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APPLICATION NO:
F/2001/3209

LOCATION:
Delta Videos 3 St. Catherines Close, Sindlesham Wokingham.

APPLICANT:
Mr & Mrs Gillies C/O Martin & Pole, Nicholas

PROPOSAL:
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/03/2001

CASE OFFICER: **Martin Durkan**

APPROVED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gillies
C/O Martin & Pole, Nicholas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

Application Number: F/2001/3209

Parish: **WINNERSH**

Location: **3, St. Catherines Close, Sindlesham, Wokingham.**

Proposal: **Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.**

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. Development shall not begin until details of the scheme for protecting the proposed dwelling and garden from noise caused by road traffic adjacent to the proposed development has been submitted to, and approved by, the Local Planning Authority. All works that form part of the approved scheme shall be completed before the dwelling is occupied. The approved scheme shall be retained and maintained for the duration of the use.

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

Condition
5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
6. 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 east or west elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Condition
9. The dwelling 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 7 metres measured from the carriageway edge.

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 future occupants do not suffer from unacceptably high noise levels within the proposed dwelling and garden.

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

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

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

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

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

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

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

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 LD3 and EN2.
Loddon Area Local Plan Policy LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS7.

Informative

2. The details to be submitted under condition 3 above shall include the specification of the proposed fencing, as well as the specification of proposed double glazing and acoustic ventilators.

Informative

3. 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.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 9 May, 2002
My ref. BC/DC/2001/3209

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

Mrs J J Axford
c/o W M Graham Associates
1 Rectory Road
Wokingham
RG40 1DJ

Dear Sirs

PLANNING PERMISSION 2001/3209
SITE: 3 ST CATHERINES CLOSE, SINDLESHAM

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 2001/3209 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

ELAINE VASHI
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 4 April, 2002

My ref. CD/FP2002/2848(3209)

Mrs J J Axford
C/o W M Graham Associates
1 Rectory Road
WOKINGHAM
Berkshire
RG40 1DJ

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir/Madam,

DETACHED DWELLING WITH INTEGRAL GARAGE AT 3 ST CATHERINE'S CLOSE, WINNERSH

Thank you for your Building Regulations Application Number FP2002/2848 received on 11 March.

I note that there are discrepancies between this application and the approved Planning Application Number F/2001/3209:

- THE DWELLING IS SMALLER WITH ASSOCIATED CHANGES

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 19 April.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3209	Martin Dunkan
BUILDING CONTROL NUMBER.	FP 2002/2848	South
~~APPLICANT~~/AGENT	W M Graham Assoc.	
ADDRESS OF SITE	Land adj 3 St Catherines Close Sandersham WINNERSH	
DESCRIPTION OF PROPOSED WORK	detached 4 bed dwelling with integral garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2381-01	L1881/2B
ELEVATIONS	- " -	L1881/3 & 4
FLOOR PLANS	- " -	- " -

CHECKLIST		1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT			
APPLIC. NECESSARY-NOT RECEIVED			
APPLIC.RECEIVED & APPROVED		23/4/01	
APPLIC.RECEIVED-NO DECISION			
APPLIC.REFUSED			
DIFFERENCES BETWEEN DC/BC DRAWINGS		Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	DC	elevations shown wrongly	
	BC	dwelling is smaller + changes to windows	
DATE		4/4/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	4/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Date: 09 April 2002

To: Highways – re visibility splays

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

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Elaine Vashi

The new plans show the following: 2m high close boarded fence dividing rear and front gardens; 2.4 x 2.4m visibility splays; details of window glazing and acoustic ventilators. Drawing no: 2381-01A.

Comments are required by 19/04/2001.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

NO OBJECTION.

[signature] RE 12/4/02.

Ref: 2381

DWELLING ADJOINING 3 ST CATHERINE'S CLOSE SINDLESHAM

CONDITION DETAILS

Read with Dwgs. No. 2381 – 01A

1. Condition 3 (Ref: Dwg. No. 2381 – 01A)

   Site is surrounded by a 2 M high close boarded fence with gates (also 2 M high close boarded) dividing the rear and front gardens.

2. Condition 9 Ref: Dwg. No. 2381 – 01A

   2.4 metres x 2.4 metres visibility splays provided.

3. Informative

   Fencing 2 M close boarded fence using concrete posts as marked in red on the drawing (2381 – 01A

   Windows triple glazed with noise shields to hit and miss vents

   Acoustic ventilators fitted to all vent extracts and soil vent pipes.

PLANS TO MEET CONDITIONS

3209

BY HAND 8.30
15/04/02

17

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

Ref: 2381/wmg/cm

12 April 2002

PLANNING SERVICES	HPT 35267
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15 APR 2002	
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	FILE:

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

For the attention of Mrs C Dodsworth

Dear Mrs Dodsworth

DEVELOPMENT ADJOINING 3 ST CATHERINE'S CLOSE SINDLESHAM
Ref: CD/FP2002/2848/3209

With reference to your letter of 4 April 2002 please find enclosed the following: -

Dwg. No. 2381 – 01A x 4

With reference to application F/2001/3209 there should be on the Wokingham District Council file the following: -

a) Martin & Pole Nicholas drawings Ref: L1881/3 Rev. A

The footprint was reduced during the life of the application. However, for some reason one elevation was missed, we have been told this by Martin & Pole Nicholas.

The scheme shown on our Dwg. No. 2381 – 1A is the same as that granted Town Planning approval.

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

Yours sincerely

W M Graham

Enc

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 7 May, 2002
My ref: F/2001/3209
Your ref:

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

Mr W M Graham
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Dear Mr Graham

RE: PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE, VEHICULAR AND PEDESTRIAN ACCESS ADJOINING 3 ST. CATHERINES'S CLOSE, SINDLESHAM (PLANNING PERMISSION NO. F/2001/3209)

I refer to your letters of 11th March and 15th April 2001 regarding the discharge of conditions attached to the above planning consent. Discharge of the conditions is detailed below.

Condition 02
This condition requires the submission of material samples. The following materials are considered appropriate:
1. Brick: Leicester Multi Red Stocks LE0181
2. Tile Redland Mini Stone Wall Tile 36 Tudor brown

Condition 09
This condition requires visibility splays of 2.4m by 2.4m to be provided at the intersection of driveway and the adjacent footway. The Council's highway officer is satisfied by the details shown on plan no.2381-01A regarding this matter.

Condition 03
This condition requires details of a scheme for protecting the proposed dwelling and garden from noise caused by road traffic adjacent to the proposed development. I have consulted Environmental Health with these details and will contact you as soon as they passed me their comments.

I hope this information is sufficient for you. Should you wish to discuss this application further please do not hesitate to contact Elaine Vashi on the above number.

Yours sincerely

M L THORP

Principal Development Control Officer

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

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Ref: 2381/wmg/cm

11 March 2002

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

Dear Sir

DWELLING ADJOINING 3 ST CATHERINE'S CLOSE SINDLESHAM

With reference to the granting of application No. F/2001/3209 dated 23.4.2001 and with regard to the conditions we enclose the following: -

a) Brick Leicester Multi Red Stocks LE 0181
b) Tile Redland Mini Stone Wall Tile 36 Tudor brown

The materials enclosed are to satisfy condition No. 2. Other items will follow under separate cover.

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

Date: 09 April 2002

To: Case Officer

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

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Elaine Vashi

The new plans show the following: 2m high close boarded fence dividing rear and front gardens; 2.4 x 2.4m visibility splays; details of window glazing and acoustic ventilators. Drawing no: 2381-01A.

Comments are required by 19/04/2001.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / ~~REVISED~~ PLANS TO COMPLY WITH CONDITIONS (INFO)

App No. 3209 (Planaps) / (Ludhouse) Date Rec. 21|3|02.

Location: LAND ADJOINING 3, ST. CATHERINES CLOSE, SINDLESHAM Parish WINNERSH.

Applicant: MR & MRS GILLIES c/o W.M. GRAHAM ASSOC.

Description of attached plans Plans showing 2m high close boarded fence dividing rear & w. gardens; 2·4 X 2·4m visibility splays; & details of window glazing & acoustic ventilators.

Drawing No's: 2381 - 01 A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER E.V.

Consultations Sent by Admin. on 09.04. PS

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. 3209 (Planaps) / (Ludhouse) Date Rec. 21/3/02.

Location: LAND ADJOINING 3, ST. CATHERINES CLOSE, SINDLESHAM Parish WINNERSH.

Applicant: MR & MRS GILLIES C/O W.M. GRAHAM ASSOC.

Description of attached plans: Plans showing 2m high close boarded fence dividing rear & w. gardens; 2.4 X 2.4m visibility splays; & details of window glazing & acoustic ventilators.

Drawing No's: 2381 - 01 A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways) re. VISIBILITY SPLAYS.		☑
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

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

NEIGHBOURS: _____

Date for Responses: 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER: E.V.

Consultations Sent by Admin. on: 09.04.PS

Yellow - Part One Copy
Green - Officer's Copy

Recd PM 20.3.02

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

PLANNING
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21 MAR 2002
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Ref: 2381/wmg/cm

20 March 2002

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

PLANS TO MEET CONDITIONS
3209

Dear Sir

DWELLING ADJOINING 3 ST CATHERINE'S CLOSE SINDLESHAM

With reference to your letter of 11.03.2002 regarding conditions for Application No F/2001/3209 please find enclosed 2 copies of the following: -

a) Dwgs Nos. 2381 – 01A
b) Condition details

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

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3209

Applicant : Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Location : Delta Videos 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal : Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Site Notice Displayed ? :	YES	NO	DATE
	✓		08/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 08/02/01

Date Registered : 19/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 16/03/2001. 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 :

1) HIGHWAYS AGENCY - (LOCATION PLAN WAS INCORRECT; RED LINE HAD INCLUDED PART OF M4 MOTORWAY LAND.) NO OBJECTION IN PRINCIPLE TO NEW HOUSE. LOCATION PLAN NOW CORRECTED.
2) HIGHWAYS - RECOMMEND APPROVAL SUBJECT TO CONDITIONS.
3) LANDSCAPE - OBJECTS; WOULD BE DETRIMENTAL TO THE AMENITY OF OTHER RESIDENTS AS A RESULT OF THE REMOVAL OF THE BANK AND TREES AT THE REAR.
4) ENV. HEALTH - APPROVE SUBJECT TO CONDITIONS
5) WINNERSH P.C. - NO COMMENTS 6) TWO NEIGHBOUR OBJECTIONS

Planning Issues :

WITHIN IDENTIFIED SETTLEMENT (LALP - LTV1 WDLPAD - WOS2)

MAIN ISSUES :

NOISE (ADJACENT TO M4 MOTORWAY)

IMPACT ON STREET SCENE AND ADJOINING OCCUPIERS.

HISTORY

05/01/98 - OUTLINE P.P. FOR HOUSE REFUSED (NOISE)

24/08/98 - FULL P.P. FOR HOUSE REFUSED (NOISE, OVERLOOKING)

Application Number: F/2001/3209

Appraisal:

The site comprises vacant land situated between no.3 and no.4 St. Catherine's Close. The proposal is to erect a 4-bedroom house on the site. The main issues are the impact of the development on adjoining occupiers, the impact on the character and amenity of the area and the impact of noise from the adjacent M4 motorway.

1. Impact on adjoining occupiers
No.3 St Catherine's Close has a side garage adjoining the boundary of the application site. There is a window at first floor level on the main flank wall of no.3 facing the site over the garage. It would face the south-west corner of the proposed house at a distance of about 6m. However, although this would result in some loss of outlook, since at present the window faces an open site, the occupiers' amenity would not be harmed to any significant degree. There would be no loss of privacy and the window would still receive adequate daylight.

No.4 St Catherine's Close is located some 15m away from the proposed house and it would not suffer any loss of privacy, daylight, or outlook. It has a window on its northern flank wall at first floor level, from which the proposed house would only be visible at an oblique angle some 15m away.

Planning permission has recently been granted for a two-storey side extension and a double garage at no.4. The first floor bedroom window of the new extension would overlook the garden of the proposed house, but it would be some 12m away. There would also be an intervening 3m high fence as well as a number of trees between the window and the garden that would provide screening. It is therefore considered that the privacy of the proposed house's garden area would be adequately protected.

The double garage that has been granted planning permission at no.4 would be between 1.5m and 3m away from the common boundary with no.3. The garage would project in front of the proposed new house at no.3 but the latter would be set back 2m from the common boundary so that there would be a gap of approximately 4m between the new garage at no.4 and the new house at no.3. There would therefore be no serious loss of light or privacy for the ground floor lounge of the new house if, or when, the garage is built.

So far as the proposed 3m high fence along the common boundary between no.3 and no.4 is concerned, this would be approximately 12m away from the living room window on the ground floor of the proposed extension at no.4. There would therefore be no loss of daylight to that window, nor would there be any significant loss of outlook. (Part of the 3m high fence would be hidden behind the double garage that has already been granted planning permission at no.4.) It is not considered that there would be any significant overshadowing of the rear garden of no.4 from the proposed fence and although it would be seen from the first floor bedroom window of no.4 this would not result in any loss of amenity.

The occupants of no.4 have objected to the application on a number of grounds. The grounds relating to access, parking and on-site manoeuvring have been considered by

Highways who are satisfied with the proposed arrangements. Some of the objections raised, such as difficulties with utility services, the owner's intention to move and property values, are not planning matters. Other concerns, such as loss of light, loss of privacy, design, and increased noise and pollution resulting from the removal of the bund at the rear of the site, are addressed elsewhere in this report.

The agent has made reference to the ameliorating effects of the extension and double garage that has already been granted planning permission at no.4 in limiting the impact of the proposed new house at no.3 on the occupiers of no.4. However, it cannot be assumed that this extension and garage at no.4 will be built. The impact of the proposed development on no.4 has therefore been assessed on the basis of the current situation.

