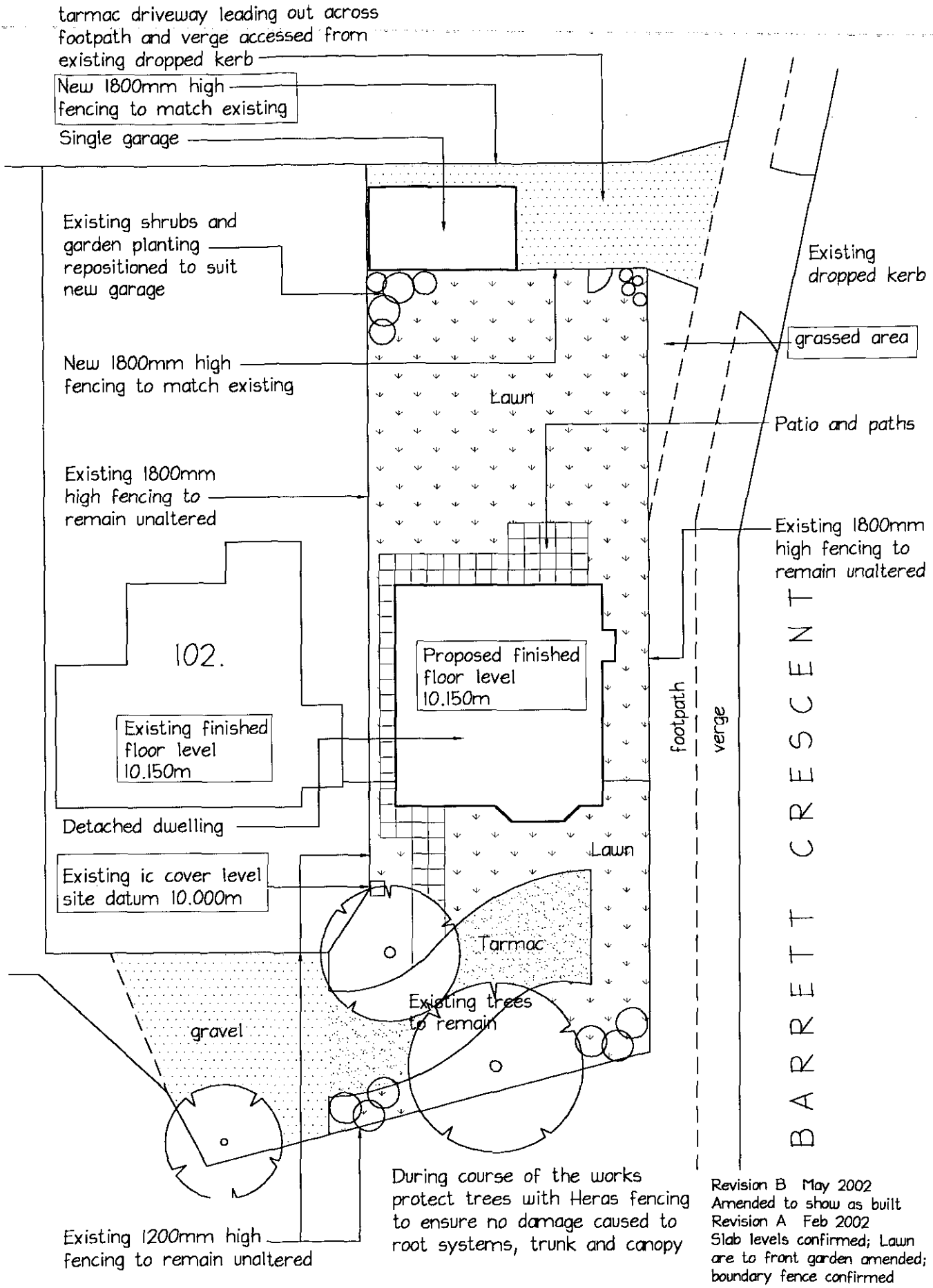
P Shell

encs.

cc. Calcot Developments

NB - this option was discussed during course of original application - was told would need to serve notice on all owners of service road (17.7.00)

- Proceedure note 6 ⇒ new application required where additional land included.
- also - would be PD if done before or after development but 102 already had access on service road & ∴ new access is related to the new dwelling + part of the development.



Revision B May 2002
Amended to show as built
Revision A Feb 2002
Slab levels confirmed; Lawn are to front garden amended; boundary fence confirmed

Job: 102, London Road Wokingham	Date: Jan 02	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached dwelling Landscaping Details	Scale: 1:200		
	Drawn by: PS	Drawing No: 01828/12 Revision: B	

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 18 June 2001
My ref: EXC/F/2001/3553
Your ref: RB/BOR0013

Ruth Butler & Co
Sanellan Court
1 Mapesbury Road
London
NW2 4HX

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 Sirs

PROPOSED DWELLING ON LAND ADJOINING 102 LONDON ROAD, WOKINGHAM – F/2001/3553

Please find enclosed copies of correspondence as requested.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

11/b

80074

WOKINGHAM DISTRICT COUNCIL

ate: 14/06/01

eceived from: Ruth Bottler & Co

one Pounds ten Pence

NET	£ 1 : 10
VAT	£ — . —
GROSS	£ 1 : 10

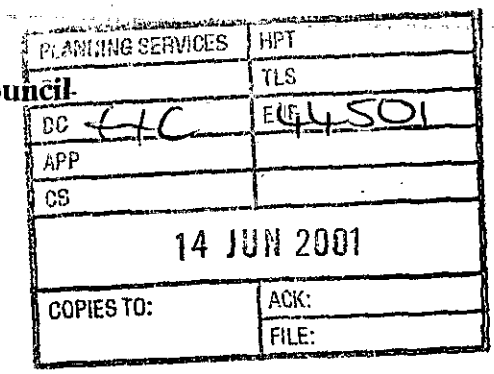
For copies of letters

For Treasurer, Wokingham D.C

Cash/Cheque/P.O.

VAT Registration No. 200 3514 35

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



RUTH BUTLER & CO
SOLICITORS

RUTH BUTLER

Sanellan Court
1 Mapesbury Road
London NW2 4HX

Telephone: 020 8459 3474
Facsimile: 020 8451 1790

Date **13th June 2001**
Your Ref **EXC/F/2001/3553**
Our Ref **RB/BOR0013**

Dear Sirs,

Proposed dwelling on land adjoining London Road Wokingham F/2001/3553

Thank you for your letter of 11th May 2001.

We enclose our cheque in the sum of £1.10 as requested for the copy letters received in relation to the above application and look forward to receiving these as soon as possible.

Yours faithfully,

RUTH BUTLER & CO

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 11 May 2001
My ref: EXC/F/2001/3553
Your ref: RB/BOR/0013

Ruth Butler & Co
Sanellan Court
1 Mapesbury Road
London
NW2 4HX

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 Sirs

PROPOSED DWELLING ON LAND ADJOINING 102 LONDON ROAD, WOKINGHAM – F/2001/3553

In response to your letter of 6 June, four letters were received from local residents commenting on the above application. To receive copies of these please send a cheque for £1.10 made payable to Wokingham District Council. Alternatively, if you are able to call into the offices the letters could be copied while you wait.

If you require any further guidance on this matter please contact me on the number above.

Yours faithfully

Emy Circuit,
Planning Assistant, Development Control

RUTH BUTLER & CO
SOLICITORS

RUTH BUTLER

Sanellan Court
1 Mapesbury Road
London NW2 4HX

Telephone: 020 8459 3474
Facsimile: 020 8451 1790

Planning Department
Wokingham District Council
PO Box 151
Shute End
Wokingham
RG11 1WH

Date **6th June 2001**
Your Ref
Our Ref **RB/BOR0013**

reply

PLANNING SERVICES	HPT
POL	TLS
DC ES	ENF
APP	
CS	
07 JUN 2001	
COPIES TO:	ACK:
	FILE:

44194

Dear Sirs,

Richard Borthwick and Jenny Borthwick
Land Adjoining 102 London Road Wokingham
Planning Consent Ref F/2001/3553

We act for Mr Richard Borthwick and Ms Jenny Borthwick the owners of the land adjoining 102 London Road Wokingham.

Our Clients have recently been granted planning consent under the above reference for the erection of a dwelling house on the site. We attach a copy of the permission for your ease of reference.

Our Clients are taking out restrictive covenant indemnity insurance in relation to a covenant registered against the title of the property and the insurers have asked for copies of any objection letters received by the local authority to the planning application and if no objections letters were received a letter from the local authority confirming this.

We would be grateful if you could let us have copies of any objection letters received or if none were received a letter confirming this. We confirm that we will pay any reasonable administrative costs in dealing with this enquiry and look forward to hearing from you.

Thank you for your kind assistance.

Yours faithfully,

RUTH BUTLER & CO
cc Richard and Jenny Borthwick

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 20 June 2002
My ref: EXC/F/2001/3553
Your ref: 01828/P

P Shell
Architectural Services
21 Fairway Avenue
Tilehurst
READING
RG30 4QA

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

Dear Mr Shell

ERECTION OF A DETACHED DWELLING ADJACENT TO 102 LONDON ROAD, WOKINGHAM – PROPOSED MINOR AMENDMENT TO PLANNING PERMISSION F/2001/3553

I write in regarding your letter of 21 May, addressed to Daniel Ledger, which has been passed to me to respond to.

The proposed minor amendment relates to the creation of an additional access onto London Road, via a privately owned service road.

From discussions during the course of the original application I understand that ownership of the service road is shared by the owners of all the properties that it serves. If this is the case the proposed amendment would require the site boundary to be extended to included the portion of the private road that it would be necessary to cross to join the public highway and this could not be considered as a minor amendment to the existing permission.

If the applicant wishes to retain this access they should submit a fresh application, including this land within the site boundary and serving notice on the relevant neighbouring properties.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like any further advice on this matter, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

File: adjacent to 102 London Road, Wokingham.doc

Applicationo	Name & Address
F/2001/3553	Mr and Mrs A T Harris "Kalahari" 92 London Road WOKINGHAM Berkshire RG41 1YE
F/2001/3553	Mrs J A Coles 86 London Road WOKINGHAM Berkshire RG11 1YF
F/2001/3553	J V Fisher Little Bredy 84 London Road WOKINGHAM Berkshire RG40 1TF

App approved
Letters sent 18-05-01

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655

Architectural Design - Planning - Appeals - Building Surveys

30th March 2001

PLANNING SERVICES	HPT 41878
POL	TLS
DC EHC	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

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

our reference: **01828/P**
your reference: **F/2001/3553**

For the attention of Emy Circuit

Dear Sirs,

Proposed detached dwelling
Land adjacent to 102 London Road, Wokingham

Further to your recent discussions with my client regarding the above planning application, I have been instructed to provide the amended block plans showing the vehicular access to the site being form the private roadway, rather than from Barrett Crescent.

Please substitute the enclosed plans for those previously submitted and should you require any further information, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

cc. Mr R Borthwick

Spoke 414, Philip Shell
In new or no highway objection + need for ~~[illegible]~~ new S 66 Certificate/consultation ~~[illegible]~~ does not want this revision to be considered
E.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3553

Applicant : R Borthwick C/O Architectural Services.

Location : Land Adjoining 102, London Road, , Wokingham.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 27 March 2001

Date Registered : 12/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application will have expired on: 07/05/2001. 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 :

Environmental Health - condition - hours of construction
Highways - conditions re access
Neighbours - concerned re future access adjacent to 2 Barrett Cresc + proximity to bedroom windows.
Landscape - conditions - tree protection + tree planting (green route).

→ position of s/n
access + drainage from private Rd including during construction
plot size would only allow small property, which would devalue neighbours.
entrance close to junction / parked cars / hazardous
consent / s106 required TW access over private Rd

Planning Issues :

effect on amenities of neighbours
" " the character of the area (setting of listed building) — Sr Crispins.
highway issues.

F/2001/3553
Land adjacent to 102 London Road, Wokingham

History: In 1964 Outline consent for erection of a dwelling on land at the rear of 102 London Road was granted (O/56/64). This is now 2 Barrett Crescent (B/99/64). There have been two previous consents for single-storey extensions to 102 London Road (09365/11197) and, in addition, a conservatory had been constructed, on the site of the patio indicated on these approved plans (jutting out to the east of the existing dwelling, into the application site). Demolition of this conservatory was in progress at the time of the site visit.

Appraisal: The proposal is for the erection of a detached, three-bedroom dwelling on part of the garden of 102 London Road, Wokingham. The application site lies on the corner of London Road and Barrett Crescent. Since the site is within the Identified Settlement, residential development is acceptable in principle and the main issues are the effect of the character and amenities of the vicinity and highway matters.

Residential amenity of neighbours: the front main elevations of 102 London Road and the proposed dwelling would be flush and the rear of the proposed dwelling would be set back by about one metre. Since the windows in the side elevation of the existing house are to the landing, bathroom, cloakroom and the kitchen, which also has a window in the rear elevation; there would be 4 metres between the two dwellings (except the small side extension at No 102) and the only side windows in the proposed dwelling would be the kitchen door and landing window, which could be obscure glazed, there would not be an unacceptable impact in terms of loss of privacy, reduction in daylighting to habitable rooms and the house would not be overbearing. No 102 would retain an adequate private garden area. Hence, the effect on the living conditions of residents of 102 London Road would be acceptable.

The neighbour at No 102 is concerned that in future an access may be formed adjacent to their boundary, resulting in disturbance, and suggests that PD for this should be removed. Such a development could be carried out now by the owners of 102 London Road and, although the possibility of it may be increased by the intensification of development on the site, it would not result in an unusual or unacceptable disturbance.

There would be 18 metres between the rear of the proposed dwelling and the flank of 2 Barrett Crescent. There is a first-floor bedroom window in this elevation and the proposed dwelling would look out more directly onto the side of the neighbouring house than the existing dwelling at 102 London Road does but it is considered that this distance is sufficient to prevent unacceptable loss of privacy. The proposed dwelling would not be overbearing or cause overshadowing of this flank elevation.

The proposed dwelling would be far enough from other dwellings in the vicinity, including 104 London Road, to prevent it having an adverse impact on them.

Character of the surrounding area: This part of Reading Road has a mixed character, with the northern side of the road being predominantly residential. No 102 is of a similar age and character to the dwellings to the west of it. These are detached dwellings on plots of about 15 metres in width. Immediately to the east are more modern terraced properties with much smaller gardens and plot widths of around five metres and, beyond these, older dwellings, also with narrower plots. Division of the garden of No 102 would result in the existing dwelling having a 14 metre wide plot and the proposed dwelling having a plot width of 10 metres. There would be four metres between No 102 and the proposed dwelling. The dwelling would relate most closely to those to the west and although it would be on a narrower plot this would not be exceptional in the wider area. The design of the proposed property would be very similar to No 102.

The eastern side of the junction has a different character to the west corner. The terrace to the east has an open plan character and a wide verge separates the flank of 104 London Road from Barrett Crescent. 102 London Road has a wide side garden area but there is a 1.8 metre fence adjoining the pavement - enclosed gardens are more characteristic of the dwellings fronting London Road. The proposed dwelling would be located in this garden area, bringing built development much nearer to the junction, approximately level with the front elevation of 2 Barrett Crescent. Although building is set back from the corner of Barrett Crescent, at other junctions in the area flank wall of buildings abut the pavement. Therefore, the proposal is not considered to be out of place in the wider context and the effect on the street scene is considered acceptable.

St Crispin's school is listed but the proposal would be in keeping with the surroundings and not have a significant impact on the setting of the listed building. – especially as the listed parts are further into the site

Highways: Two parking spaces would be provided, which complies with the maximum standard for a three bedroom dwelling and the existing house would retain its existing parking. The Highway Officer considers the proposal acceptable, subject to conditions.

Recommendation: conditional approval

Application Number F/2001/3553
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C017	R017	delete "visual" from reason.
4	C044	R044	[redacted]
			[redacted]
			in the roof [redacted] or at first-floor
			level in the side (west) elevation of the
			building.
5	C045	R045	The first-floor bathroom in the rear (north)
			elevation, ground-floor WC in the front
			(south) elevation and stair/landing window
			in the side (west) elevation.... Replace "it" with "may" &
			delete "[redacted] be fixed shut* and"
6	C070	R070	
7	C100	R100	
8	C122	R122	
9	C128	R128	
10	C140	R140	
11	C150	R150	
12	C151	R151	
1	N04		
2	N07		
	Informative for approvals		
3	N16		
	LODDON AREA LOCAL PLAN POLICIES: /		SBE8, SBE9.
	SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, SW2, SH1,		
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS2, WOS3, WBE1, WH1, WBE10, WBE11, WBE12		
	GREEN BELT LOCAL PLAN POLICIES: /		WHE11
	BERKSHIRE STRUCTURE PLAN POLICIES: ENV1		
	MINERALS LOCAL PLAN POLICIES: /		

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 102 London Road Wokingham.

APPLICATION NUMBER: F/2001/3553

OFFICER: Emy Circuit

DATE OF SITE VISIT: 27 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Mixed, primarily residential, school | petrol station | shops opposite

3. DESCRIPTION OF SITE/BUILDING

detached dwelling on corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2 Barret Rd Crescent has 1st floor windows in side elevation.

opposite side of junction open but others in vicinity built to pavement edge ∴ not necessarily uncharacteristic.

5. SITE CONSTRAINTS

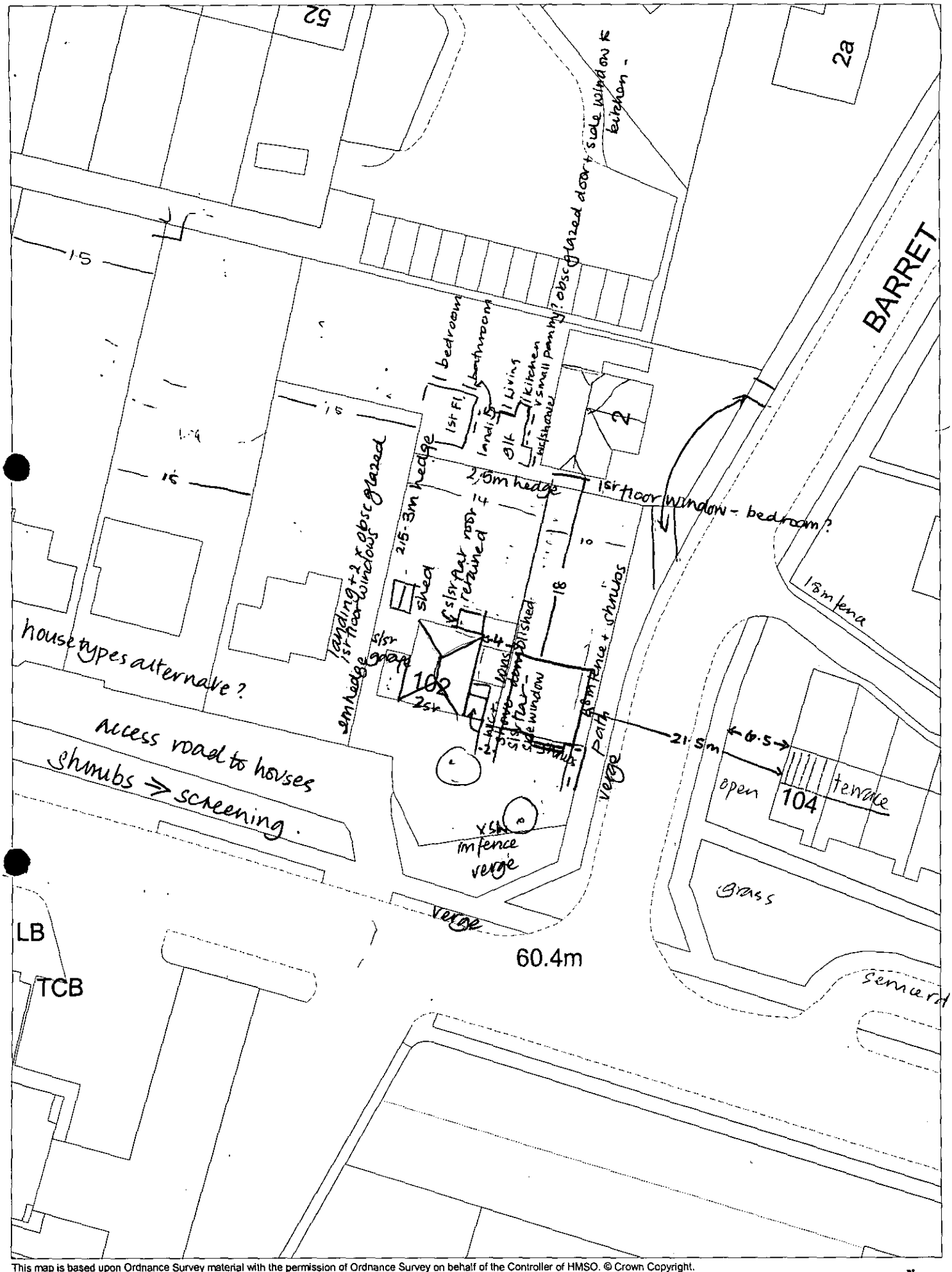
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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

Development Control Section, Environmental Services, Wokingham District Council.

26 March 2001 Scale: 1 : 500

N W E S

plans for 100 + 2 BC. | history. | highways – alternative access?
position of side windows!