The occupiers of no.5 have objected to the application on a number of grounds, including loss of privacy. However, no.5 would be separated from the proposed dwelling by approximately 35 metres, which is the same or greater distance than that separating every other property between one side of the road and the other in St Catherine's Close. The proposed dwelling would also be staggered and would not directly face any other property across the road. It is therefore not considered that there would be any significant loss of privacy to no.5 or to any other property in the street.

The occupiers of no.5 have also objected to the removal of the bund and conifers at the rear of the site on the grounds that traffic along the M4 would become visible. However, there would be a 7 metre high house across the width of the plot, which would screen the houses opposite the site from a view of the traffic on the M4. The concern about the loss of the bund and conifers resulting in increased noise and pollution are dealt with below.

It is therefore concluded that the proposal would not have any detrimental impact on the amenity of adjoining occupiers

2. Impact on the surrounding area
The site is smaller than that of other properties in St Catherine's Close. However, the dwelling would be similar in scale to that of other properties in the area. The proposed elevational treatment would not be out of character with the appearance of neighbouring properties. The dwelling would also be staggered in relation to the adjoining properties, in common with other dwellings in the street.

Although the dwelling would have a small, reasonably private, front garden, it would have no rear garden, in contrast to the fairly generous rear gardens of neighbouring properties. However, in accordance with Planning Policy Guidance, this is to be considered a matter between the developer and the purchaser, since it has no impact on the street scene or the character of the area in general.

It is therefore concluded that the proposal would have any adverse impact on the character of the area that would justify refusal of planning permission.

3. Noise and pollution
Environmental Health is satisfied that the proposed noise attenuation scheme will safeguard the amenity of future occupiers, subject to appropriate conditions. They have advised that the bund and conifers at the rear of the site do not have any significant noise attenuation effects and they therefore do not have any objection to their removal on those grounds. They have also advised that the bund and conifers do not provide any protection against pollution from the motorway for local residents since pollution is, by it nature, airborne.

The conclusion is therefore that there are no planning grounds for withholding planning permission for the development and, consequently, it is recommended is that it should be granted subject to a number of conditions to safeguard the amenity of future occupiers and adjoining residents.

Recommendation: **Approval** ~~**Refusal**~~

Application Number F/2001/3209

Conditions

No	Std Con	Std Reas	Non Std Conditions/Reasons
1.	*C001*	*R001*	
2.	*C012*	*R012*	
3.			*Development shall not begin until details of the scheme for protecting the proposed dwelling and garden from noise caused by road traffic adjacent to the proposed development has been submitted to, and approved by, the local planning authority. All works that form part of the approved scheme shall be completed before the dwelling is occupied. The approved scheme shall be retained and maintained for the duration of the use.* *Reason: To ensure that future occupants do not suffer from unacceptably high noise levels within the proposed dwelling and garden.*
4.			*Works related to the construction of the dwelling hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and from 8am to 1.30pm Saturdays and at no time on Sundays, bank or public holidays.* *Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.*
5.	*C040*	*R040*	
6	*C044*	*R044*	*insert: 'east or west elevations of the building'*
7.	*C049*	*R049*	
8.	*C122*	*R122*	
9.	*C128*	*R128*	
10.	*C140*	*R140*	

1. *N16*
   Loddon Area Local Plan Policies: LTV1
   Wokingham District Local Plan Policies: WOS2, WOS7
   Berkshire Structure Plan Policies: LD3, EN2

2. *The details to be submitted under condition 3 above shall include the specification of the proposed fencing, as well as the specification of proposed double glazing and acoustic ventilators.*

3. *N07*

RECOMMENDATION AND CONDITIONS AGREED.....
(Development Control Manager)

Date.....15/4/07.....

RECORD OF SITE VISIT

SITE ADDRESS: Delta Videos 3 St. Catherines Close Sindlesham Wokingham.

APPLICATION NUMBER: F/2001/3209

OFFICER: Martin Durkan

DATE OF SITE VISIT: 08/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL: DETACHED HOUSES IN A CUL-DE-SAC. M4 MOTORWAY ADJACENT TO THE NORTHERN BOUNDARY.

3. DESCRIPTION OF SITE/BUILDING

VACANT LAND. 2M HIGH BRICK WALL ACROSS FRONTAGE. 2M HIGH TIMBER FENCE ADJ. NO.3 PART FENCE, PART WALL ADJ. NO. 4

4. RELATIONSHIP TO ADJOINING PROPERTIES

SEE ATTACHED REPORT

5. SITE CONSTRAINTS

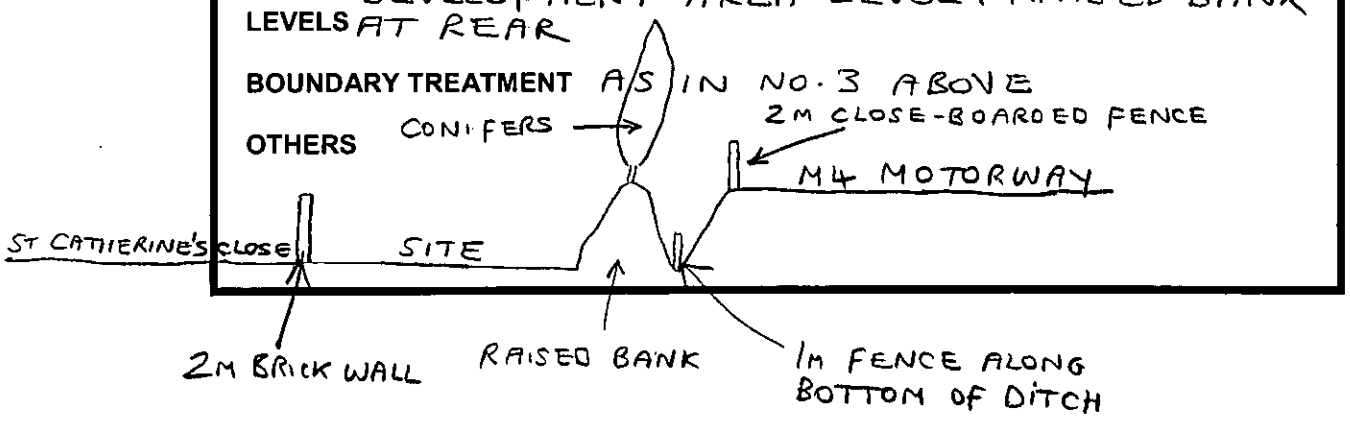
TREES TREES ON RAISED BANK AT REAR OF SITE

ACCESS/PARKING

LEVELS DEVELOPMENT AREA LEVEL. RAISED BANK AT REAR

BOUNDARY TREATMENT AS IN NO. 3 ABOVE

OTHERS



Tel: (0118) 974 6446

Date: 5/4/01

My ref: F/2001/3209

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 Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Dear Councillor

Application Number: F/2001/3209
3, St. Catherines Close, Sindlesham, Wokingham.
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

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 **Martin Durkan** on **(0118) 974 6446**. 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 20th April

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3209**
3, St. Catherines Close, Sindlesham, Wokingham.
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Turner

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

Tel: (0118) 974 6446

Date: 5/4/01

My ref: F/2001/3209

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2001/3209
3, St. Catherines Close, Sindlesham, Wokingham.
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

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 **Martin Durkan** on **(0118) 974 6446**. 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 20th April

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3209**
3, St. Catherines Close, Sindlesham, Wokingham.
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

Tel: (0118) 974 6446

Date: 8/4/01

My ref: F/2001/3209

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 Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2001/3209
3, St. Catherines Close, Sindlesham, Wokingham.
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

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 **Martin Durkan** on **(0118) 974 6446**. 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 20th April

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3209**
3, St. Catherines Close, Sindlesham, Wokingham.
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Siggery

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

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3209**

3, St. Catherines Close, Sindlesham, Wokingham.

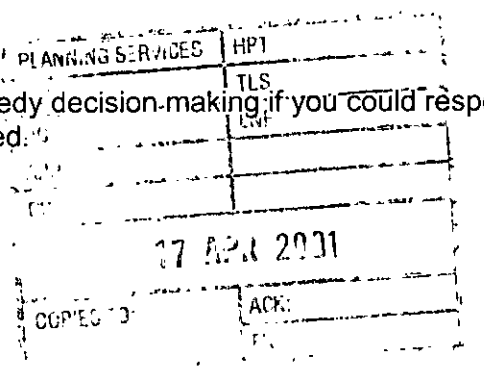
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Transfer: Yes ☐ No ☑ Quite happy thanks.

Reason for Transfer:

Signed: P. Bray Date: 18th April 2001

Councillor Bray



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

HIGHWAYS AGENCY

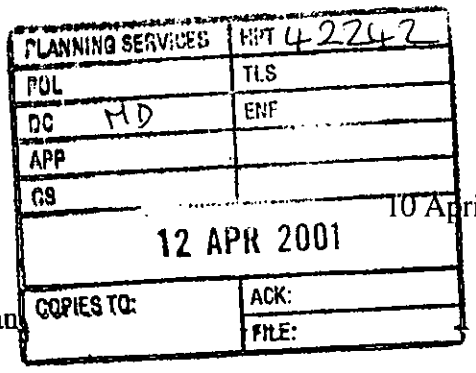
Federated House
London Road
Dorking
Surrey RH4 1SZ

Switchboard: 01306 742025
Facsimile: 01306 878491

Direct Line: 01306 878328

Our ref: HA.4/10/14
Your ref: Martin Durkan/F/2001/3209

The Development Control Manager
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR



10 April 2001

For the attention of Mr Martin Durkan

Dear Sir

Planning application no F/2001/3209

DELTA VIDEOS, 3 ST CATHERINES CLOSE, SINDLESHAM

Thank you for your letter dated 4 April, enclosing revised details of the above application.

I note that the applicant has now amended his proposals to avoid interference with the motorway boundary fence. I therefore no longer have any grounds for objection to the application.

Yours faithfully

Muriel Killin

MISS M J KILLIN
Route Manager

cc: Ms Williams (Martin & Pole Nicholas)

Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DETR

HIGHWAYS AGENCY

Area Five Team
Federated House
London Road
Dorking RH4 1SZ

Our ref: HA 4/10/14 PT4
Your ref: F/2001/3209 REVISED

District Planning Officer
Wokingham District Council
Council
Offices, Shute End
WOKINGHAM
RG40 1WR

Direct Line: 01306 878345
Fax: 01306 878491

9 April 2001

Dear Sirs,

ERECTION OF DETACHED DWELLING WITH VEHICULAR AND PEDESTRIAN ACCESS
3 ST.CATHERINES CLOSE, SINDLESHAM, WOKINGHAM

The above mentioned planning application was received on 06/04/01. In line with the Statutory requirements, we will endeavour to reply by 20/04/01.

The Case Officer who will be dealing with the Application is:

Muriel Killin who can be contacted on **01306 878328.**

Yours faithfully

N. J. Elphick
Area Team 5

PLANNING SERVICES	42144
POL	TLS
DC MD	
APP	
CS	
10 APR 2001	
COPIES TO:	ACK:
	FILE:

Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DETR

Date: 04 April 2001

To: Winnersh Parish Council

We have received Minor Amendments for the following planning application:

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Martin Durkan

The new plans show the following: Relocation of 2m high rear boundary fence. Drawing no L1881/2b.

Comments are required by 14/04/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

Byhand 23/3/01.

Martin & Pole

inc. Watts & Son Est. 1846

23 March 2001
JW/L1881

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Dear Mr Durkan

3 St Catherine's Close Sindlesham
Planning application for a new house F/2001/3209

You have received a copy of my letter sent to the Highways Agency, which seeks to resolve their concerns about works to the boundary fence. However, I have discussed the problem with my client and he has asked me to amend the plan to show the 2 metre high close boarded fence moved into the site and away from the Highways Agency's post and rail fence.

You have confirmed that this would be an acceptable solution for you and I enclose 3no copies of the amended drawing (L1881/2b). The scale of this plan is 1:200.

The EHO and the highways officer have suggested conditions to address their technical concerns, which I agree are appropriate. I note the latest objections raised by a neighbour and would just like to comment that it is quite clear from the O.S plan and from visiting the site that the distances between the proposed house and existing properties is generous enough to mitigate any potential overlooking. The EHO's comments confirm that their claims for the noise attenuation properties of the bank and trees are unfounded. The erection of a two storey house on the proposed site must be an improvement over a 1.5 metre high bank in this regard.

I hope that you are now in a position to make a favourable recommendation and I look forward to receiving the decision notice in due course.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

Enclosures

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 | Earley Office (0118) 926 4422 | Crowthorne Office (01344) 780111 | The Auction House (0118) 979 0460

Date: 04 April 2001

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Martin Durkan

The new plans show the following: Relocation of 2m high rear boundary fence. Drawing no L1881/2b.

Comments are required by 14/04/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

1970

(RING ONE)

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

F/2001

App No. 3209 (Planaps) / (Ludhouse) Date Rec. 26/03/01

Location: 3 ST. CATHERINE'S CLOSE, SINDLESHAM

Parish

Applicant: MR GILLES

Description of attached plans RELOCATION OF 2M ~~[illegible]~~ HIGH REAR BOUNDARY FENCE

Drawing No's: L1881/2B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: HIGHWAYS AGENCY

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER MD

Consultations Sent by Admin. on 04.04.05

Yellow - Part One Copy
Green - Officer's Copy

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/stcath

To: Martin Durkin
Development Control

Your Ref: F/2001/3209

Date: 29 March 2001

Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.
3 St Catherine's Close, Winnersh

Following our meeting and reviewing the revised proposals dated 23/03/01 I have the following comments.

I agree with the new location of the proposed 2m close board fence as shown on the plan L1881/2B.

The proposals would provide adequate noise attenuation subject to approval of the exact specification. Hence it should be considered appropriate in granting planning consent I recommend that the following conditions are imposed:

1. Development shall not begin until a scheme for protecting the proposed dwelling and garden from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local planning Authority. All works that form part of the approved scheme shall be completed before the dwelling is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason: to ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwelling and garden.