"Hazelbury"

ADDRESS 102 LONDON ROAD

PARISH WOKINGHAM

PLOT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/48/64	Mr PH Vaux	Erect house & garage on part of land	30/7/64	Ref
0/56/64	-do-	Erect house & garage on part of land front 2 Barrett Crescent	26/8/64	C/A
BR. 7074	Mr. S. J. Lauden	Erection of storm porch	24.8.77	App N/A
BR 9511	"	GROUND FLOOR TOILET & GARDEN STORE	28.9.78	APP N/A
09365	"	"	2.11.78	N/A C/A
BR 11365	"	enlargement of garage & kitchen	18.7.79	App N/A
11197	"	"	25.10.79	N/A C/A

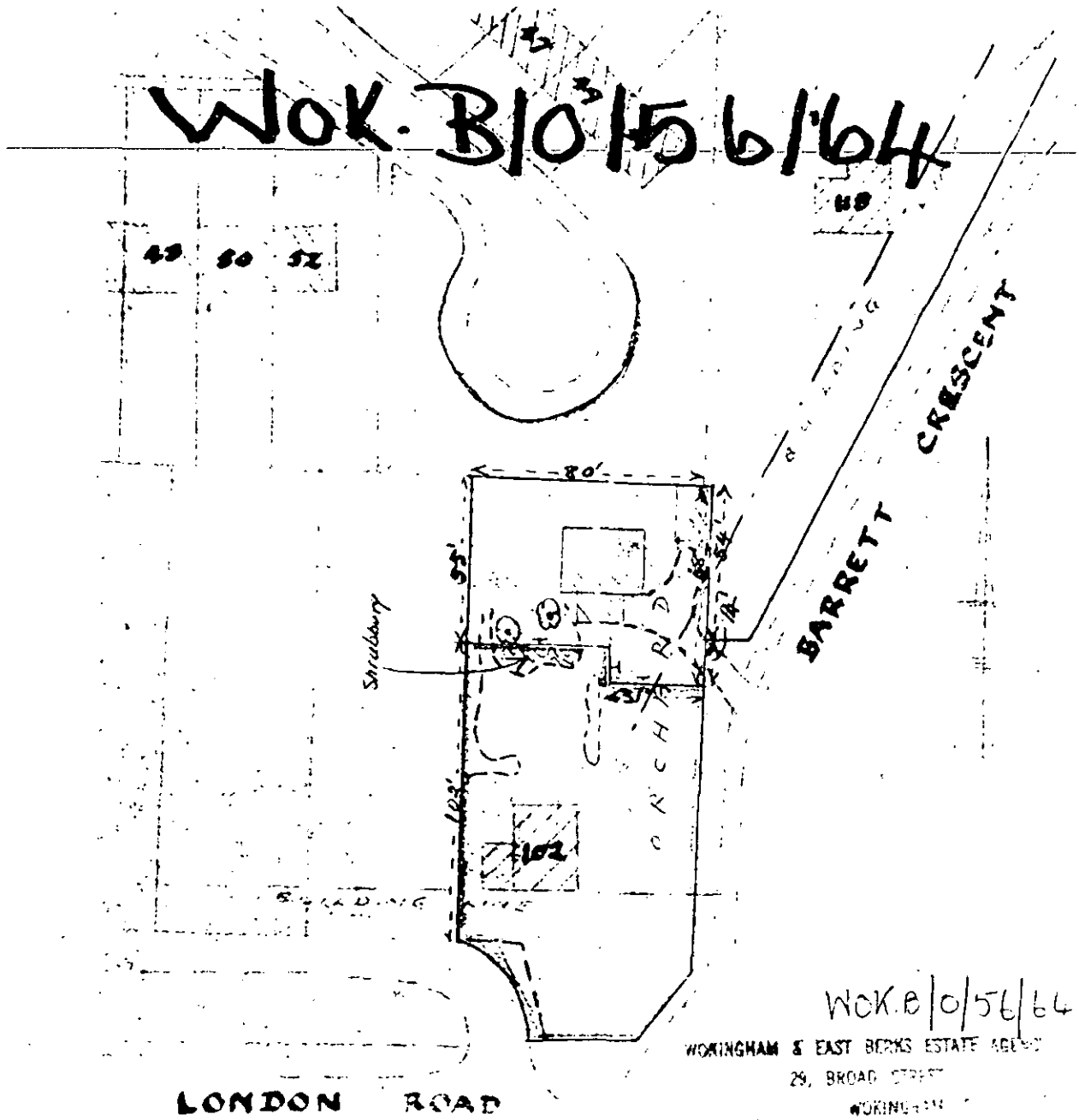
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WOK. B/0156/64