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

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

Suzanne McLaughlin

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 28th March 2001

Location:	3 St Catherine's Close, Sindlesham
Proposal:	Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access
Application Number:	F/2001/3209

In response to your consultation dated 8th March 2001 for the above application, the tree and landscape comments are as follows:

Before I can make detailed comments can you please confirm the following:

Is the existing leyandii hedge to be retained within the development site - drawing L1882/2 A is unclear in this respect.

If the leyandii hedge is to be removed then I should wish to object to the proposals since this provides a visual screen to the motorway from the surrounding houses.

Notwithstanding the above I an concerned that the proposal to erect a 2m high close board fence 4m from the rear of the property will create an unattractive feature which will shade the rear of the proposed property and preclude enjoyment of the rear garden. The need for such mitigation suggest that the site is unsuitable for the proposed development although I note that the adjacent housing has been built in similar locations.

ROBERT PETROW
Consultant Landscape Architect

13 MAR 2001

Date: 08 March 2001

To: Neil Etherington, Trees

3

We have received Revised Plans for the following planning application:

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, ~~Wokingham~~ Winnersh.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Martin Durkan

The new plans show the following: Amended application for a new dwelling, including the removal of bank at rear of site and noise attenuation measures comprising a 2m high close-boarded fence along rear boundary, and a 3m high close-boarded fence along part of boundary with No 4 St Catherine's Close.

Comments are required by 18/03/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

Removal of hedge.
Creates unsafe garden space.
Will the fence remain?

Byhand 23/3/01.

3209 1

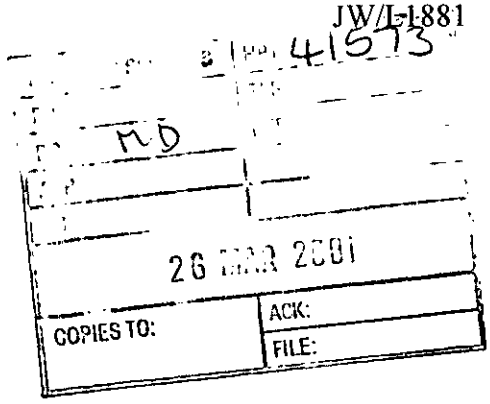
MINOR ENTS

Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

23 March 2001
JW/L1881



Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Durkan

3 St Catherine's Close Sindlesham
Planning application for a new house F/2001/3209

You have received a copy of my letter sent to the Highways Agency, which seeks to resolve their concerns about works to the boundary fence. However, I have discussed the problem with my client and he has asked me to amend the plan to show the 2 metre high close boarded fence moved into the site and away from the Highways Agency's post and rail fence.

You have confirmed that this would be an acceptable solution for you and I enclose 3no copies of the amended drawing (L1881/2b). The scale of this plan is 1:200.

The EHO and the highways officer have suggested conditions to address their technical concerns, which I agree are appropriate. I note the latest objections raised by a neighbour and would just like to comment that it is quite clear from the O.S plan and from visiting the site that the distances between the proposed house and existing properties is generous enough to mitigate any potential overlooking. The EHO's comments confirm that their claims for the noise attenuation properties of the bank and trees are unfounded. The erection of a two storey house on the proposed site must be an improvement over a 1.5 metre high bank in this regard.

I hope that you are now in a position to make a favourable recommendation and I look forward to receiving the decision notice in due course.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

Enclosures

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

FACSIMILE TRANSMISSION

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS
R N Price FRICS, FAAV
Associates
R C Griffiths AMICS (Management Surveyor)
G J R Lewis (Chattels Auctioneer)
Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, FAAV
P C Neale FRICS
L J Rose FRICS

To: Martin Durkan **Fax No:** 0118 9746484

From: Julie Williams

Date: 20 March 2001

Number of Pages (including this page): 2

Please telephone 0118 978 0777 or 0118 979 0010 if any error occurs.

MESSAGE:

Attached is letter sent to Highways Agency to resolve their concern.

Have you any concerns that need to be considered?

JW

COPIES TO: ACK: FILE:

Chartered Surveyors

IMPORTANT NOTICE

This communication and any pages attached is intended solely for the addressee named above. It may contain confidential and/or privileged information. If you are not the intended recipient or agent responsible for its delivery any disclosure, dissemination, distribution or copying of this communication is strictly prohibited and you must not act in reliance on its contents. If you have received this communication by mistake, please notify us immediately by telephone or facsimile and return the documents by post as soon as possible. We will refund the postage and telephone costs.

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 | Earley Office (0118) 926 4422 | Crowthorne Office (01344) 780111 | The Auction House (0118) 979 0460

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

JW/L1881
20 March 2001

Miss M Killin
Route Manager
Highways Agency
Federated House
London Road
Dorking
Surrey RH4 1SZ

Dear Miss Killin

3 St Catherine's Close, Sindlesham

I have just read your most recent letter to Wokingham District Council raising an objection to the proposed house at this site. I had understood that the Highways Agency owned the noise barrier adjacent to the carriageway and the area of land between it and the post and rail fence that marks to the northern extent of my clients' land. I am grateful for the clarification that you also own that fence too.

However, I find your opposition to the proposal based on concerns for the future of that fence boundary to be excessive. At present the post and rail fence has a function of marking the boundary – it provides no security for the motorway or the maintenance strip. As access to this area for maintenance is gained via the motorway I am not clear how the proposed alteration to the fence could have any detrimental impact on the highways' agency's functions.

It would of course be cheaper to not improve the boundary at all but it seems appropriate to do so. Could you clarify that subject to a condition requiring the alterations to the post and rail fence being approved and agreed by yourselves the Highways Agency withdraws its objection?

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

Cc – Martin Durkan – Wokingham District Council

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS
R N Price BSc, FRICS
Associates
R C Griffiths MRICS (Management Surveyor)
G J B Lewis (Chattels Auctioneer)
Consultants
R A H Lawrence FRICS
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L J Rose FRICS
Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
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Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 [illegible]*

HIGHWAYS AGENCY

Federated House
London Road
Dorking
Surrey RH4 1SZ

Switchboard: 01306 742025
Facsimile: 01306 878491

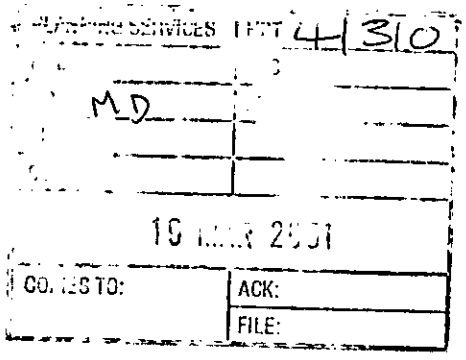
Direct Line: 01306 878328

Our ref: HA.4/10/14 (M4)
Your ref: Martin Durkan/F/2001/3209

The Development Control Manager
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

15 March 2001

For the attention of Mr Martin Durkan



Dear Sir

Planning application no F/2001/3209

DELTA VIDEOS, 3 ST CATHERINES CLOSE, SINDLESHAM

Thank you for your letter dated 8 March, enclosing revised details of the above application.

The letter from Martin & Pole Nicholas refers to "...an existing post and rail boundary fence...which could be strengthened to a 2 metre close boarded fence." The post and rail boundary fence, the motorway boundary fence, is the property of the Secretary of State and must NOT be interfered with in any way. Furthermore, any new fence placed adjacent to the existing boundary must be so located as not to compromise or to hinder maintenance of the motorway fence.

I cannot, therefore, accept the applicant's proposal as it stands.

Yours faithfully

MISS M J KILLIN
Route Manager

Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DETR

HIGHWAYS AGENCY

Facsimile

Floor 2/B
Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306 878328
Fax: 01306 878491

To: Mr Martin Durkan

Fax No: 0118 974 6484

Address: Planning Services
Wokingham District Council
Shute End
WOKINGHAM

Date: 15 March 2001

Time: 10.07 am

No. of pages: 2 (including this one)

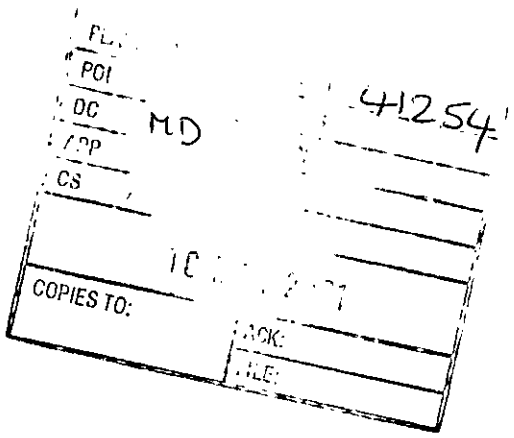
Subject: **Planning Application No F/2001/3209**
DELTA VIDEOS, 3 ST CATHERINES CLOSE, SINDLESHAM

Letter follows (I have been on annual leave, so am struggling to meet your required response date)

Hard copy will be posted this evening.

Please call if you have any queries.

Muriel J Killin



MISS M J KILLIN
Route Manager

HIGHWAYS AGENCY

Federated House
London Road
Dorking
Surrey RH4 1SZ

Switchboard: 01306 742025
Facsimile: 01306 878491

Direct Line: 01306 878328

Our ref: HA.4/10/14 (M4)
Your ref: Martin Durkan/F/2001/3209

The Development Control Manager
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

15 March 2001

For the attention of Mr Martin Durkan

Dear Sir

Planning application no F/2001/3209

DELTA VIDEOS, 3 ST CATHERINES CLOSE, SINDLESHAM

Thank you for your letter dated 8 March, enclosing revised details of the above application.

The letter from Martin & Pole Nicholas refers to "...an existing post and rail boundary fence...which could be strengthened to a 2 metre close boarded fence." The post and rail boundary fence, the motorway boundary fence, is the property of the Secretary of State and must NOT be interfered with in any way. Furthermore, any new fence placed adjacent to the existing boundary must be so located as not to compromise or to hinder maintenance of the motorway fence.

I cannot, therefore, accept the applicant's proposal as it stands.

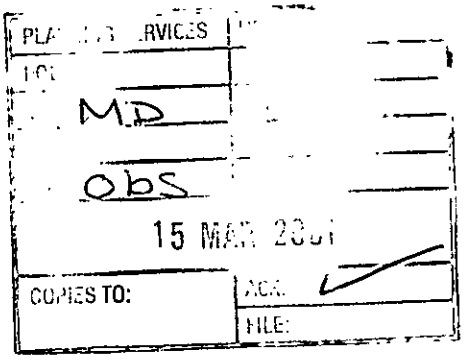
Yours faithfully

MISS M J KILLIN
Route Manager

Recd 1.30pm 14.3.01

Mr & Mrs G Harris
5 St Catherines Close
Sindlesham
Wokingham
Berkshire
RG41 5BZ

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



14th March 2001

Dear Sirs,

Reference 3 St Catherine Close Sindlesham – Planning application for a new house F/2001/3209

We note from your last communication, that an amendment has been made to the original submission and having reviewed the amendment, we have the following comments to make:

Our original objections to this proposal still stand (as documented in our letter to you dated 8th Feb 2001)

In addition, we now enclose photographs of the site viewed from our property and how the proposed removal of the boundary bund and associated conifers will leave the passing traffic of the M4 Motorway visible to us at all times (the Motorway is at an elevated position at this point of the close). There must be an amount of noise attenuation effect provided by the position of the conifers, despite the applicant's claims to the contrary. Additionally, the air cleansing effect that the conifers offer will be removed. We are particularly concerned about these issues since levels of noise and pollution are already above Government health guidelines.

We note that Julie Williams of Martin & Pole Nicholas claims in her letter that the property does not directly overlook other properties but this is somewhat misleading information. The enclosed photographs show how the plot is overlooked from all front aspects of our property and that the design of the property having all four bedrooms at the front of the building compounds the loss of privacy that both we and the intended occupants would have to endure. This will be exacerbated when our planned side extension is completed.

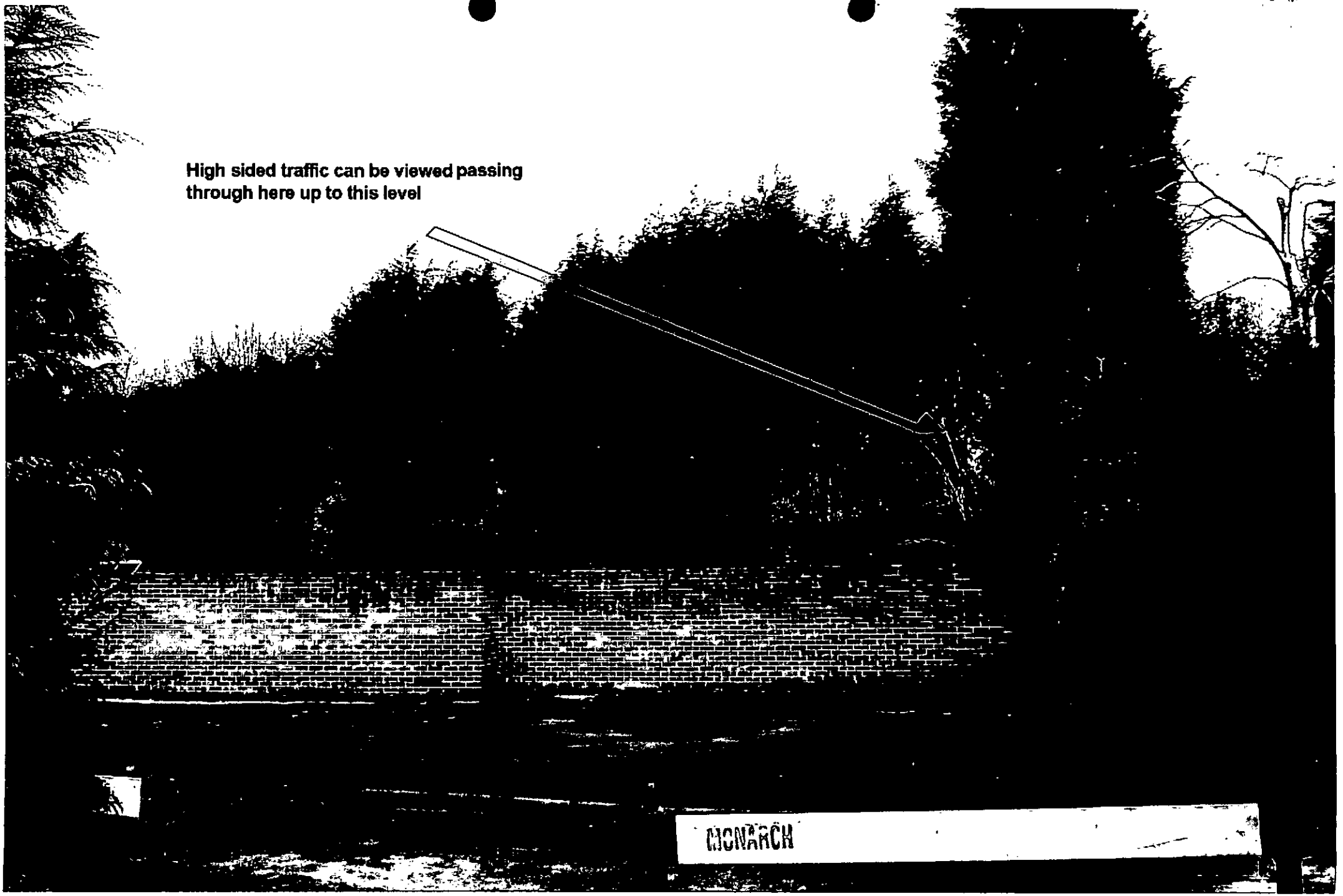
It clearly states in our deeds that we, in common with our other neighbours, are not permitted to place boundary walls or hedges to the front of the property boundaries in

order to retain an open plan look to the close. If this proposal were approved, we would lose a significant amount of privacy that other neighbours in the close currently enjoy because of the staggered layouts of the plots and have no ability to protect ourselves from it by building a boundary wall in order to regain the privacy we would lose.

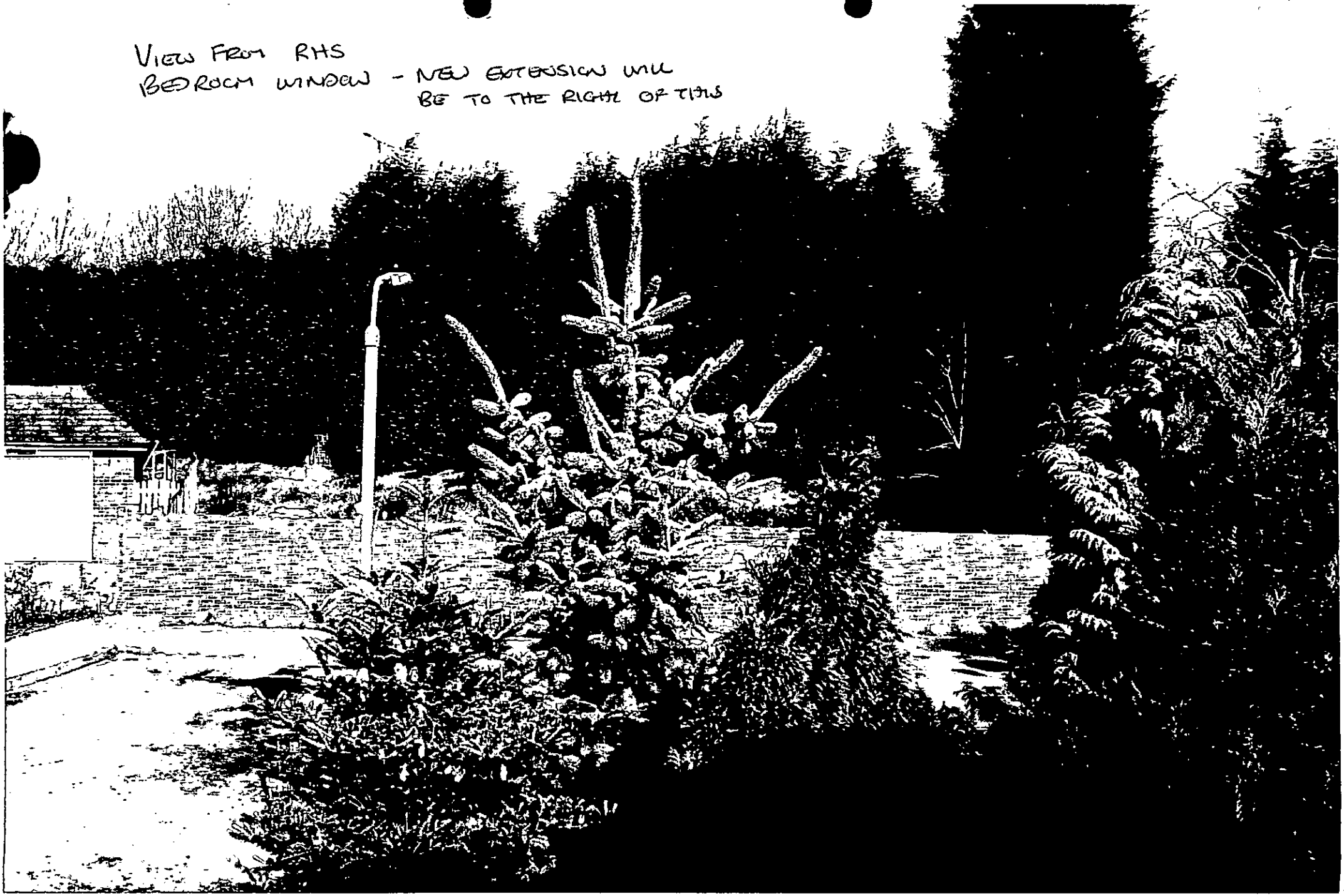
We would like to emphasise that we would have no objection in principle to the current owner of No 3 extending his existing property on to this area, but we really feel that it is totally unsuitable as a site for a new residence with all the disruption associated with it.

Yours sincerely,

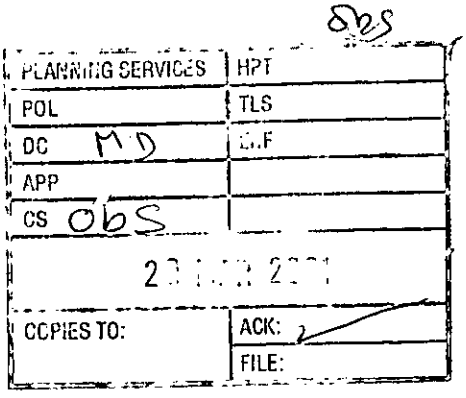
G & S Harris


High sided traffic can be viewed passing through here up to this level
MONARCH

VIEW FROM RHS
BEDROOM WINDOW - NEW EXTENSION WILL
BE TO THE RIGHT OF THIS



Mr. and Mrs. G. P. Davies
4 St Catherines Close
Sindlesham
Wokingham
Berkshire
RG41 5BZ



Mr. Martin Durkan
The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire

12th March, 2001

Reference: **F/2001/3209**

Planning application for the development of a 4-bedroom dwelling in the garden of 3 St Catherines Close.

Dear Mr. Durkan

In response to the revised additional plans I would like to raise the following issues with you: -

- The only items that appear to have been considered in the revised plans are the issue of the vehicle turning area and potential parking problems, the removal of the earth bund to the rear of the plot and the provision of close boarded fencing. None of the significant issues raised in our previous objection letter, appear to have been addressed at all (2nd copy enclosed for your perusal).

- In our previous letter we asked for a number of issues to be clarified for us and to date we have had no response to the concerns raised, a written response would be very much appreciated.

- The 2 and 3 meter close boarded fencing proposed to the side and rear on the plans of the proposed development, will afford little or no attenuation to noise pollution or reduction in exposure to noise, as they appear to be no more than ordinary garden fencing panels.

- The plans indicate that the existing bund is between 1 meter and 1.5 meters high, at the western boundary of my property were the bund continues onto our land, the height of the bund is between 6 and 8 feet high – there is obviously some discrepancy here.

- In proposing to remove the existing earth bund the applicants will undoubtedly damage the roots of the existing 100 foot (approximately) conifer which is located on top of the bund just inside the western boundary to our property, adjacent to the applicants plot. The effect of this could obviously seriously damage or kill off this very large tree, making it structurally unsafe.

There is a letter on the planning application file, from a Julie Williams of Martin & Pole, Nicholas, dated the 2nd March 2001 which makes a number of comments, which we take issue with and would like to bring to your attention: -

- The existing conifers not only provide some albeit limited noise attenuation from the M4 traffic, but also limit the visual impact of high-sided vehicles travelling along the M4.

- We may well have planning permission to build a garage at No 4 on our western boundary, but we should like to point out that this a proposal only and if built at all, will be a longer-term project.

- The existing turning head is used for occasional parking, but this is not necessarily by the residents but visitors to the resident's properties. It is therefore not unreasonable to presume that the occupiers/visitors of the proposed dwelling will also park on the road, within the area of the turning head and exacerbate the existing maneuvering/parking problems.

- We assume that the **one house** (referred to in this letter), to be inconvenienced by not providing a sufficient turning circle within the proposed development would be ourselves at No 4. At the moment anyone driving into the close and wishing to turn around has to either turn or reverse into the turning area directly in front of our driveway and this already causes significant inconvenience and disturbance to us. The development of the proposed property would again only exacerbate this situation and I would urge yourself and your colleagues not to accept this proposal.

- The plans showing the design, size and layout of the proposed house are not in our opinion, in any way in keeping with the other properties within the rest of the close. The local estate agents Romans and a local architect have also confirmed this view and are of the same opinion.

I hope you will consider these views along with our previous objections in your deliberations in respect of this proposed development.

Yours faithfully

Glen and Jane Davies

These are a letter on the planning application file from [illegible] Martin [illegible] dated the 2[illegible] March 200[illegible] which makes a number of [illegible] which [illegible] would like to bring to your attention.

- The existing [illegible] not only provide some [illegible] but also limit the visual impact of high-sided vehicles travelling along the [illegible].

- We may well have [illegible] permission to build a garage [illegible] but we should like to point out that this a proposal only and [illegible] independent [illegible].

- The [illegible] of this planning need and exacerbate the existing [illegible] problem.

- We assume that [illegible] planning [illegible] 4. At the moment anyone driving into our [illegible] to turn around or reverse into the [illegible] significant inconvenience and disturbance to [illegible] would again only exacerbate this situation and [illegible] to [illegible] proposal.

The [illegible] in any way in keeping with the [illegible] within the [illegible] Estate [illegible] and a local architect [illegible] opinion.

I hope you will consider these views along with [illegible] in respect of this proposed development.

Yours faithfully

[illegible]

Mr. and Mrs. G. P. Davies
4 St Catherines Close
Sindlesham
Wokingham
Berkshire
RG41 5BZ

The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire

5th February, 2001

Reference: JW/lea/L1881

Planning application for the development of a 4-bedroom dwelling in the garden of 3 St Catherines Close.

Dears Sir/Madam

Having viewed the application for the above development I would like to bring a number of important issues to the attention of those responsible for planning permission.

Noise and Exhaust Pollution

- The applicant has failed to provide a noise survey of the existing noise level exposure to the existing adjacent properties.

  We believe this is required to enable a comparison to be made between the existing and the proposed noise level exposure that the new dwelling, will have upon the existing adjacent properties, e.g. reflective noise and reverberation off the existing and proposed structures.

- The noise survey provided appears too primarily deal with the affect of traffic noise on the proposed dwelling and not the adjacent properties particularly ours.

- Pollution levels from the traffic already exceed the Central Government mandatory limits on particulate pollution.

Existing Environment

- The applicant has assumed that the conifer trees at our side boundary will remain in place, those that are likely to remain are in such poor condition that they will afford little or no screening from our neighbour.

- The applicant has also made reference to the proposed location of our new garage as a source of screening, it is my opinion that any requirements for screening are the responsibility of the applicant and they should not depend on any proposals put forward by us. This garage is only a concept at the moment.

- At our boundary with No 3 we have a large 100-foot conifer tree who's routes are likely to affected by any building work for the proposed new dwelling which could make this tree unsafe.

- Our right to light - the proposed dwelling is likely to reduce the level of light available to our existing side garden area and the first floor area of our proposed extension.

- Provision of available services - are the planners aware that the existing services available in the close are not sufficient to support the existing residents e.g. BT phone lines into the close

Site Access, Turning Circle and Street Parking

- Access to the site is via a dedicated turning area (stub road) it is not unreasonable to presume that the occupiers/visitors of the proposed dwelling will park on the road.

  As I normally have to reverse out of my driveway, it would require me to reverse the full length of the road or carry out a complicated maneuver.

  The existing stub roads are used to facilitate the safe maneuvering of vehicles and some limited street parking for visitors, with the proposed development and increase in vehicle traffic, on street parking, pedestrian (children) and vehicle safety has the potential to become a major problem.

- Previous objection letters from previous owners of the property also refer to the problems of parking and the blocking of driveways.

Extent of Land Ownership

- The applicant in their application have indicated that the area of land to the rear of their property (No3) extends upto the noise barrier on the M4, it is our understanding that this land actually belongs to the Highways Agency (Registered as "Land at Sindlesham").

- However should this not be the case, what assurance do we have as existing residents of the Close, that if planning permission is granted. That at some point in the future, the existing conifers, earth bund and brick walls will not be removed/demolished and then turned into further areas of garden to the front and rear and therefore exposing us to even higher levels of noise and other traffic pollutants.