WOK.B/0/56/64

WOKINGHAM & EAST BERKS ESTATE AGENCY

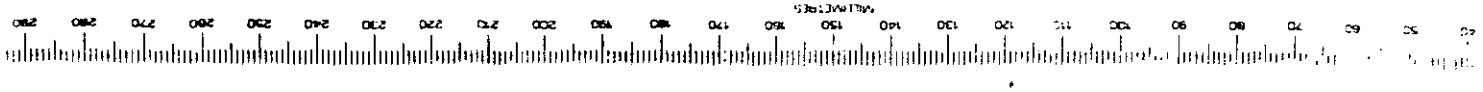
29, BROAD STREET

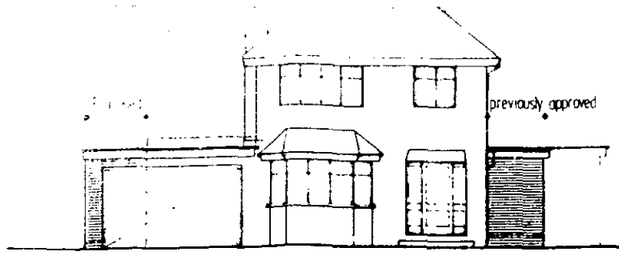
WOKINGHAM

SCALE: 1/500

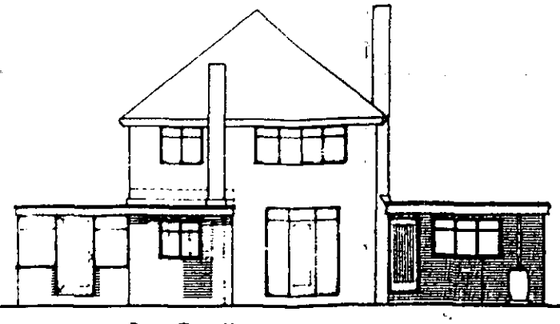


R.I.B.A. CONVERSION SCALE A

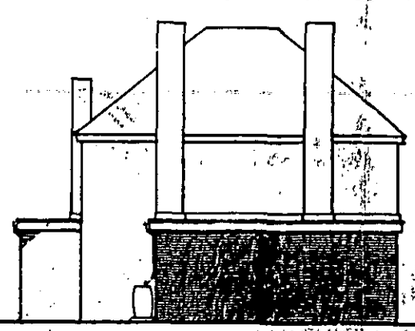




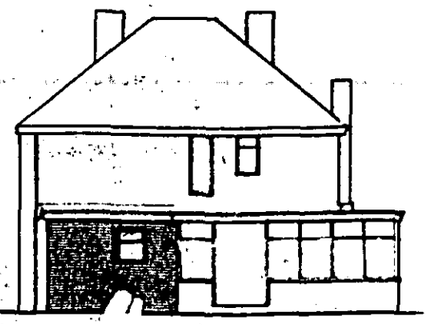
Front Elevation



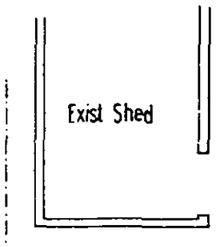
Rear Elevation

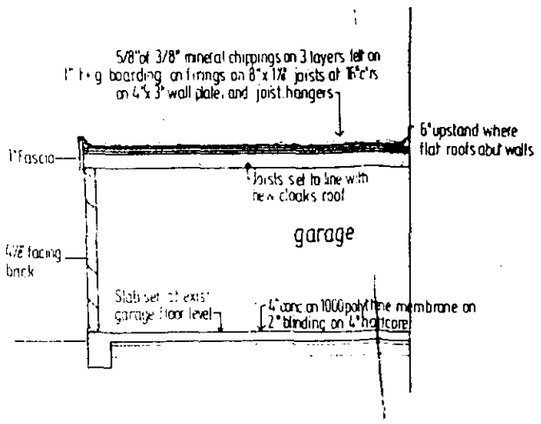


Side Elevation



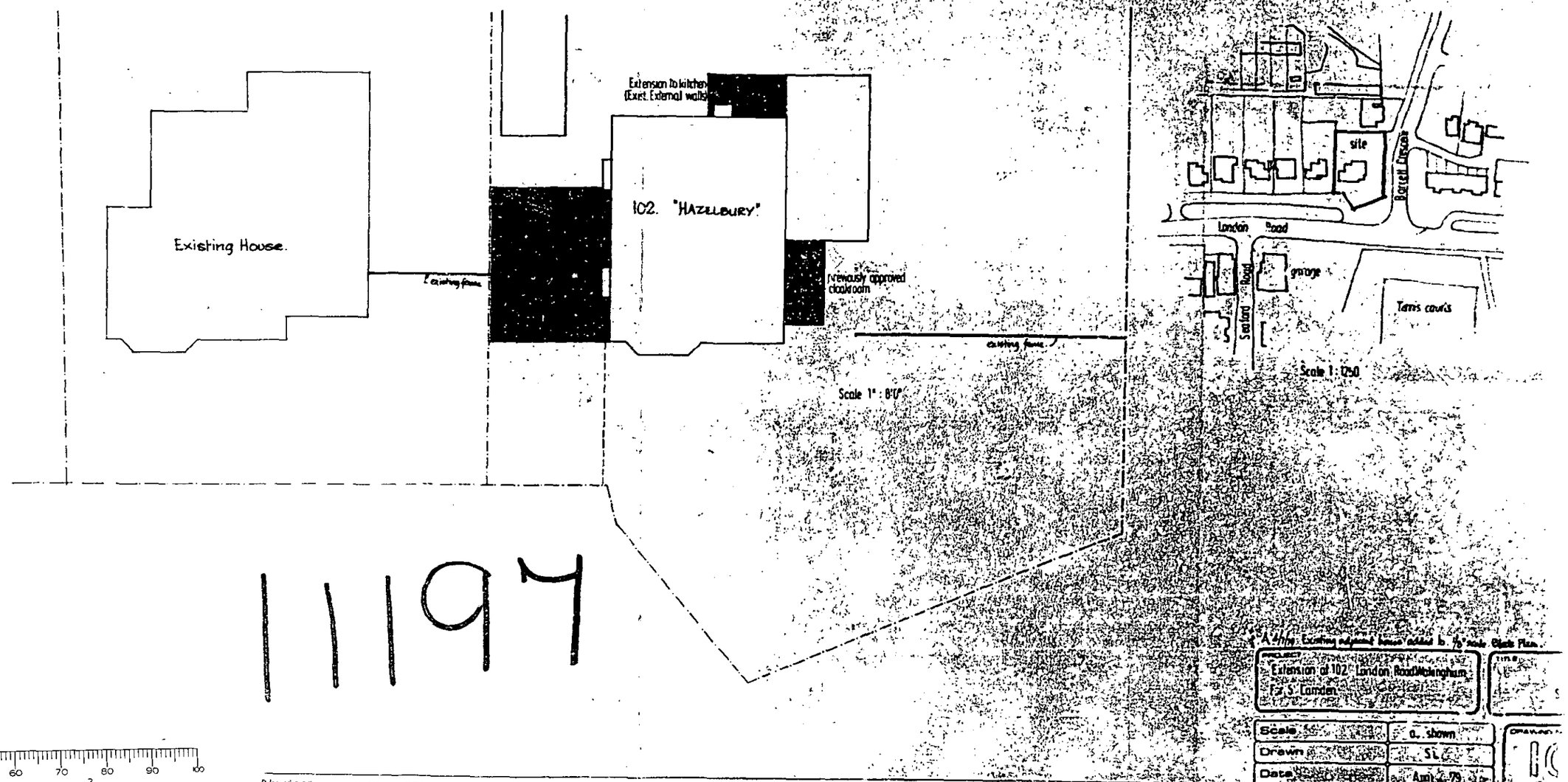
Side Elevation

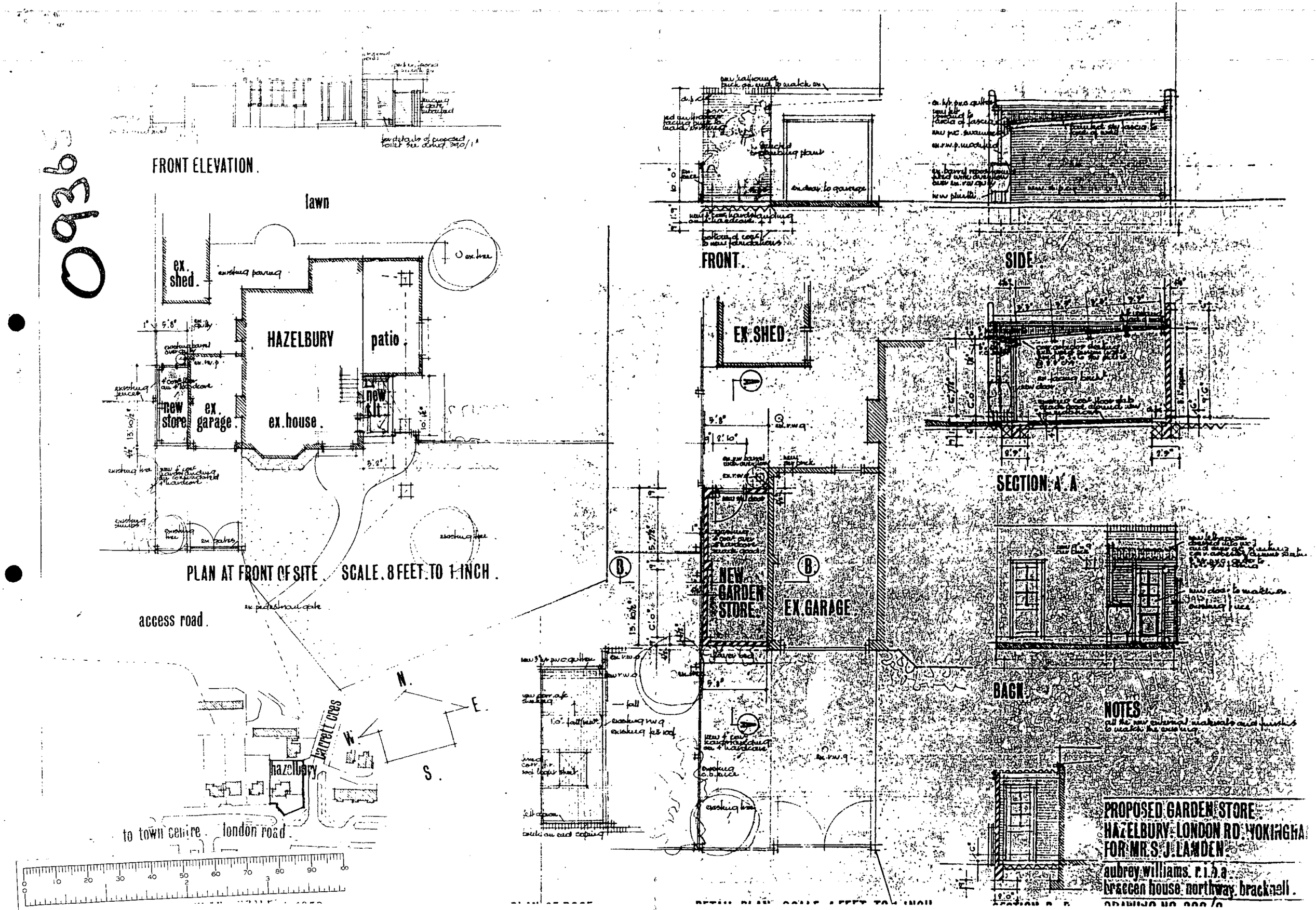




1197

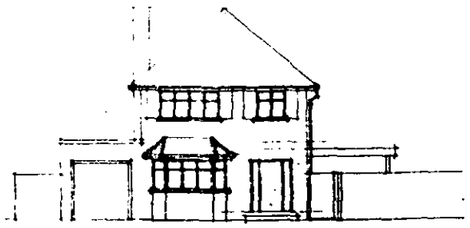
0 10 20 30 40 50 60 70 80 90 100
0 2 3


Existing House.
existing fence
Extension to kitchen
(Exist. External walls)
102. "HAZELBURY"
previously approved
cloakroom
existing fence
Scale 1" : 8'0"
site
Barrett Crescent
London Road
garage
Seaford Road
Tennis courts
Scale 1:1250
11197
A 4/7/79 Existing adjacent house added to 1/8" scale Block Plan.
PROJECT
Extension at 102 London Road Wokingham
For S. Camden
TITLE
Scale
as shown
Drawn
SL
Date
April 2 79
DRAWING
FRANK TURNER ARCHITECT
45, SOUTH STREET READING RG1 4
No dimension is to be scaled from this drawing. Contractors must check all dimensions on site before starting any work or shop drawings.
Any errors or discrepancies are to be reported to the Architect before commencing any work.

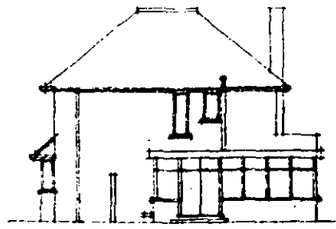


0936
FRONT ELEVATION.
lawn
ex. shed.
existing paving
HAZELBURY
patio
new store
ex. garage.
ex. house.
new kit.
PLAN AT FRONT OF SITE. SCALE. 8 FEET. TO 1. INCH.
access road.
N.
E.
W.
S.
barrett cres
hazelbury
to town centre. london road.
FRONT.
SIDE.
EX. SHED.
NEW GARDEN STORE.
EX. GARAGE.
SECTION A. A.
BACK.
NOTES
PROPOSED GARDEN STORE.
HAZELBURY. LONDON RD. WOKINGHA
FOR MR. S. J. LAMDEN.
aubrey williams. r.i.b.a.
braccen house. northway. bracknell.

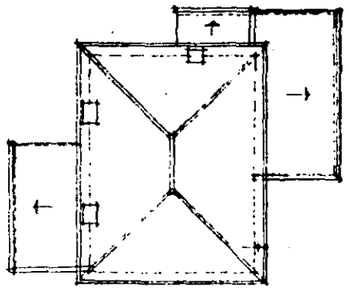
09365



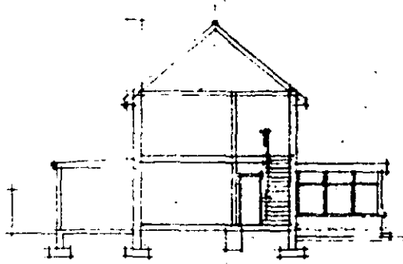
EXISTING ELEVATION TO LONDON ROAD.



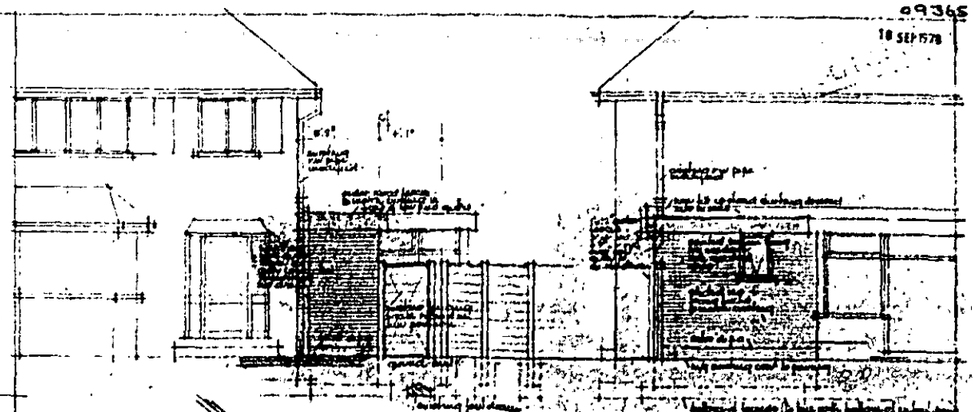
EXISTING ELEVATION TO BARRETT CRESCENT.



EXISTING ROOF PLAN.

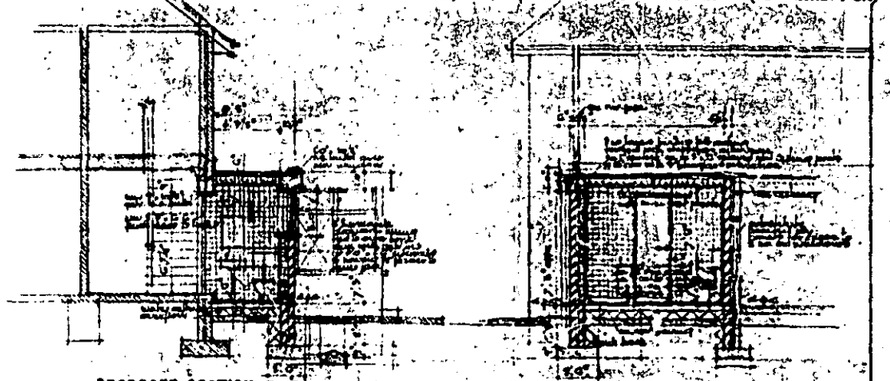


SECTION. A. A.



PROPOSED FRONT ELEVATION (TO LONDON RD).