- Delta Videos has appeared on the application but no explanation of who or what part this third party is playing has been given by anybody. Could you please clarify for us?

Property Style and Property Values

- The proposals for the design of the house and very small garden are not in keeping with the remainder of the close, which is made up of large executive style properties with much larger than average gardens. The building of this style and size of property in the midst of this development could and probably will adversely affect the property values in the immediate locality.

- The planning proposals for No 3 if agreed are likely to affect the decision to proceed with the planning proposals intended at No 4.

In Conclusion

It is our understanding that the applicant's client; the present owner-occupiers of No 3 have made it clear that they intend to move out of the area (the house has only recently been up for sale. Therefore we believe that this proposal has been put forward for financial gain only and the building of the new dwelling will not affect the current owner/occupiers.

However should these proposals be granted the required planning permission, it will be the existing residents and their families who will have to deal with the short and long-term effects that this proposal may create.

To our knowledge this is the third application to build a house on this plot and it is obvious from previous objections that the concerns of existing residents have not changed over the years. If anything they have deepened with even further concerns being raised as the area becomes more attractive to families with young children, moving into the area.

Yours faithfully

Glen and Jane Davies

Date: 08 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Martin Durkan

The new plans show the following: Amended application for a new dwelling, including the removal of bank at rear of site and noise attenuation measures comprising a 2m high close-boarded fence along rear boundary, and a 3m high close-boarded fence along part of boundary with No 4 St Catherine's Close.

Comments are required by 18/03/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.
C128, R128.
C140, R140.
N07

Adam Coggins 15/03/01

Date: 08 March 2001

RECEIVED
- 9 MAR 2001

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3209

Location: 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integrai garage, vehicular and pedestrian access.

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Case Officer: Martin Durkan

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Comments are required by 18/03/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

No comments

14.03.01

PLANNING SERVICES | HFT
POL | TS
DC | EHT
APP |
CS |
15 MAR 2001
COPIES TO: | CK:
FILE:

Date: 08 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

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Comments are required by 18/03/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

Martin - Looking at the original application I have consulted the following:

Parish
Councillors
Woodley Library
Part 1
Trees
Environmental Health
Highways
Highways Agency
+ Neighbours

Have spoken to Ian about the revised plans and he says we don't need to re-advertise.
Have sent revised plan site notice out.
Hope this is all OK. Let me know if not.

Penny.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

1970

(RING ONE)

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

App No. 2001/3209 (Planaps) / (Ludhouse) Date Rec. 05/03/01

Location: 3 ST CATHERINE'S CLOSE

SINDLESHAM Parish WINNERSH

Applicant: MR & MRS GILLES

Description of attached plans REVISED PLANS FOR A NEW DWELLING

Drawing No's: L1881/2A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: HIGHWAYS AGENCY

	Drawing No's	
1. NK (Landscape & Trees)		✓
2. NK (Env. Design)		✓
3. XA (Highways)		✓
4. NF (Building Control)		✓
5. BC/DC Liaison		✓

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

NEIGHBOURS: AS APPLICATION

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description * SEE ATTACHED SHEET

CASE OFFICER M DURKAN

Consultations Sent by Admin. on 08.03.01

Yellow - Part One Copy
Green - Officer's Copy

Theresa

Could you please reconsult on these amended plans allowing 10 days for a response (please include neighbours, Councillors, Parish Councillors, Highways, Environmental Health etc.).

The description should read:

"Amended application for a new dwelling, including the removal of the bank at the rear of the site and noise attenuation measures comprising of a 2 metre high close-boarded fence along the rear boundary and a 3 metre high close-boarded fence along part of the boundary with No. 4 St. Catherine's Close."

Thanks,
Martin
06/03/01 ✓ 8/3

REVISED PLAN

3209 A

Martin & Pole Nicholas

inc. Watts & Son | Est. 1846

2 March 2001
JW/L1881

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	HOT 40663
POL	TLS
DC MD	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	ACK:
	FILE:

Dear Mr Durkan

3 St Catherine's Close Sindlesham
Planning application for a new house F/2001/3209

In my last letter to you I referred to my discussions with Joanne Ellis and confirmed that I would be submitting an amended site plan to address her concerns as well as to resolve the highway engineer's request for a turning area.

The plan enclosed also clarifies, following a recent site survey, that the existing bank at the rear of the site will need to be cleared – the base of the bank comes out wider than originally thought and would encroach on the area shown for the house. It is quite clear from our noise surveys (and the Environmental Health Officer agrees) that this bank, and the trees on it, have a very limited contribution to noise attenuation. It is not seen from adjacent properties so its removal will have not have a detrimental impact on neighbours. The bank is quite low at the eastern end and structural works can secure the stability of the remaining bank at the rear of No.3. There is an existing post and railing boundary fence at the rear of the site, which could be strengthened to a 2 metre close boarded fence.

The Environmental Health Officer was concerned about noise from the M4 creeping into the site from the east and suggested a high barrier on that boundary. We are showing a side boundary fence to 3 metres in height to run to adjoin the existing 2.4 metre high, side boundary wall. A fence will provide an adequate noise barrier without causing disturbance to the roots of the adjacent leylandii trees. We also show a 2.4 metre high fence and gate at right angles from the house, linking to the east boundary, to enhance the noise shadow for the patio area in this part of the garden. I understand that the EHO is willing to use a condition to secure details of this boundary. This is acceptable to us. No.4 St Catherine's Close has now got planning permission for their extension. If built this could have a significant and beneficial effect on noise levels on our site. It seems sensible therefore for the eventual design of this boundary treatment to take account of the situation prevailing at the time the development is actually built.

Continued/....

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

I have looked at providing a turning circle here. This can be achieved but only at the expense of the landscaped area. As we know most residents manage to manoeuvre adequately to gain access to their properties. In this situation a car reversing out on to the road or turning in the road will only inconvenience one other household. For this reason I would urge you to speak again to your colleague to see if he can accept that an exception to the normal standards would not be a problem here.

I noted the objections from neighbours about the loss of the turning head and parking facilities. Our proposal now shows adequate car parking provision. The turning head will not be lost as it remains public highway – a point that some neighbours, who use this space to park in, ignore.

The design of the house is very much in the style of other properties in the close and there is no point where adjacent properties are directly overlooked. There will be no loss of character.

I hope that these amendments are clear and acceptable to you. Please get in touch I you need anything clarified or if any more changes are required.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

Enclosures

FAX COVER SHEET

TO: JULIE WILLIAMS

FROM: MARTIN DURKAN

DESTINATION FAX No: 977 - 1991

DATE: 15/02/01

TIME: 10.35 AM

SUBJECT: 3 ST CATHERINE'S CLOSE

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

To JULIE WILLIAMS

Re. 3 St Catherine's Close
F/2001/3209

Thank you for the revised site plan and copy of the supporting letter.
I have now received an initial response from the highways engineer. He has requested a plan showing the proposed parking layout. Spaces should be marked accurately with minimum dimensions of 4.8M x 2.4M.
I note your discussions with the environmental health officer and look forward to receiving the further plan referred to in your letter as soon as possible.

Regards,
martin durkan
Planning and Transportation

* * * COMMUNICATION RESULT REPORT (15.FEB.2001 11:39) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
308	MEMORY TX		99771991	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

FAX COVER SHEET

TO: JULIE WILLIAMS

FROM: MARTIN DURKAN

DESTINATION FAX No: 977-1991

DATE: 13/02/01

TIME: 2.45 PM

SUBJECT: 3 ST. CATHERINE'S CLOSE

TOTAL NUMBER OF PAGES (Inc. this cover sheet): _____

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

To JULIA WILLIAMS 13/02/01

RE. Planning application No. F/2001/3209
3 St. Catherine's Close

I'm sorry that I have been unable to contact you by telephone today. I had a number of queries re. the above.

1. The Highways Agency have advised that the location plan submitted is incorrect and has included some of the land in their ownership. They say the M4 boundary is the toe of the motorway embankment (approximating to the chain dotted line shown on dwg. no L1881/2) and not the 2M noise barrier. Could you please clarify and amend as necessary?

2. Page 2 of your letter dated 18/01/01 seems to be missing. Could you please let me have a copy?

3. Joanne Ellis, the environmental health officer has been trying to contact you regarding a query in respect of the noise barrier. Perhaps you

could contact her on 9746361, as we will obviously need her comments in order to progress the application.

4. Re. the need for details of parking layout and turning area, I am awaiting comments from the highways engineer and will contact you if further information is required.

Regards,
Martin Durkan
Planning and Transportation

Re. The Little Bungalow, Sheerlands Road
F/2000/2974

There is a problem with this proposal in terms of the bulk, footprint and floor area compared to the dwelling which it would replace. As a guide, the Council normally allows for an increase of 40% - 50% in floorspace for replacement dwellings. The proposal greatly exceeds that and I think that planning permission is unlikely to be granted. It should be dealt with within the next week or so.

M. Durkan

* * * COMMUNICATION RESULT REPORT (13.FEB.2001 16:36) * * *

TTI WDC PLAN&TRANSPORT

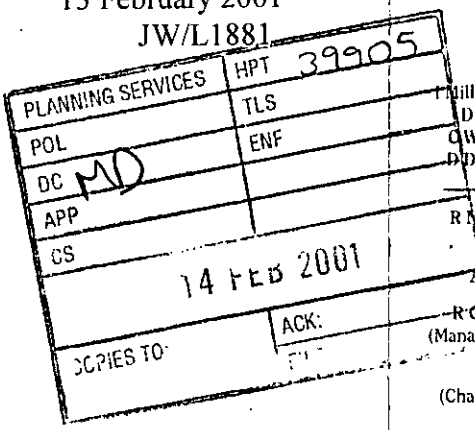
FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
277	MEMORY TX		99771991	OK	P. 3/3

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

13 February 2001
JW/L1881



Partners
T Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS
R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Durkan

3 St Catherine's Close Sindlesham
Planning application for a new house F/2001/3209

Thank you or your faxed message today. I am sorry that you could not talk to me but the office was closed for a staff funeral.

I have clarified the extent of our client's ownership and this is as depicted on the enclosed location plan. I apologise for this error and I hope that this does not cause any procedural difficulties.

I also enclose a full copy of the supporting letter as requested. I have spoken to Joanne Ellis and have also faxed to her a copy of this letter. My discussions with her have been useful and I will be submitting a further plan shortly to demonstrate enhanced noise attenuation by slightly increasing the height of the garden boundaries.

I understand from my client that you visited the site last week. If you have any further questions please get in touch.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

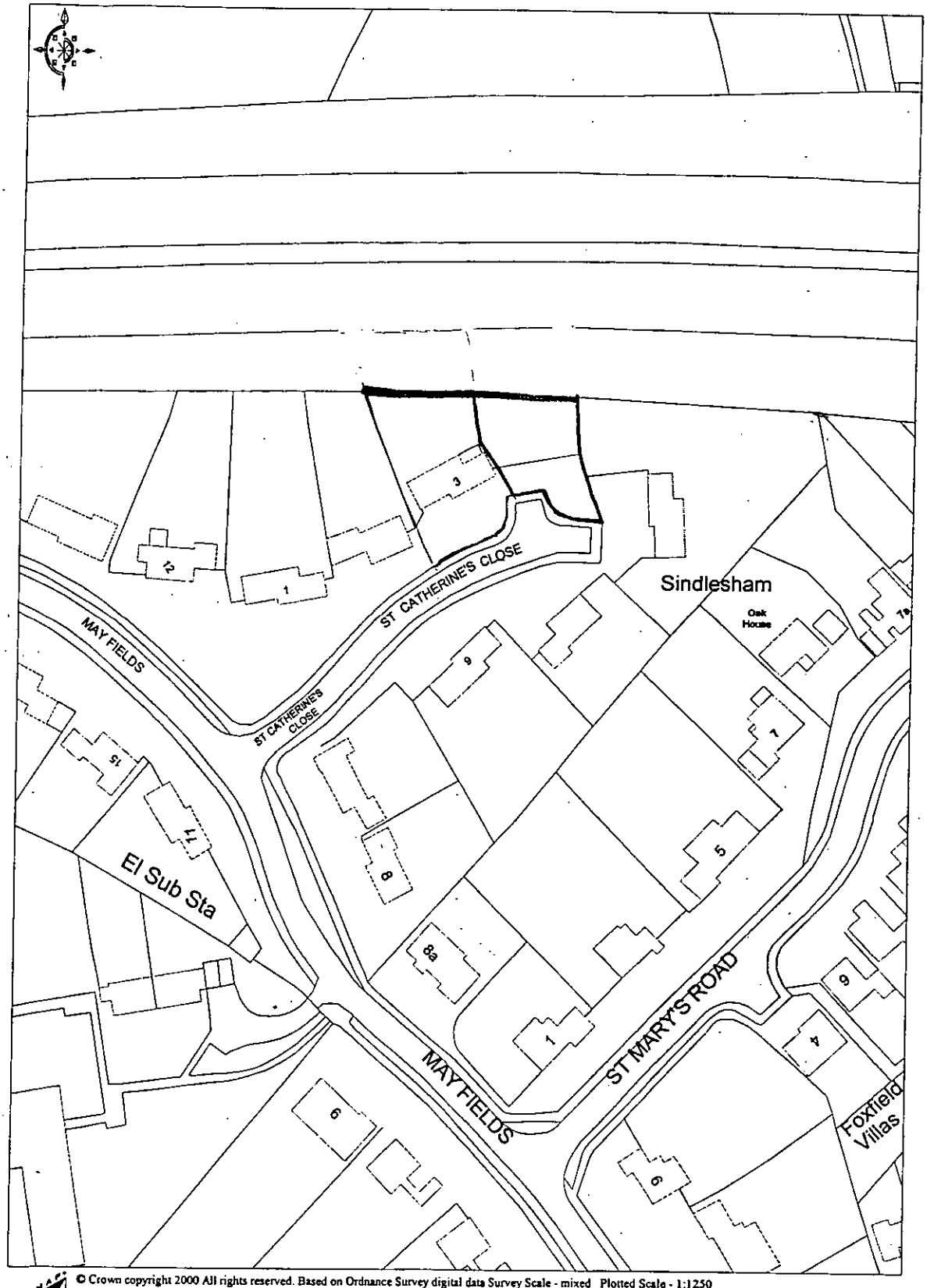
Enclosures

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Land adjacent to 3 St Catherine's Close



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13 FEB 2001	
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	FILE:

Mr. and Mrs. G. P. Davies
4 St Catherines Close
Sindlesham
Wokingham
Berkshire
RG41 5BZ

The Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire

5th February, 2001

Reference: JW/lea/L1881

Planning application for the development of a 4-bedroom dwelling in the garden of 3 St Catherines Close.

Dears Sir/Madam

Having viewed the application for the above development I would like to bring a number of important issues to the attention of those responsible for planning permission.

Noise and Exhaust Pollution

- The applicant has failed to provide a noise survey of the existing noise level exposure to the existing adjacent properties.

  We believe this is required to enable a comparison to be made between the existing and the proposed noise level exposure that the new dwelling, will have upon the existing adjacent properties, e.g. reflective noise and reverberation off the existing and proposed structures.

  The noise survey provided appears too primarily deal with the affect of traffic noise on the proposed dwelling and not the adjacent properties particularly ours.

- Pollution levels from the traffic already exceed the Central Government mandatory limits on particulate pollution.

Existing Environment

- The applicant has assumed that the conifer trees at our side boundary will remain in place, those that are likely to remain are in such poor condition that they will afford little or no screening from our neighbour.

- The applicant has also made reference to the proposed location of our new garage as a source of screening, it is my opinion that any requirements for screening are the responsibility of the applicant and they should not depend on any proposals put forward by us. This garage is only a concept at the moment.

- At our boundary with No 3 we have a large 100-foot conifer tree who's routes are likely to affected by any building work for the proposed new dwelling which could make this tree unsafe.

- Our right to light - the proposed dwelling is likely to reduce the level of light available to our existing side garden area and the first floor area of our proposed extension.

- Provision of available services - are the planners aware that the existing services available in the close are not sufficient to support the existing residents e.g. BT phone lines into the close

Site Access, Turning Circle and Street Parking

- Access to the site is via a dedicated turning area (stub road) it is not unreasonable to presume that the occupiers/visitors of the proposed dwelling will park on the road.

  As I normally have to reverse out of my driveway, it would require me to reverse the full length of the road or carry out a complicated maneuver.

- The existing stub roads are used to facilitate the safe maneuvering of vehicles and some limited street parking for visitors, with the proposed development and increase in vehicle traffic, on street parking, pedestrian (children) and vehicle safety has the potential to become a major problem.

- Previous objection letters from previous owners of the property also refer to the problems of parking and the blocking of driveways.

Extent of Land Ownership

- The applicant in their application have indicated that the area of land to the rear of their property (No3) extends upto the noise barrier on the M4, it is our understanding that this land actually belongs to the Highways Agency (Registered as "Land at Sindlesham").

- However should this not be the case, what assurance do we have as existing residents of the Close, that if planning permission is granted. That at some point in the future, the existing conifers, earth bund and brick walls will not be removed/demolished and then turned into further areas of garden to the front and rear and therefore exposing us to even higher levels of noise and other traffic pollutants.

- Delta Videos has appeared on the application but no explanation of who or what part this third party is playing has been given by anybody. Could you please clarify for us?

Property Style and Property Values

- The proposals for the design of the house and very small garden are not in keeping with the remainder of the close, which is made up of large executive style properties with much larger than average gardens. The building of this style and size of property in the midst of this development could and probably will adversely affect the property values in the immediate locality.

- The planning proposals for No 3 if agreed are likely to affect the decision to proceed with the planning proposals intended at No 4.

In Conclusion

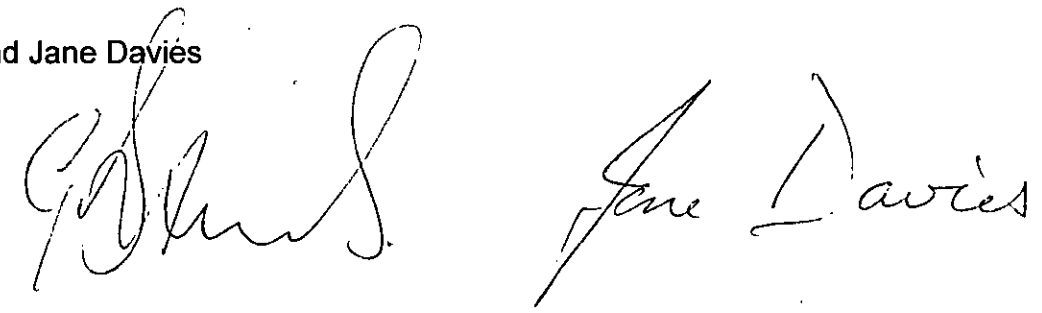
It is our understanding that the applicant's client; the present owner-occupiers of No 3 have made it clear that they intend to move out of the area (the house has only recently been up for sale. Therefore we believe that this proposal has been put forward for financial gain only and the building of the new dwelling will not affect the current owner/occupiers.

However should these proposals be granted the required planning permission, it will be the existing residents and their families who will have to deal with the short and long-term effects that this proposal may create.

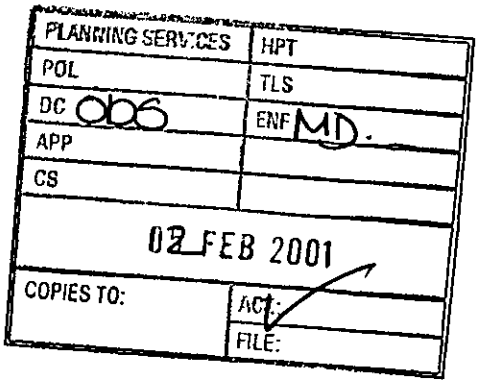
To our knowledge this is the third application to build a house on this plot and it is obvious from previous objections that the concerns of existing residents have not changed over the years. If anything they have deepened with even further concerns being raised as the area becomes more attractive to families with young children, moving into the area.

Yours faithfully

Glen and Jane Davies



5 St Catherines Close
Sindlesham
Wokingham
Berkshire
RG41 5BZ



5th February 2001

Wokingham District Council
Planning Services Dept
PO Box NO157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Re: Planning Application F2001/3209 – Proposed erection of one detached four bedroom dwelling on the land formally being part of 3 St Catherines Close, Sindlesham, Berkshire

We write to express our strong objections to the above proposal. We are especially disappointed that despite the two previous refusals issued against the previous owner, a further application has been made by the new owner, (who previously resided at 2 St Catherines Close) despite his awareness of his neighbours concerns over any development of that area of the Close. This site is without doubt an unsuitable location for another house, this being reflected in the very unusual design, internal layout and the extent to which the current owner has gone to try to 'prove' its viability.

The size of the plot and its position does not easily lend itself to development of this kind and it is very frustrating to have to keep stating the obvious, where such applications are made.

Boundary
The plan indicates the boundary of the plot to extend beyond the bund. It was and still is our understanding that the strip of land behind the bund does not in fact belong to the plot in title. In Deeds reference BK111024, this land is termed " Land of Sindlesham" - effectively common land running along the length of the Motorway. Naturally, this gives the impression that the useable plot area is somewhat larger than it actually is.

Loss of privacy
Having inspected the information presented at the Council Offices, our original concerns still stand. Additionally, we feel that the block plans shown, give a very misleading idea of the actual space involved in this development.

Our previous objection was that we would be directly overlooked by any dwelling placed on this area of land. In fact, we are now faced with the potential of four bedrooms to the front of the property directly overlooking our own property. The original design of the Close was carefully structured such that no other resident had to suffer this.

At present we enjoy a reasonably pleasant open aspect at this end of the Close, where our children can play in relative safety with other children in the Close – the only traffic at this end, being our immediate neighbours at No 4, ourselves and the occasional car turning around at the end of this Close.

Parking Issues

The proposed development is located at the only turning circle in this close, and the hopelessly inadequate parking facilities indicated on this proposal for what purports to be a four bedroom property, will without doubt force any resident of that development to park on the road in the turning circle, preventing it from being used for its intended purpose. Worse still they may feel at liberty to park outside either our, or our neighbours home. Other properties on this Close have much more generous off road parking facilities, because they occupy much larger plots.

Exacerbating noise levels and particulate pollution from the Motorway

Our other point of issue, in our previous objection, was that if the existing bund, which is planted with well established conifers to provide privacy and sound and pollution reduction were to be removed, we would look straight out on to the Motorway and passing traffic. The plans seem to show that the bund and conifers will not be removed, but obviously we have no guarantee that they would not be removed, if planning permission were to be granted.

Noise levels and particulate pollution in this area already exceed, by quite some margin, Government permitted levels and the removal of this natural barrier would only exacerbate the problems we residents have to tolerate at this close proximity to the M4.

The noise climate diagram submitted with the application, fails to offer current noise level information as a comparison to the speculative information shown after completion of the proposed erection. It also conveniently fails to show the effect of channelling the noise to the right of the property towards No 4 and effectively off them to the side of our property. This information is hidden by the noise level key at the top right of the diagram.

Saleability of the Property

The small size of the plot concerned does not facilitate a design offering similar sized living accommodation, or external recreation area when compared to other properties in the Close. We are concerned that these factors along with the noise issues will make the property undesirable to potential buyers. We understand that the current owner of No 3 intends to leave the Close to relocate with his wife's work, leaving us the neighbours to face the side effects of his design.

In conclusion

We feel it is totally inappropriate to try and develop this very small piece of land for a dwelling which is not in keeping with the existing development.

When we moved here, we felt that the seclusion offered by the property in a small cul de sac with only two other properties having any baring on us whatsoever, outweighed the prevailing noise levels that we would have to endure from the Motorway. These proposals put before you effectively eradicate any benefit we may currently enjoy.

We await a response at your earliest convenience.

Yours faithfully,

Mr G.R and Mrs S Harris.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
HPT
TLS
ENF
FILE:

From: Joanne Ellis, Environmental Health

To: Martin Durkin, Development Control

My Ref: JRE/cath8

Your Ref: F/2001/3209

Date: 06 February 2001

PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE, VEHICULAR AND PEDESTRIAN ACCESS
3 ST CATHERINES CLOSE, WINNERSH

I have reviewed the proposals in Julie Williams letter of 2nd March 2001 and I have the following comments:

The removal of the bund should not have a detrimental effect on the noise environment of the neighbouring properties if the proposed 2m close board fence is installed along the line of the existing bund as detailed on the plan.

The proposed 3m close board fence along the eastern boundary of the site should ensure a reasonable garden area with noise levels of 55dB. The exact specification of the fencing will need to ba agreed prior to installation to ensure they will provide adequate noise attenuation. The specification for double glazing and acoustic ventilators will also need to be approved.

The proposed extension to No. 4 St Catherines Close is not likely to have a significant impact on the future noise levels at No. 3 so would not be a significant consideration in determining this application.

The proposals would provide adequate noise attenuation subject to approval of the exact specification. Hence should it be considered appropriate to grant planning consent I recommend that the following conditions are imposed:-

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

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

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



Joanne Ellis

HIGHWAYS AGENCY

Federated House
London Road
Dorking
Surrey RH4 1SZ

Switchboard: 01306 742025
Facsimile: 01306 878491

Direct Line: 01306 878328

PLANNING SERVICES
HPT 39537
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Our ref: HA.4/10/14 (M4)
Your ref: Martin Durkan/F/2001/3209

The Development Control Manager
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

1 February 2001

For the attention of Mr Martin Durkan

Dear Sir

Planning application no F/2001/3209
DELTA VIDEOS, 3 ST CATHERINES CLOSE, SINDLESHAM

Thank you for your letter dated 24 January, seeking the Agency's views on the above application.

As this application stands, you cannot grant it consent, because the red line site encloses land belonging to the Secretary of State for the Environment Transport and the Regions. The boundary of the M4 motorway is not at the 2m noise barrier, as shown on Martin & Pole Nicholas's Drg no L1881/2, which accompanied the application. It is at the toe of the motorway embankment, on a line approximating to the chain dotted line shown on that plan. I will be passing these papers to my Agents to ascertain what, if any, encroachment has occurred here to date.

If the applicant submits a revised application and plan, however, I will not object to the principle of a new dwelling in this area.

Yours faithfully

Muriel Killin

MISS M J KILLIN
Route Manager

cc: Mr Tift (PB)
File HA.29/3/11

Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DETR

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 1 February 2001

Location:	Delta Videos, 3 St Catherines Close, Sindlesham, Winnersh
Proposal:	Proposed erection of detached dwelling with integral garage, vehicular access and pedestrian access.
Application Number:	F/2001/3209

In response to your consultations dated 24 & 26 January 2001 for the above application, the landscape comments are as follows:

The plot on which the dwelling is proposed to be built is restricted in size and although the site boundary is shown to extend to the motorway noise barrier, part of this land forms the motorway embankment and is planted with trees. This vegetation forms part of the landscape scheme for the motorway and may need to be partially removed if the dwelling is built. The site also contains a bank with large conifers planted on the bank. In building the dwelling it would be necessary to remove both part of the bank and the conifers as well as some of the trees on the embankment. This would open up views and increase the perceived noise levels from the motorway for the other residents in the close. The proposed dwelling will also be much nearer the motorway than the existing properties with very little space left for a garden. I believe that the clearance of the site in order to build the dwelling will have both a physical and visual detrimental impact on the other residents within the close and is therefore unacceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 24 January 2001

Application Number: F/2001/3209

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Parish: WINNERSH PARISH

Site Address:
Delta Videos 3, St. Catherines Close, Sindlesham, Wokingham.