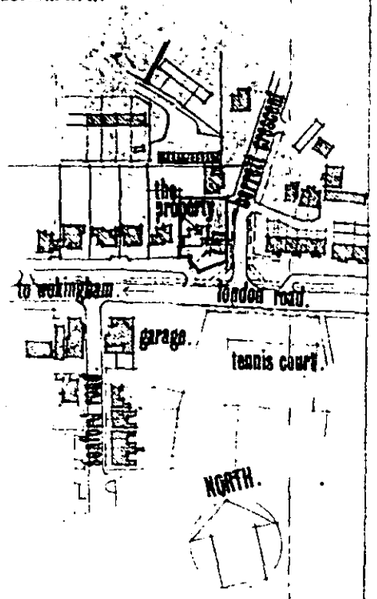
PROPOSED SIDE ELEVATION (TO BARRETT CR)



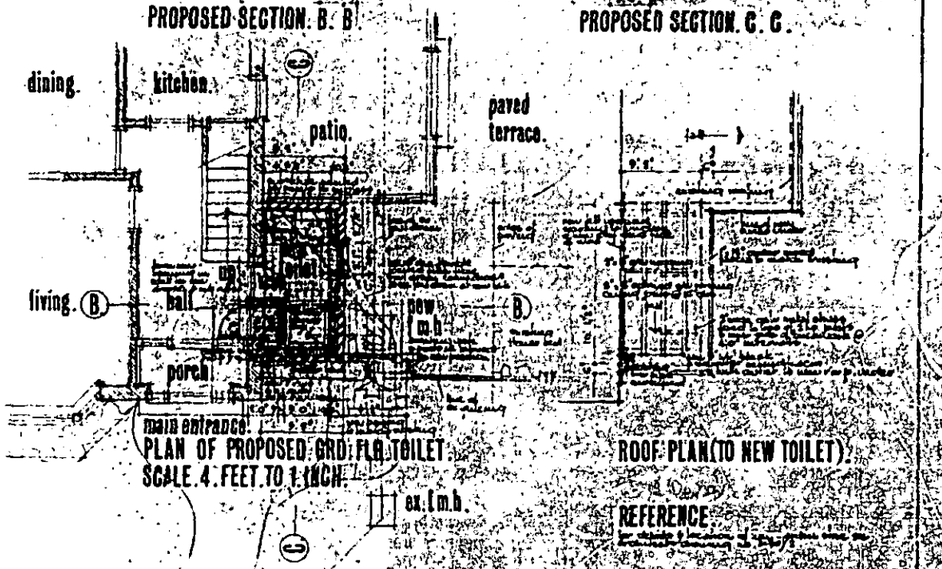
PROPOSED SECTION. B. B

PROPOSED SECTION. C. C.

EXISTING GROUND FLOOR PLAN.
SCALE 8 FEET TO 1 INCH.



BLOCK PLAN.
SCALE 1.1250.

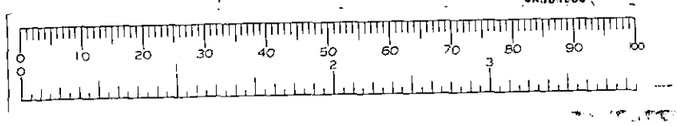


PLAN OF PROPOSED GRD. FLR. TOILET.
SCALE 4 FEET TO 1 INCH.

ROOF PLAN (TO NEW TOILET).

ex.f.m.h.

REFERENCE



PROPOSED GROUND FLOOR TOILET ADDITION.
HAZELBURY, 102, LONDON ROAD, WOKINGHAM, BERKS.
FOR. MR. S. J. LAMDEN.

aubrey williams, r.i.b.a.
bracken house, northway, bracknell, berks.

DATE. 19.7.1978. DRAWING NO. 390/1 A.

WOKINGHAM DISTRICT COUNCIL

GF/FW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr. S.J. Lamden,
c/o Mr. F. Turner,
45, South Street,
READING
Berks.

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS

Application No. 11197

Proposal **Extensions to existing garage and kitchen at 102, London Road, Wokingham.**

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 27th day of September, 1979, subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

3. The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes. Furthermore, the garage shall not be converted to living accommodation without the prior written permission of the District Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, there shall be no structural alterations to the elevations of the dwelling as extended by this permission and no further additions or alterations (including windows) shall be constructed without the prior written permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act 1971.

2. To ensure that the materials are in keeping with those existing.

3. In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.

4. To prevent an overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjacent properties.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date .....

.....
District Secretary

Tel: (0118) 974 6479

Date: 2 May 2001

My ref: F/2001/3553

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/3553
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12 May 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3553**
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Robertson

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

Tel: (0118) 974 6479

Date: 2 May 2001

My ref: F/2001/3553

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2001/3553
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached dwelling..

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6479

Date: 2 May 2001

My ref: F/2001/3553

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

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2001/3553
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached dwelling..

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Telephone: ~~0734 782388~~
0118 9780190.

86 London Road
Wokingham
Berks
RG11 1YF

PLANNING SERVICES	APT
POL	CLS
DC EXC	ENF
APP	
CS OBS	
27 APR 2001	
REPLIES TO:	ACK: ✓
	FILE:

Planning Department
Wokingham District Council
Wokingham.

24.4.01.

Dear Sir,

Application No F/2001/3553

With regard to the above application, I would like to raise objections to the proposed building of a detached dwelling on land adjoining 102 London Road, Wokingham.

① The notice of planning permission was affixed to a fence with foliage from a tree hanging over it and I had to climb under the tree to read it. This is why my objection is so late, please accept my apologises.

② The proposed entrance is into Barrett Crescent, very near to the corner with the London Road. This is a very busy area and cars are always parked opposite. There have been many accidents and two deaths at this junction.

It appears that the applicant has already made an entrance not into Barrett Crescent, but into the Private Road next to 102 London Road. This road has to be kept in reasonable condition by residents and we do not want another property's lorries and cars causing more damage.

③ As it is a Private Road, shouldn't he obtain permission to have access over all our land?

④ At present all the homes are parking on the Private Road causing obstruction and pot holes. Where will they be Parking and turning if this building is constructed?

Yours faithfully,

Kalahari
92 London Road
Wokingham
Berkshire
RG40 1YS

PLANNING SERVICES	HPT
POL	TLS
DC ETC	ENF
APP	
CS Obs	
23 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

19th April 2001

Wokingham District Council
Planning dept
Shute End
Wokingham
Berks
RG40 1WJ

Dear Sir or Madam

Proposed new house at 102 London Road - Application F/2001/3553

It has just been brought to our notice that a planning application has been made to build a detached house next to the above property. Firstly we must state that the positioning of the notice is not clear to those upon who this development affects, being positioned on a low level fence and under a tree whereby the only way that one might notice it would be by walking around the corner from London Road to Barrett Crescent. We only found out from neighbours who noticed that an inner fence had been erected to the existing property.

This is not what we object to, although it would have allowed this letter to be written earlier. Our concerns are with regards to access. The road serving the existing properties is privately owned by each property and we each have the right of way over each other's segment of road for access to our properties. The drainage that runs beneath this private road is a shared responsibility.

Assuming that access for the new property will be via the private road then each property owner will have to give their consent, as we believe that the deeds for each property contain restrictions on the number of properties using the road. Additional traffic will put greater wear and tear on the road particularly at the central access point, which of course takes the greatest volume of traffic. The main point here is that the new property does not front onto the private road and therefore will not have any road to maintain although causing wear and tear to other sectors at our cost.

Likewise with the drainage where an additional load will be generated, increasing the risk of blockage and long-term maintenance.

Should the construction be allowed to go ahead, the only suitable access for large vehicles delivering materials will be via the central access, thus restricting parking for fear of damage, causing further damage to the hedging and causing ruts in the private road again at our cost. In fact we have noticed in the past that large vehicles have to either manoeuvre back and forth to turn the tight corner or park on the main London Road causing an obstruction.

Another concern is that due to the plot size only a small property can be constructed which consequently will be valued less than the existing properties and will have an adverse affect on the current and future values of the existing properties.

To summarise we totally object to this proposed new property and trust that the planning department concur. We have not been asked for permission for the use of the private road or drainage system. In the event that it is decided to grant permission we would seek compensation from the developer for diminution, repayment of legal costs in redrafting the deeds and a contribution to the resurfacing of the private road and connection to the drainage. These conditions should be stated as part of the Councils conditions of acceptance.

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS CDS	
27 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

J. V. FISHER
LITTLE BRODT
84, London Road
WOKINGHAM
BERKSHIRE
RG40 1YF.

25.4.2001

PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKSHIRE

Dear Sirs

Ref:- Proposed Detatched Dwelling on Land Adjoining No. 102, London Road
APPLICATION No. F/2001/3553

We note the application at the above address & wish to register our comments:-

1. Plans submitted show the entrance is from Barrett Crescent, however the owner has already formed an entrance from the private drive adjacent to No. 102. & this additional entrance is not shown on his application.

2. The proposed entrance connects onto a busy road, & is a danger when vehicles enter from London Road.

3. Where will the construction traffic park? - wherever they park it will cause congestion.

4. The new proposal will increase traffic from the private drive opposite the Zebra Crossing (TWO PEOPLE have already been killed).

5. I am also concerned ~~that~~ the owner of the property has not advised the residents if he proposes to connect to our drainage system.

We apologise for the late arrive of our comments.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 9th April 2001

Location:	Land Adjoining 102 London Road, Wokingham
Proposal:	Proposed erection of detached dwelling
Application Number:	F/2001/3553

In response to your consultation dated 21st March 2001 for the above application, the tree and landscape comments are as follows:

Drawing 01828/02 correctly identifies two existing trees which should be retained under the development proposals. In order to ensure their long term survival the applicant should be required to submit for approval tree protection details in accordance with BS 5837 : 1991 - Trees in Relation to Construction.

The proposals do not affect any significant landscape features and consequently I do not have any objections to the application. However London Road is identified within the Local Plan as a Green Route (Policies WHE16, WHE 17) and there is limited scope for additional tree planting adjacent to the property frontage.

The applicant should therefore be required to submit for approval a tree planting scheme which details the species and size of trees at time of planting and subsequent after care for approval.

ROBERT PETROW
Consultant Landscape Architect

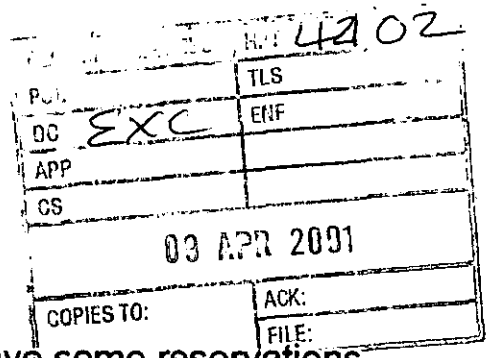
He is suggesting
that you apply a
condition removing
P.D for new
access way.

Rec'd 11.40 AM 9-4-01

Mr J. L. Kidwell
2 Barrett Crescent
Wokingham
Berkshire RG40 1UP

07 April 2001

Wokingham District Council
Planning Services
Shute End
Wokingham RG40 1WR



For the attention of the Planning Officer.