Applicant:
Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

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).

Comment.

Please could Highways have additional information on the ~~area~~ proposed number of bedrooms and a revised plan that includes a parking layout.
Spaces must be marked accurately with minimum dimensions of 4.8m x 2.4m.

Signed: _____ **Print name:** Adam Coggins

14/02/01

HIGHWAYS AGENCY

Area Five Team
Federated House
London Road
Dorking RH4 1SZ

Direct Line: 01306 878345
Fax: 01306 878491

PLANNING SERVICES	HPT 39360
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DC MD	ENF
APP	
CS	
31 JAN 2001	
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	FILE:

Our ref: HA 4/10/14 PT4
Your ref: F/2001/3209

District Planning Officer
Wokingham District Council
PO Box 157,
Shute End
WOKINGHAM
RG40 1WR

26 January 2001

Dear Sirs,

ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE AND ACCESS
DELTA VIDEOS, 3 ST CATHERINE'S CLOSE, SINDLESHAM, WOKINGHAM

The above mentioned planning application was received on 26/01/01. In line with the Statutory requirements, we will endeavour to reply by 09/02/01.

The Case Officer who will be dealing with the Application is:

Muriel Killin who can be contacted on **01306 878328.**

Yours faithfully

N.J. Elphick

Nick Elphick
Area Team 5

Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DETR

Date: 26 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3209

Location: Delta Videos 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Martin Durkan

The new plans show the following: Floor plans and elevations.Drawing nos L1881/3 & L1881/4.

For information only.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

Comments as per Main plans.

Adam Caggiw. 04/02/01

Date: 26 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3209

Location: Delta Videos 3, St. Catherines Close, Sindlesham, Wokingham.

Proposal: Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Applicant: Mr & Mrs Gillies C/O Martin & Pole, Nicholas.

Case Officer: Martin Durkan

The new plans show the following: Floor plans and elevations.Drawing nos L1881/3 & L1881/4.

For information only.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

(RING ONE)

1970

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

App No. F/2001/3209 (Planaps) / (Ludhouse) Date Rec. 23.01.01

Location: Delta Videos, 3 & 5 St Catherines Close Sindlesham

Parish Winnersh

Applicant: Mr & Mrs Gillies

Description of attached plans Floor plans + elevations

Drawing No's: L1881/3, L1881/4

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Env. Health

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses —

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER MD

Consultations Sent by Admin. on 26.01.05.

Yellow - Part One Copy
Green - Officer's Copy

Recd 4.50pm 23.1.01

Martin&PoleNicholas

inc. Watts & Son Est. 1846

Chartered Surveyors

23/01/01

~~19 JAN 2001~~ 3209

7 Broad Street
Wokingham
Berkshire
RG40 1AY

Telephone
Wokingham
(0118) 978 0777

Residential Sales
Wokingham
(0118) 979 0010

Facsimile
(0118) 977 1991

6 copies of floorplans and elevations for 3 St Catherine's Close application.

Sorry for delay in getting these to you.

With Compliments

Jth Williams

Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

18 January 2001
JW/lea/L1881

Wokingham District Council
PO Box No157
Shute End
WOKINGHAM RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Dear Sirs

Planning Application – 3 St Catherine's Close, Winnersh

Our client, the owner and occupier of 3 St Catherine's Close seeks planning permission to develop part of his garden for a new detached house. There would be an integral garage and vehicular access to it. Pre-application discussions have been held with Mrs B Polnik and Ms J Ellis of Environmental Health.

Please find enclosed:

6 copies of planning application form Part 1
6 sets of drawing and plans
Ownership certificate
Planning application fee - £190
Supporting noise contour information

History
There have been two previous planning applications on this site for a house (97/66488 & 98/67865). Both were refused planning permission, the main issue being the noise levels on the site generated by the traffic on the adjacent M4 motorway.

Noise
A noise survey and report commissioned by our client (carried out by Moir Hands & Assc) has shown that the existing noise levels on the site are within CAT C as defined in PPG 24. This would render the site unsuitable for residential development unless there were overriding planning reasons for developing the site. In commenting on the previous applications and in pre-application discussions the environmental health officer has requested that at an area within 5 metres of the facade of the house should have a predicted noise level of less than or equal to Laeq 55dB for private garden use.

Continued/...

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

The noise report showed that to enable all of the site or at least the major part of it to fall within CAT B noise levels the motorway barrier should be extended to 3.5 metres in height for more or less all of its existing length or the bund on the site enhanced to a height of 4 metres by an acoustic fence. Both options are deemed unworkable due to the lack of co-operation from the Highways Agency and the cost in the first instance and due to appearance and structural concerns in the second.

There is a 2 metre high noise barrier on the M4 erected a little while ago. It does provide some attenuation but not enough to comply with current guidelines in PPG24. Our discussions with the Council and the Highways Agency have shown that there is no intention to raise the height of this barrier to provide a more effective screen.

Policy Background

The site lies in an established residential area within the settlement boundary as defined in the Local Plan. As such the proposed use of the site for residential development should be acceptable in principle subject to design and normal planning requirements. Noise as a planning issue is addressed by policy WOS7 in the emerging district wide local plan. As mentioned before the previous proposals were deemed to be contrary to this policy. There was also an issue in the second proposal about potential overlooking towards No.3 itself.

The Proposal

The aim of this proposal is to provide a house in keeping with the character of St Catherine's Close, with an acceptable internal layout that keeps the number of windows or openings to the north, towards the M4, to the minimum (to reduce internal noise levels) and with a sheltered garden area to comply with the eho's requirements, as referred to above.

The house proposed has a wide and narrow footprint like most of the others properties in St Catherine's Close. It is shown sited well back into the site so that it can act, in effect, as a noise barrier to the quite generously sized south facing garden. In normal circumstances a garden on the front of the house would not be considered private enough to be useful in amenity terms. In this case the site is almost at the end of this short cul-de-sac, is only easily visible from the adjacent 3 properties and lies behind a high brick wall and conifer hedge. Screening with trellis and planting, if required, could be used closer to the proposed house to provide a secluded south facing lawn or patio area. There will still be a small yard area at the sides and to the north of the house for a shed or utility use.

The layout plans show how habitable rooms could be served by south facing windows, internal lighting could be enhanced by using glass tile walls or even an open plan layout. The house would easily lend itself to solar gain technology if a developer were interested in this type of scheme.

Continued/..

The proposed siting would also retain the pleasant open aspect at this end of the Close. Our client owns right up to the kerb side but it is the intention to keep the existing boundary wall and thus retain that part of the garden as general landscaped visual amenity space. The existing conifer hedge boundary to No.4 and the orientation of the proposed house to that property would reduce the risk of mutual overlooking.* An additional bonus would be the benefits to adjacent residents of this large noise barrier, particularly for No4 & No5 St Catherine's Close.

The effectiveness of this design and layout in providing noise attenuation to the external area of the house is illustrated by the enclosed plans produced by Moir Hands & Assc. They graphically show the noise level contours prevailing on the site and the impact of siting the house as proposed.

Conclusion

We are confident that the proposal complies with current and emerging local plan policies and overcomes the previous reasons for refusing planning permission for a house on this site. The application is for full planning permission as the noise constraint on the site and the particular design characteristics of St Catherine's Close would suggest that this scheme (or very similar) is the only one likely to be acceptable.

Please let me know if more information is required. I look forward to your prompt decision.

Yours faithfully

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

* Just a note to draw to your attention a current application submitted by owners of 4 St Catherine's Close. This is for a two storey side extension and double garage. Application number is F/2000/0309 and the case officer is Farah Humayun. The proposal retains the boundary hedge and the proposed position and size of the garage would help screen our proposed house. We have also considered the potential for over looking from the proposed new bedroom 3 but feel that there is unlikely to be a problem due to the relative positions of the properties with the existing hedge and proposed garage in between.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3209
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3209**
CASE OFFICER: **Martin Durkan**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3209

Proposal:
Proposed erection of detached dwelling with integral garage, vehicular and pedestrian access.

Location:
Delta Videos 3, St. Catherines Close, Sindlesham, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. 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

24 January 2001

M.D

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3209 relates.

Address of site 3 ST. CATHERINES CLOSE
SINDLESHAM WOKINGHAM RG41 5BZ

Signed

Date 31 - 1 - 2001.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

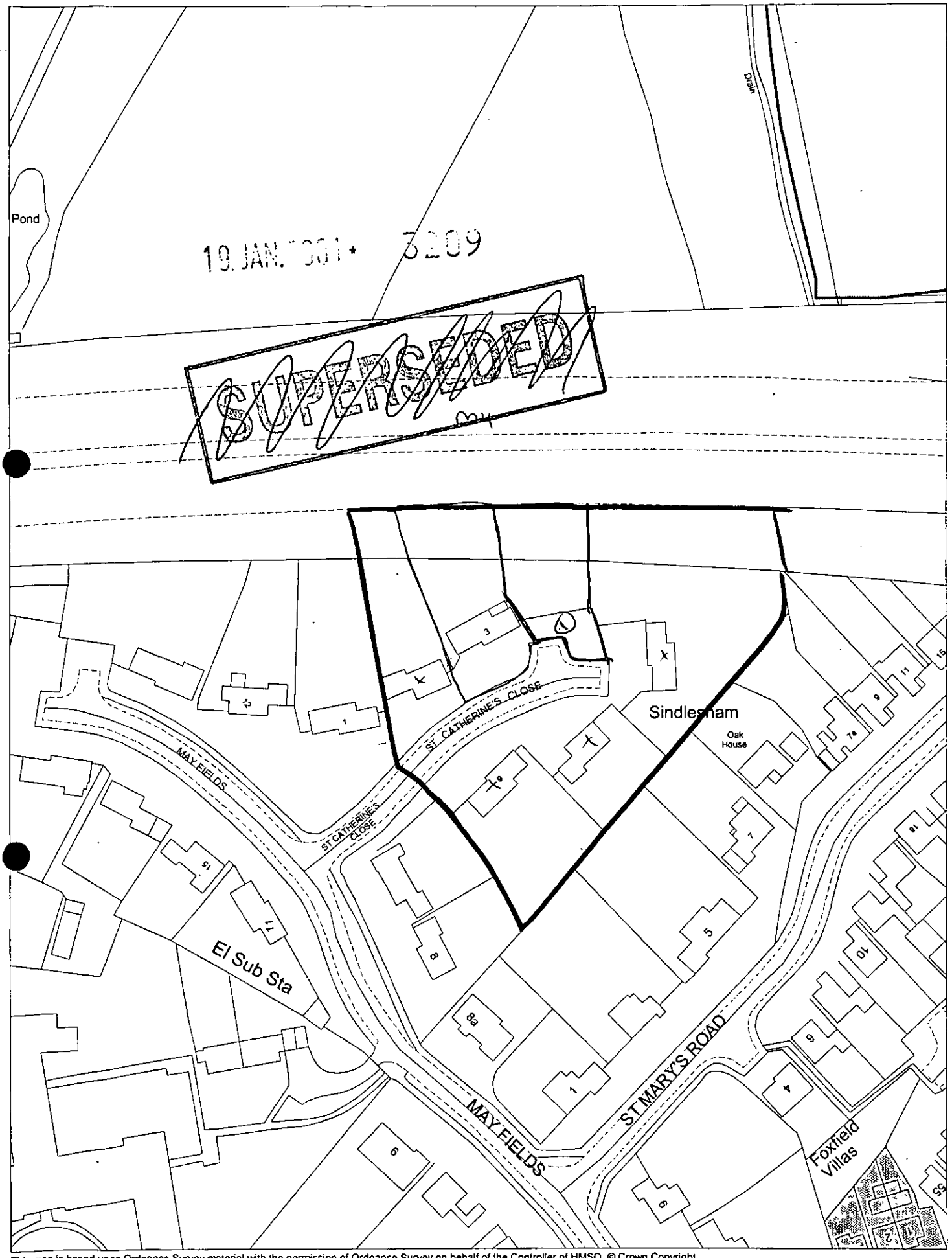


[redacted]

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1



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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2001 Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED

Start date: 19 JAN 2001	
Officer: MD	Application No. F/2001/3209

Map No. 51 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE, VEHICULAR & PEDESTRIAN ACCESS

~~LAND ADJOINING~~

Location: 3 ST CATHERINE'S CLOSE

Parish: WINNERSH Ward: WINNERSH
24.01.01

Applicant: MR | MRS GILLIES

Fee Received 190-00 (1) Required ..... Additional ..... Refund .....

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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout, 3 vehicles.	request with SN	
3	Forms unsigned		24.01.01	
4	Correct S 66 certificate			
5	Elevation plans	plans missing = phoned	19/1	✓ received 23/1
6	Floor plans	Details of fence - elevations	request with SN	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24:01:01 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	: .....
Highways 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:

.....

.....

.....Pre-app attached.....
(also post-app letter in file 98/67865/F)

NEIGHBOURS:

S/N + see map. ✓

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

19 JAN 2001 5209

1.	APPLICANT'S NAME ADDRESS POSTCODE	Mr & Mrs Gillies c/o Agent PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	Martin & Pole, Nicholas 7 Broad Street WOKINGHAM Berkshire RG40 1AY PHONE: 0118 978 0777
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:	3 St Catherine's Close, Winnersh
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Erection of detached house with integral garage with vehicular and pedestrian access.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03
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	L1881/1 1:1250 location plan; L1881/2 1:200 site plan L1881/3 1:100 floor plans & elevations

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

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	x	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	x		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number	
TEMPORARY PERMISSION		State period required	
RELAXATION OF CONDITIONS		State relevant application no.	