Re: **Application No. F/2001/3553**

Dear Sir,

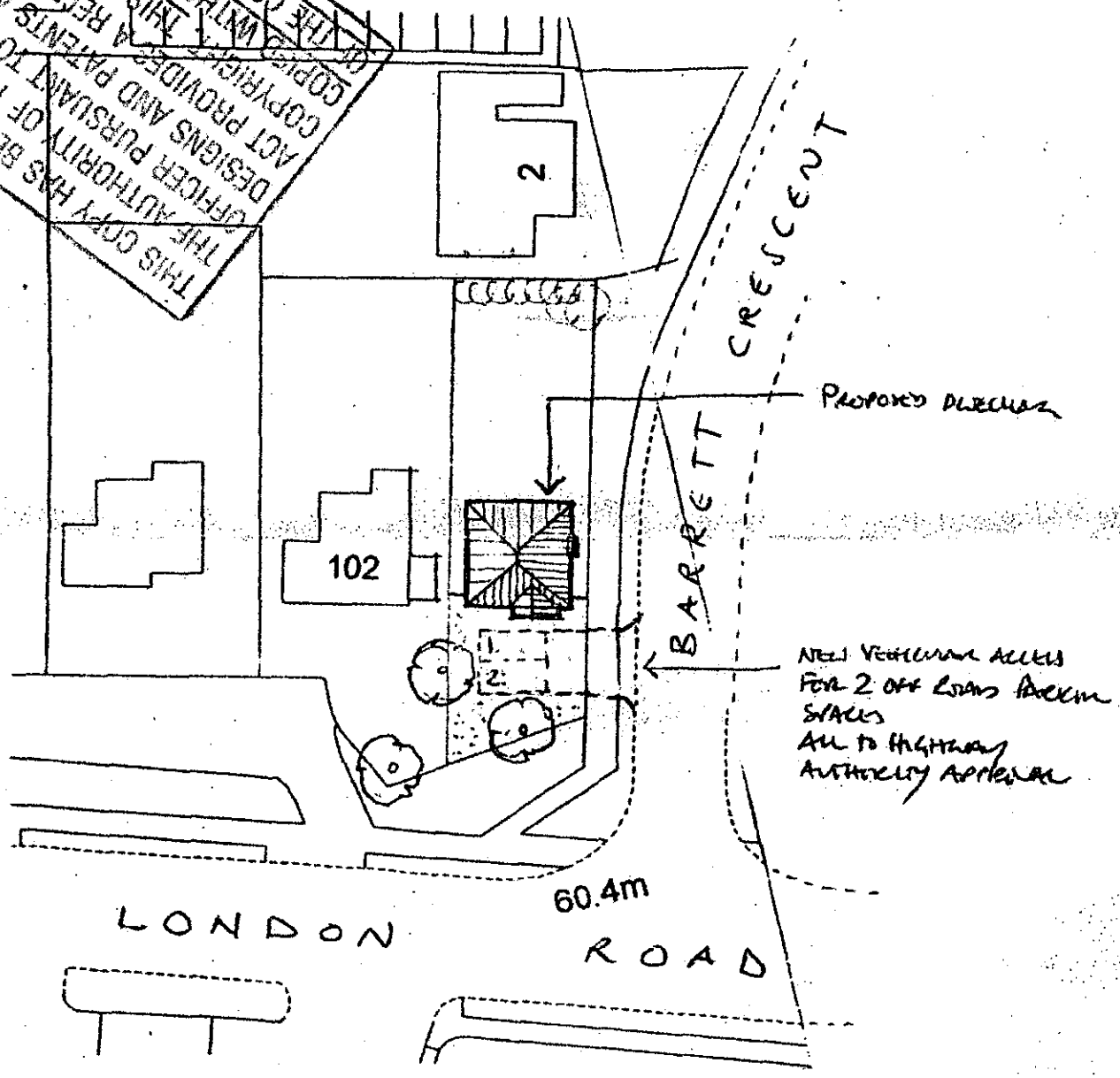
With reference to the above application, I have some reservations that at some future date, a decision might be taken to transfer vehicular access to the other side of the proposed dwelling.

I would strongly oppose such a decision because of the proximity to the boundary and my bedroom windows, which overlook such access. [See your plan attached]

Would you therefore, advise Mr Borthwick that, he or any future owner of this property, must apply for planning permission before any rearrangement of vehicular access be undertaken.

PART 1 REGISTER
12.MAR2001 * 3553
[illegible]ATED

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE DISTRICT PLANNING OFFICER PURSUANT TO S.47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THE ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT HOLDER



Job: 102, London Road Wokingham	Date: Mar 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655
Drawing Title: Proposed detached dwelling	Scale: 1:500		

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref: F/2000/3353

Date. March 26, 2001

PROPOSED: ERECTION OF DETACHED DWELLING

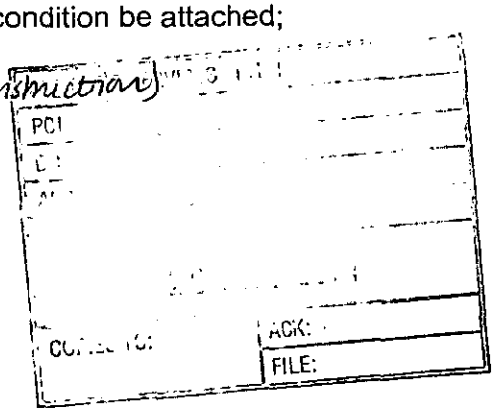
LOCATION: LAND ADJOINING 102, LONDON ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached;

Standard planning condition C070. (hours of construction)

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 21 March 2001

Application Number: F/2001/3553

Proposal: Proposed erection of detached dwelling.

Parish: WOKINGHAM TOWN

Site Address:
Land Adjoining 102, London Road, , Wokingham.

Applicant:
R Borthwick C/O Architectural Services.

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).

C122, R122. provide parking before occupation + retain
C128, R128. visibility splays.
C140, R140. (NOERT : 10 metres) - drive surface

NO7 access construction

Signed: _____ **Print name:** Adam Coggins 28/03/01

Received by Wokingham District Council

Application No: F/2001/3553

Proposal:
Proposed erection of detached dwelling.

Location:
Land Adjoining 102, London 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

21 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 MAR 2001	Map No. 46 Site 0.03
Officer: EAC / Application No. F/2001/3553	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: LAND ADJ 102 LONDON ROAD

Parish: WOKINGHAM Ward: Wescott 21.3.01

Applicant: R BORTHWICK

Fee Received 190-00 Required ..... Additional ..... Refund .....

(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	include access within red line (if pl. p. required)		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Serve Notice 1 & fill in cert B for new dropped kerb. Not required		
5	Elevation plans	(if the new access requires pl. p.)		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Barratt Crescent is an unclassified road so planning perm. not required

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

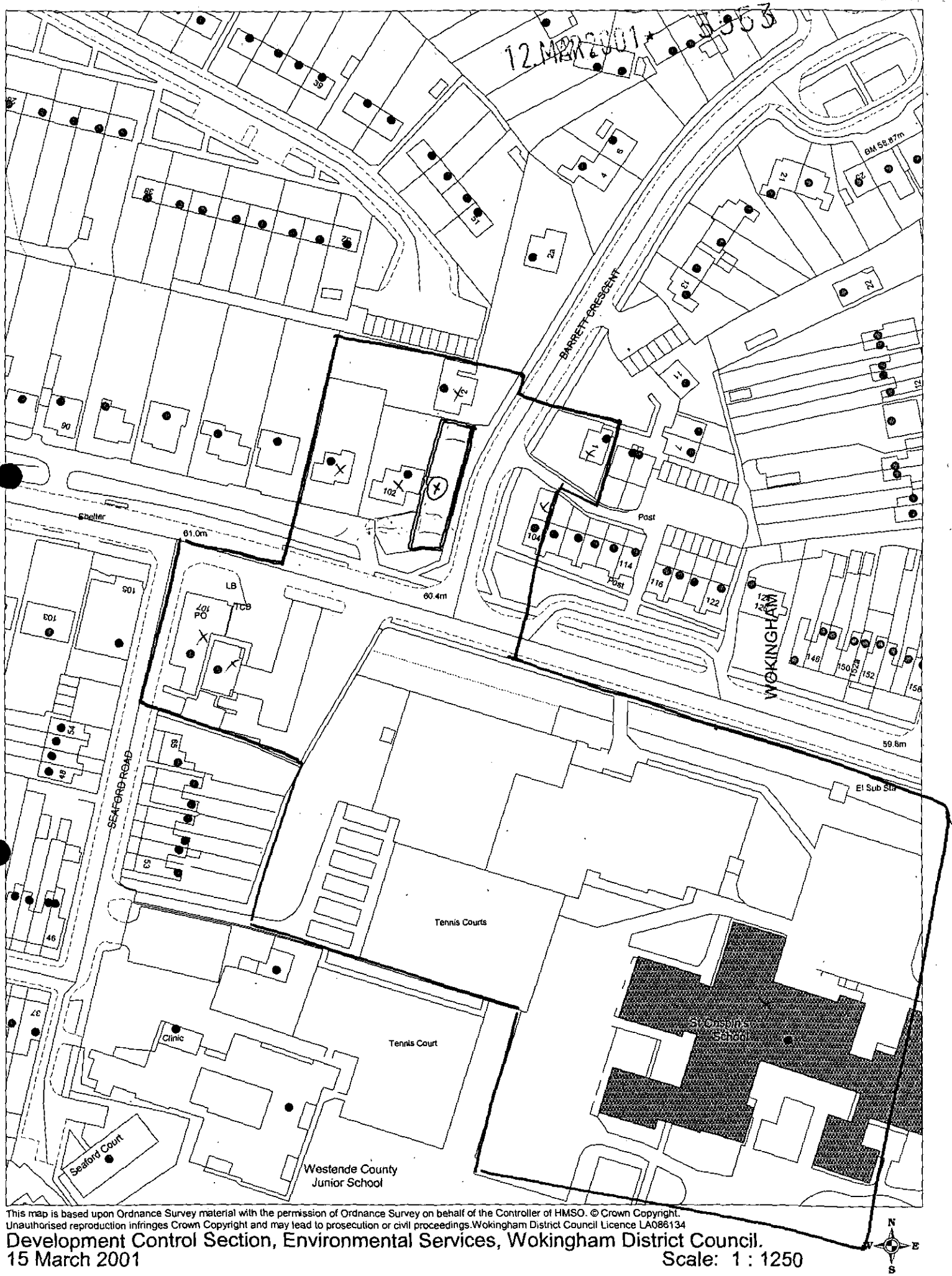
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... NS - pre-apps .....
.....
.....

NEIGHBOURS:

..... 2 site notices + see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....



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

Development Control Section, Environmental Services, Wokingham District Council.

15 March 2001 Scale: 1 : 1250

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

12 MAR 2001 3553

7th March 2001

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

our reference: **01828/P**
your reference:

Dear Sirs,

Proposed detached dwelling
Land adjacent to 102 London Road, Wokingham

Please find enclosed a full planning application with the completed documentation and appropriate fee of £190-00.

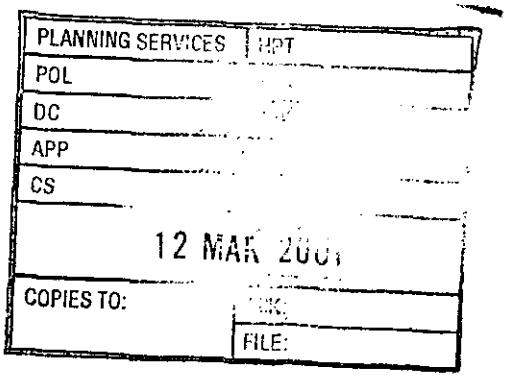
The proposal is for a 3 bedroom detached dwelling adjacent to the existing house at 102 London Road, with access for the required 2 off road parking spaces from Barrett Crescent.

Should you require any further information, please contact me at the above number.

Yours Faithfully,

P Shell

encs.



789 A

SECTION 66 CERTIFICATE

Application No

12.MAR2001 3553

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

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

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

● 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.

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

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

On behalf of . . . . R. BORTHWICK. Esq. . . . . .

Date . . . . 7/3/01 . . . . . .

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

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
12.MAR2001* 3553

1.	APPLICANT'S NAME	R. BORTHWICK Esq.
	ADDRESS	98 LONDON ROAD
		WOKINGHAM
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ARCHITECTURAL SERVICES
	ADDRESS	21 FAIRWAY AVENUE
		TILEHURST READING
	POST CODE	RG30 4QA PHONE 0118 942 1655
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 ADJACENT TO 102 LONDON ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED DETACHED DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.036 H
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	01828/01 LOCATION 02 BLOCK 03 PLANS + ELEVATIONS

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 ? N/A

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

CONCRETE ROOF TILES
FACING BRICKWORK
PVC-U WINDOWS
} ALL TO APPROVAL

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.

EXIST. FENCING TO BARLEFT CRESCENT
NEW 2000 HIGH FENCING BETWEEN HOUSES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXIST. SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

FROM BARLEFT CRESCENT AS INDICATED ON PLANS

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

ALL 1ST & G.F. LAYOUT IN ACCORDANCE WITH BUILDING REGULATION REQUIREMENTS.

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 1 5	*	1	*	1	*
BUNGALOW	1	*	1	*	1	*
FLAT/MAISONETTE	1	*	1	*	1	*
OTHER	1	*	1	*	1	*

* 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.

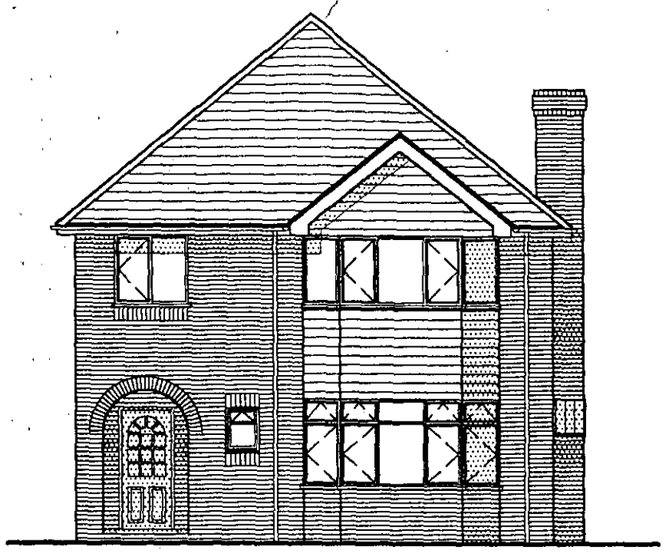
£190-00

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.

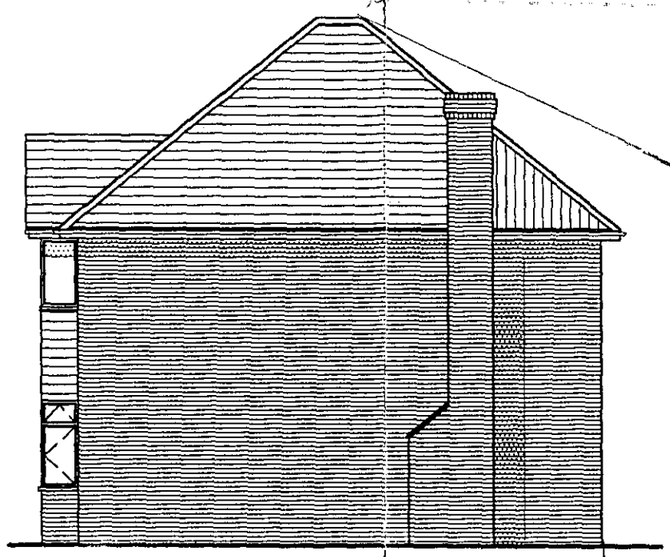
SIGNED [signature] ON BEHALF OF R. BOOTHMAN Esq. DATE 7/3/01

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".

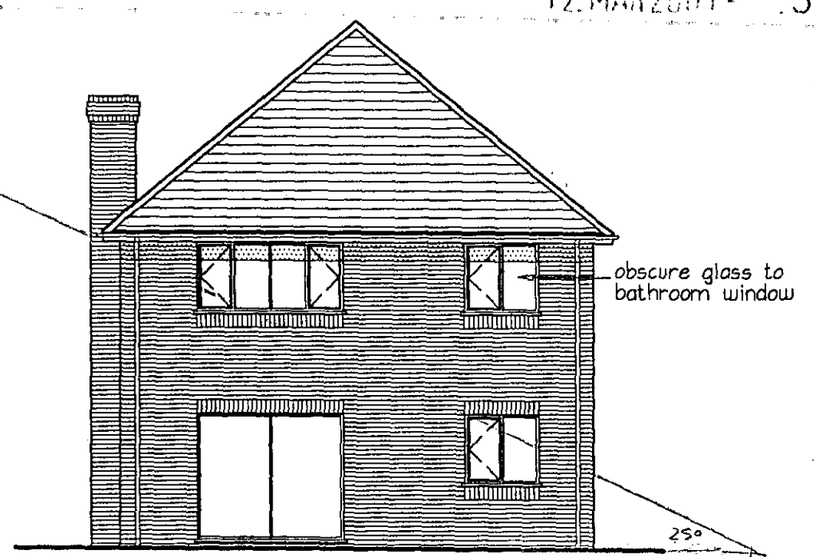
12.MAR2001 .3553



FRONT ELEVATION
facing London Road

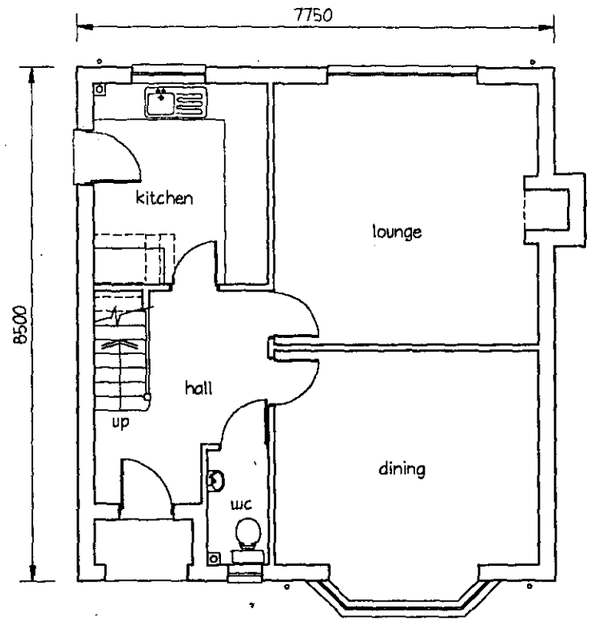


SIDE ELEVATION
facing Barrett Crescent

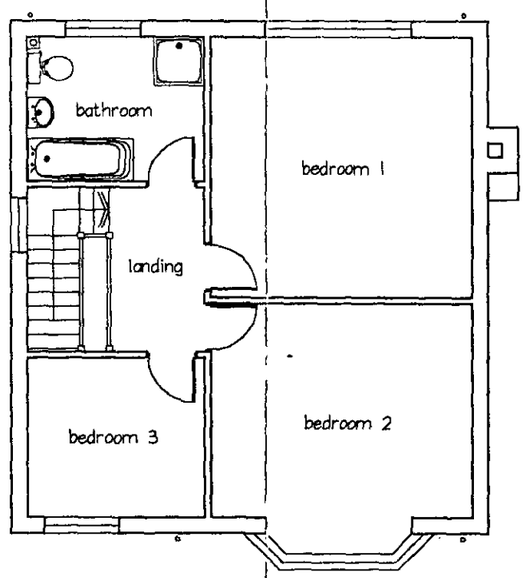


REAR ELEVATION

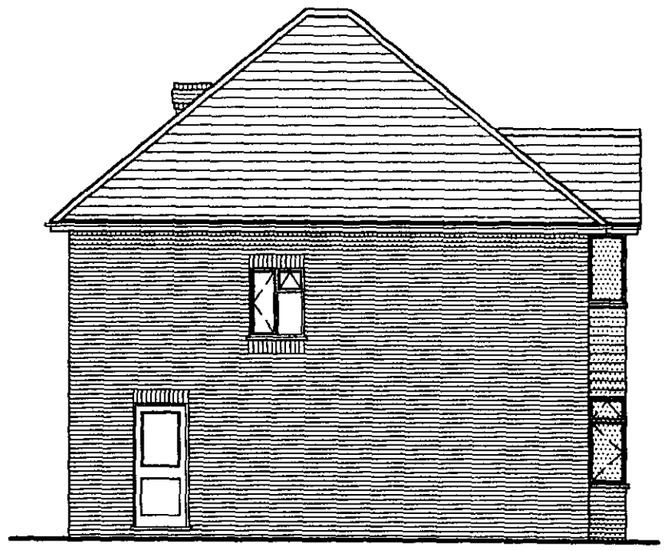
C14.5m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