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential garden	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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.	No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14. STATE EXTERNAL MATERIALS TO BE USED	Facing bricks Concrete tiles In keeping with materials used in St Catherine's Close, details to be subject to condition	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	By existing hedge, wall and new 2m close boarded fence between site and No.3	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	Soakaways	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING : AS PROPOSED Give details of pedestrian and vehicular access.	Use of existing access and dropped kerb	
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants?	Will comply with normal building regulation requirements (level entrance, low thresholds, circulation space, ground floor wc & capable of adaptation to meet needs).	

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No	If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.

Martin, Pole Nicholas | Mr & Mrs Gillies | 18 January 2001

SECTION 66 CERTIFICATE

Application No. 10 JAN 2001 * 3209

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 not less unexpired term of which is 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

OR

* See Note (a) to Certificate A

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken

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

(b)

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

(d) Date of publication (which must 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)

OR

I certify that: 19.JAN.2001* 3209

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/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 the 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)

(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 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 a 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 Martin & Pole, Nicholas

On behalf of **Mr & Mrs Gillies**

Date **18 January 2001**

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

19. JAN. 2001 * 3209

ADDRESS 3, St. Catherines Close PARISH Winnersh.

PLOT No. 6 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/105/63	Rev. Clement Mercer.	Outline Res Dev	26. 4. 63	– Refuse
[illegible]/66/68	Soc. of the Divine Saviour	" " "	27 3 68	– Refuse
134/70	London City + Westcliffe Properties Ltd	Det house + garage	18 2 71	App c/a
PD 122/72	Mr. J E. Jarvis	addition of Sun Lounge. parking space	21 12 72	App A/A
2064/72	" "	Incorporation of Car Space	21 12 72	– c/a
33057	MR. M. COLLINS	RENEWAL 2064/72	2.6.89	CLA
97/66488/O	Mr. C. Saunders	TO SIDE Erec. 1 Det. Dwe.	5.1.98	REF
98/67865/F	"	Erect 1 Det. 4 Bed. Dwelling	24.8.98	REF.

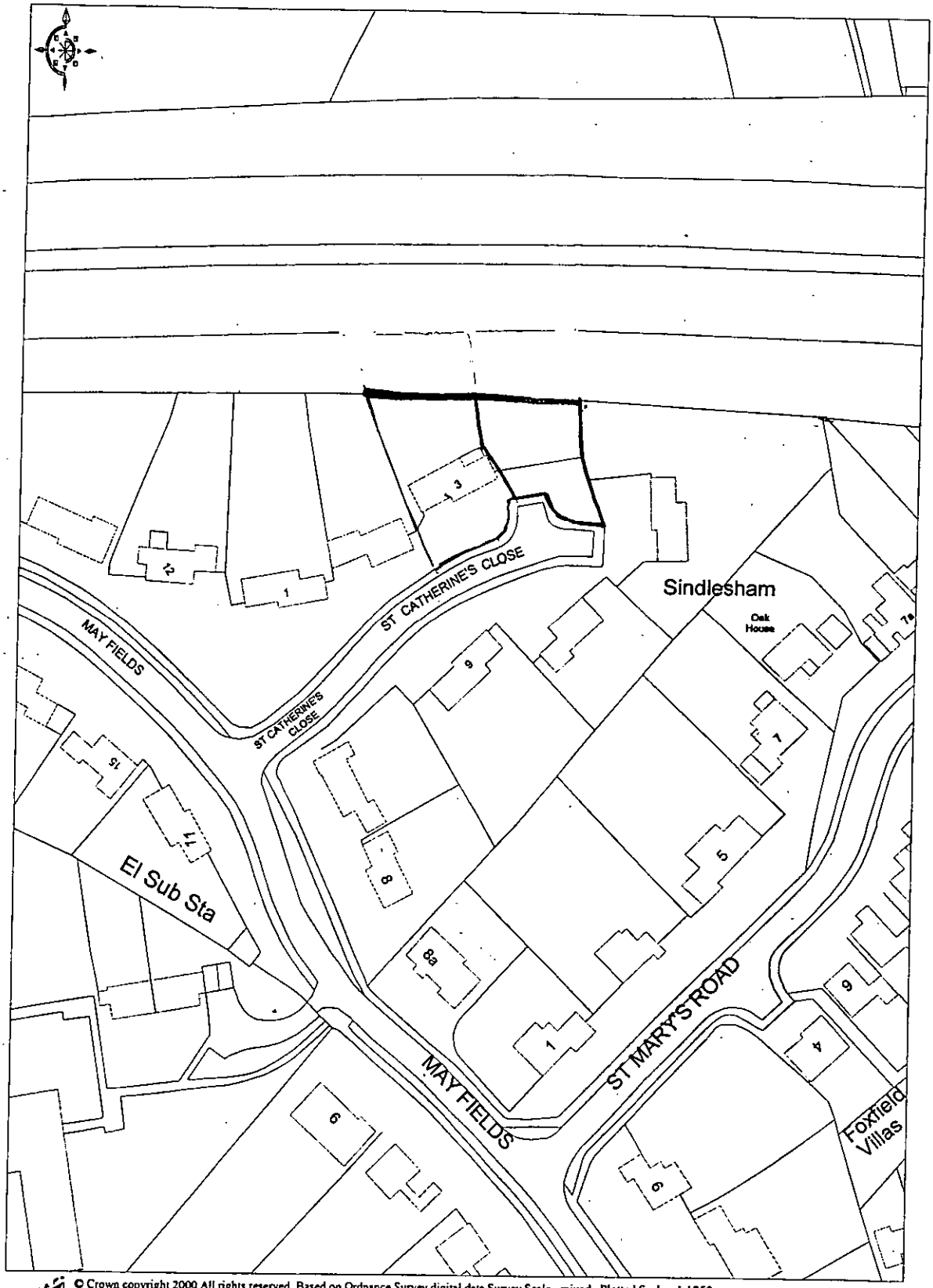
DATE OF COMPLETION

MINISTRY DECISION 0/66/68. Appeal granted 22 4 70

SPECIAL ORDERS PD. Zna - Mounding - 11.10.96

DRAINAGE

Land adjacent to 3 St Catherine's Close



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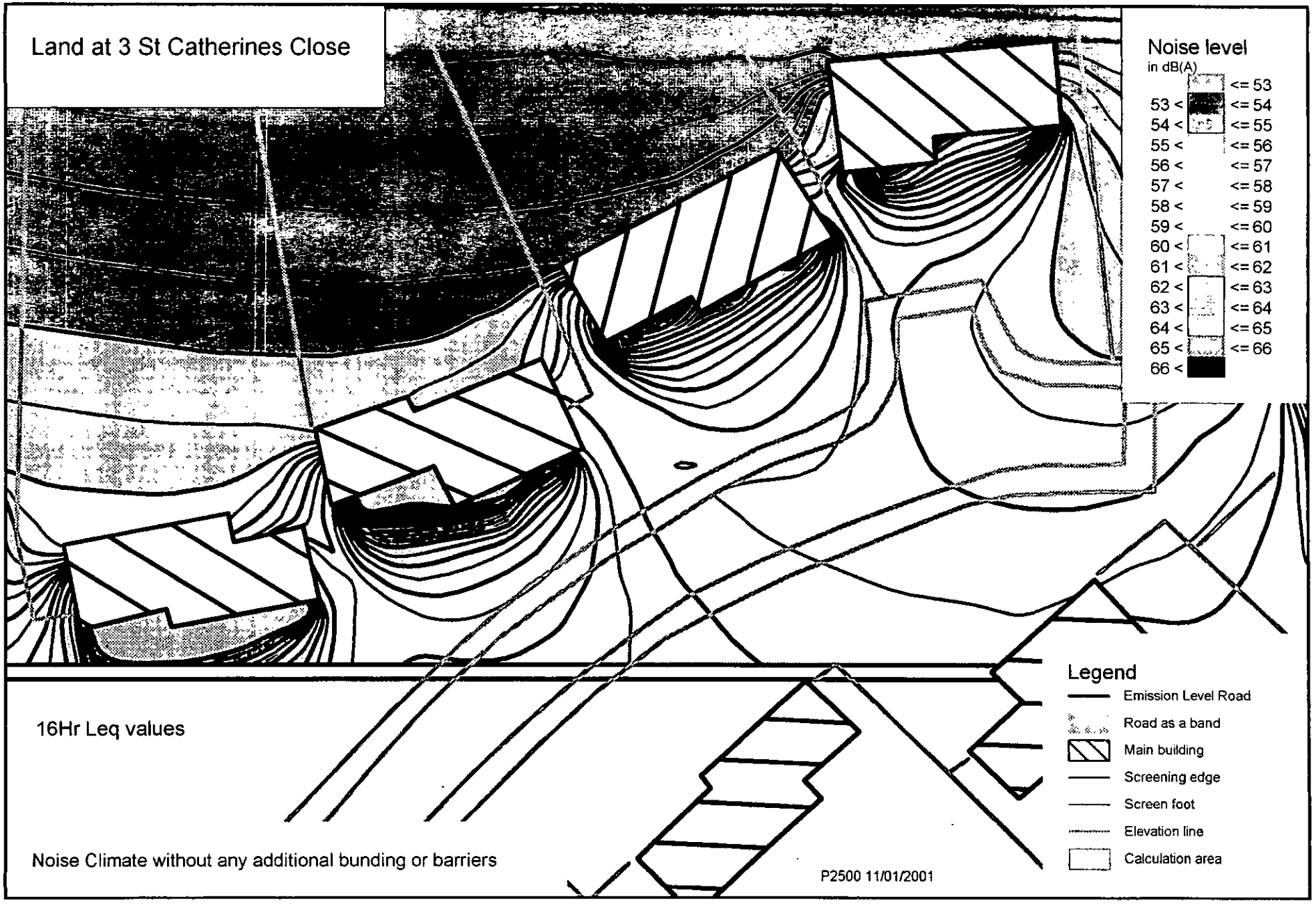
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

APPROVED

4881/1

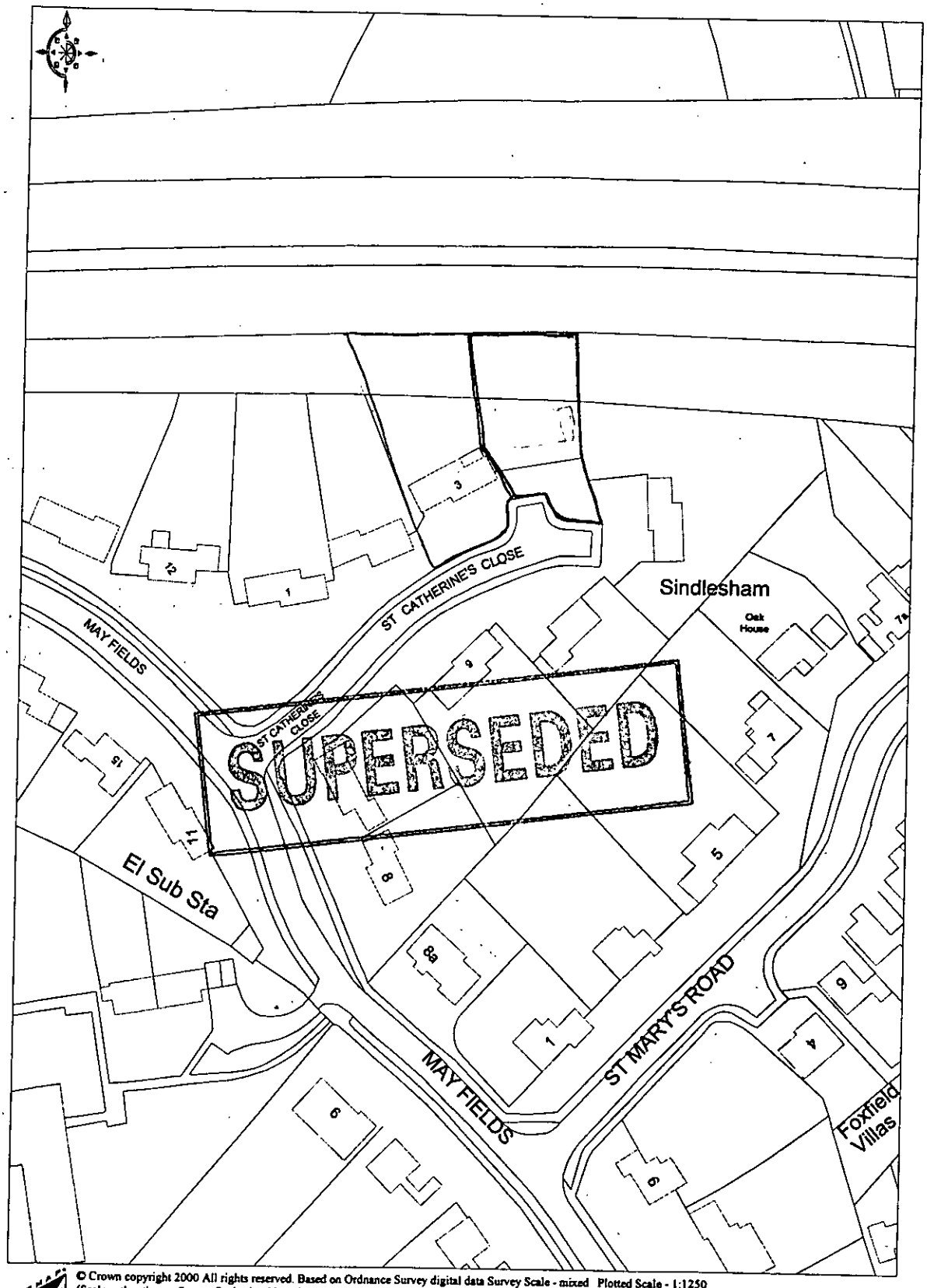


APPROVED

19 JAN 2001 * 3209

Land adjacent to 3 St Catherine's Close

19. JAN. 2001 * 3209



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Value Added Reseller

L1881/1