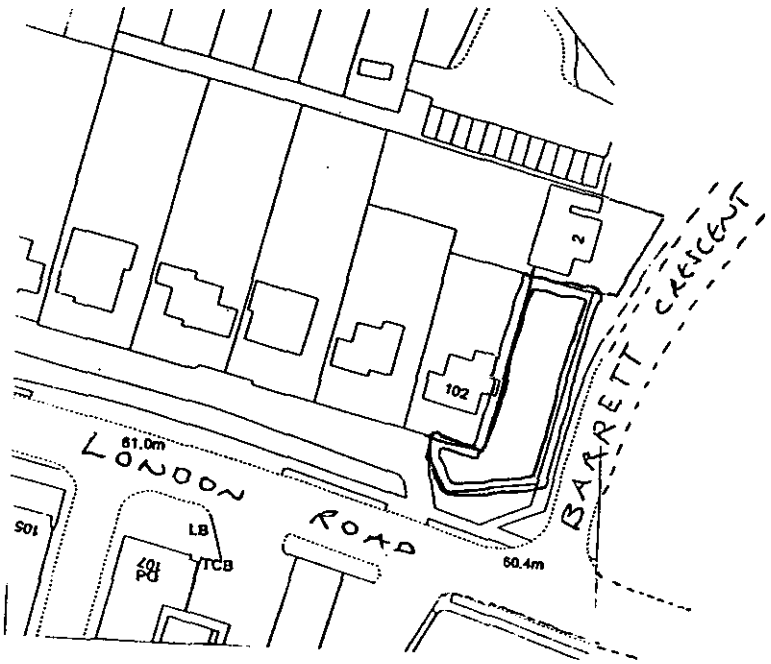
SIDE ELEVATION
facing 102 London Road

APPROVED

Materials

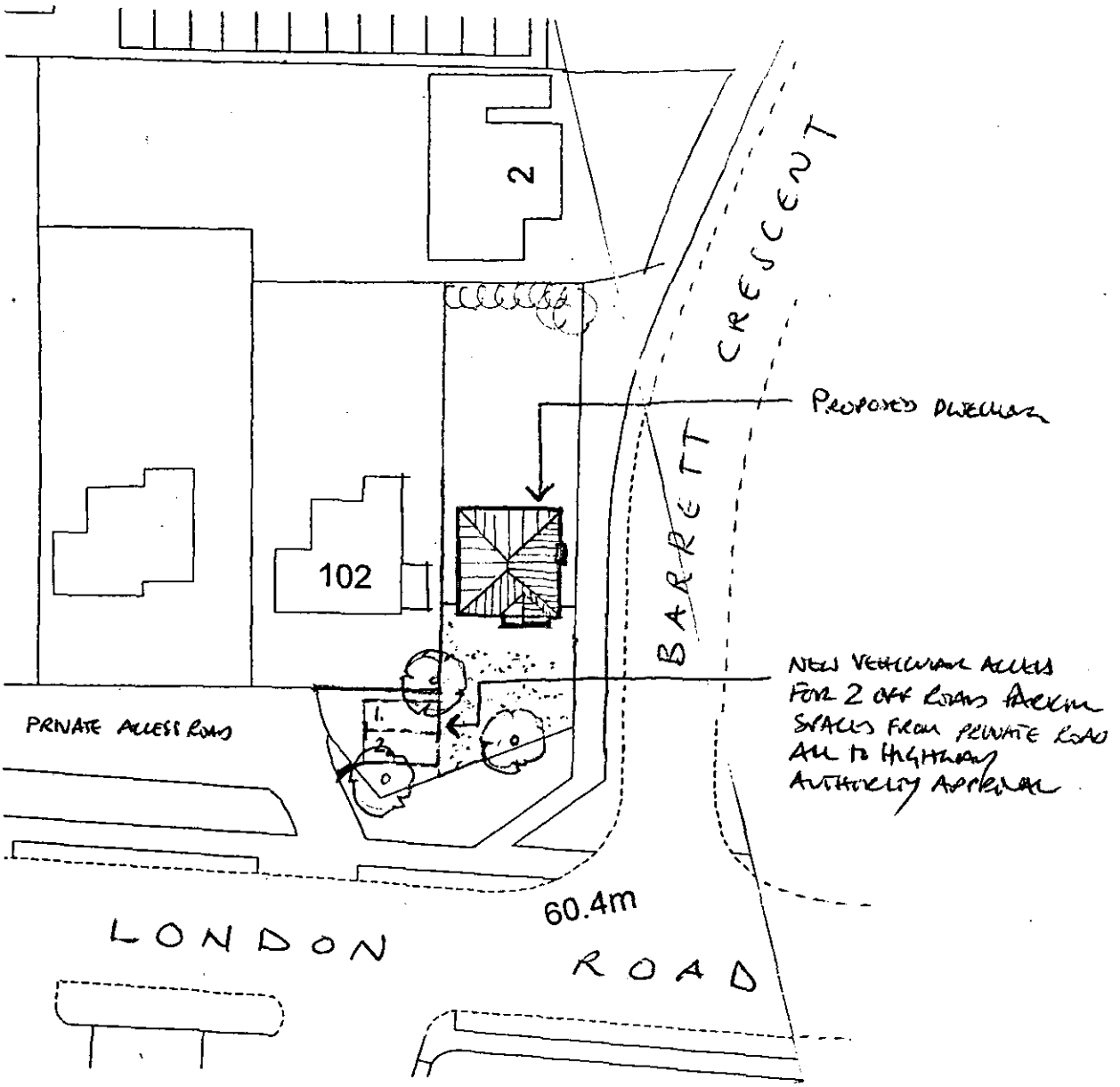
Roof: Plain concrete tiles
Walls: Facing brickwork
Windows: White pvc-u double glazed

Job: 102, London Road Wokingham	Date: Mar 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached dwelling Proposed plans & elevations	Scale: 1:100		
	Drawn by: PS	Drawing No: 01828/03 Revision	



REV. A. MAR 01
SITE BOUNDARY ADJUSTED

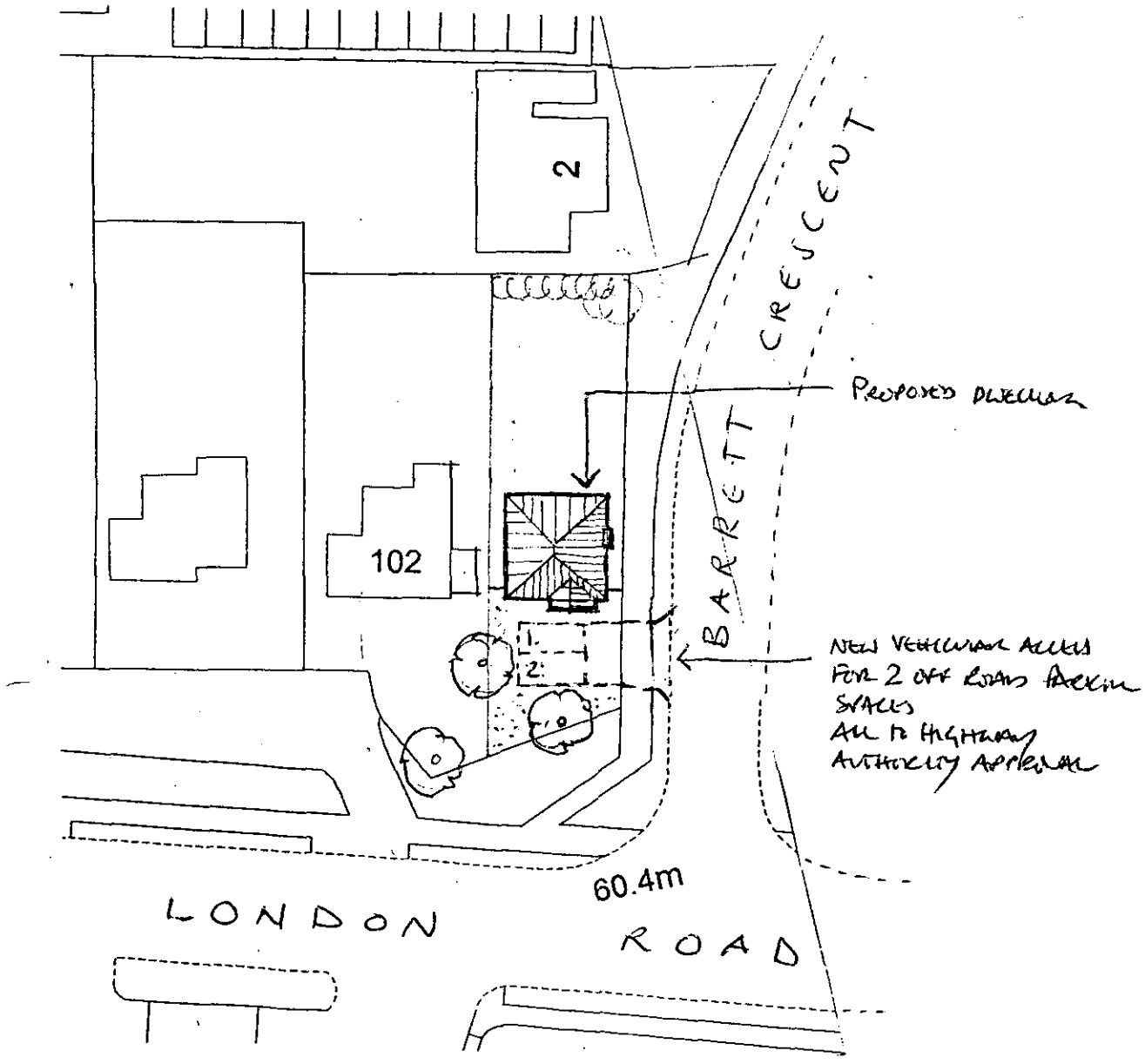
Job 102, London Road Wokingham	Date Mar 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed detached dwelling Location Plan	Scale 1:1250		
	Drawn by PS	Drawing No 01828/01	Revision A



REV A MAR 01
PARKING ACCESSED FROM PRIVATE ROAD

Job: 102, London Road - Wokingham	Date: Mar 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached dwelling Block Plan	Scale: 1:500		
	Drawn by: PS	Drawing No: 01828/02 Revision: A	

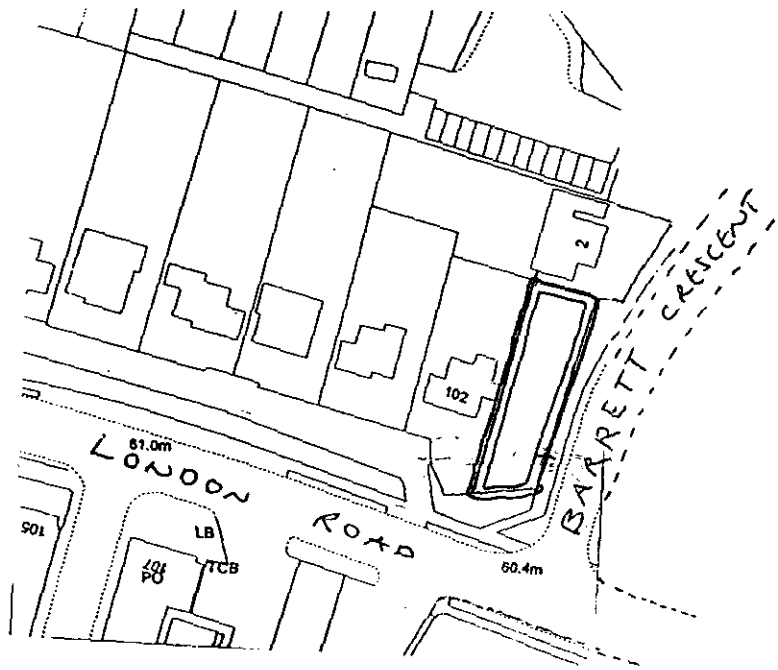
12.MAR2001 * 3553



APPROVED

Job: 102, London Road Wokingham	Date: Mar 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached dwelling Block Plan	Scale: 1:500		
	Drawn by: PS	Drawing No: 01828/02 Revision	

12.MAR2001 3553



Job 102, London Road - Wokingham	Date Mar 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed detached dwelling Location Plan	Scale 1:1250		
	Drawn by PS	Drawing No 01828/01	Revision