SOUTHPORT U.K.
LONDON OFFICE

YSTEMS LTD

APPLICATION NO:
RM/2000/0298

LOCATION:
18 Wiltshire Avenue Crowthorne.

APPLICANT:
Heath Hill Developments Ltd C/O Day Tanner Partnership

PROPOSAL:
Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **03/03/2000**

CASE OFFICER: **Angela Odell**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Heath Hill Developments Ltd
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: RM/2000/0298

Parish: **WOKINGHAM WITHOUT**

Location: **18, Wiltshire Avenue, Crowthorne.**

Proposal: **Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)**

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. 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
2. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings.

Condition
3. The shower room windows in the side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition

4. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

Reason

1. To ensure a satisfactory external appearance.

Reason

2. To safeguard the amenities of neighbouring residents and the locality.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Reason

4. To ensure that existing trees are protected during development.

Informative

1. The applicant is advised that Reserved Matters Approval is still required for materials and landscaping proposals, and these should include more suitable replacement planting at the rear to be proposed in consultation with the Council's Landscape Officer.

Head of Planning and Transportation
Date: 21 February 2000

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 April, 2000
My ref. BC/DC/2000/0298
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) 977 8909
DX: 33506 – Wokingham

Heath Hill Developments Ltd
C/o Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Dear Sirs

PLANNING PERMISSION 2000/0298
SITE: PLOT 1, 18 WILTSHIRE AVENUE, CROWTHORNE

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 2000/0298 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

Angela Odell

ANGELA ODELL
Senior Planning Officer

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0298 BD
BUILDING CONTROL NUMBER	FP2000/0429 Bna
~~APPLICANT~~/AGENT	Day Tanner.
ADDRESS OF SITE	18 Wiltshire Avenue. Cranham GOK. WITHOUT.
DESCRIPTION OF PROPOSED WORK	2 houses with integral garages. (Amendment to Approval 99/70808/RM)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1455/01A	1455/01A
ELEVATIONS	1455/03A	1455/02A & 03A
FLOOR PLANS	—	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	20/3/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FAX COVER SHEET

TO: Tony Day

FROM: Angela Odell.

DESTINATION FAX No: 01344 750971

DATE: 12.6.00

TIME: 8.30

SUBJECT: 18 Wiltshire Avenue.

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.

FROM: Angela Odell

DATE: 15 May 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

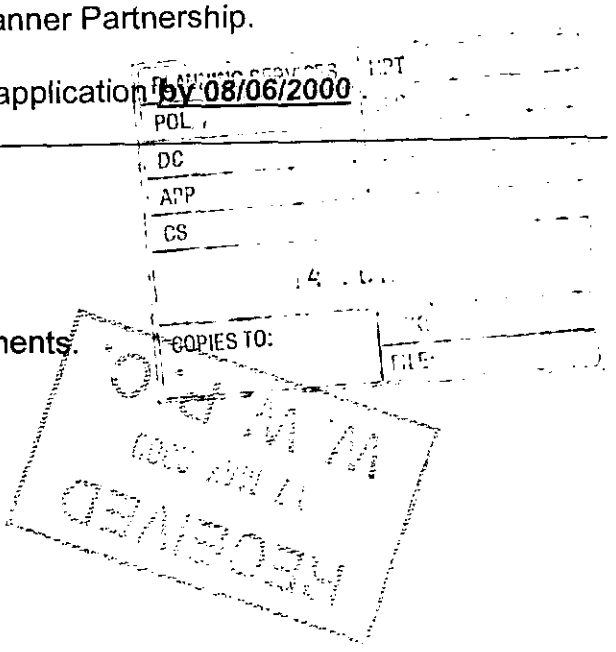
Application Number: C/2000/1361

Proposal: Details to comply with condition 04 of consent RM/2000/0298 for the approval of landscaping plan..

Site Address: 18, Wiltshire Avenue, , Crowthorne.

Applicant: Heath Hill Developments C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 08/06/2000**



C/2000/
1361

No comments.

SIGNED: _____

Clerk To Wokingham Without Parish/Town Council.

DATE: 13/6/00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 9 June 2000

Location:	18 Wiltshire Avenue, Crowthorne
Proposal:	Details to comply with condition 04 of consent RM/2000/0298 for the approval of the landscape plan
Application Number:	C/2000/1361

In response to your consultation dated 15 May 2000 for the above application, the tree and landscape comments are as follows:

The location of the tree protection fencing is not in accordance with BS 5837: Trees in relation to construction. The plan should be revised showing the fencing to be erected at the minimum distances as described in the British Standard. (Please note that this is academic if the houses have already been constructed.)

The construction of the no dig driveway within the canopy of the Silver Birch is acceptable.

The applicant needs to submit a landscape scheme showing the location of all new shrub planting, full species name, size of plant at time of planting and planting densities. It is important that additional planting is indicated along the site frontage adjacent to Wiltshire Road, in addition to the existing trees, to provide some form of enclosure to the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	RPT 28502
PDL	TLS
DC	ENF
APP	
CS	
19 APR 2000	
COPIES TO:	ACK:
	FILE:

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1455

18 April 2000

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkhsire
RG40 1WR

Dear Mrs Odell

18 WILTSHIRE AVENUE, CROWTHORNE (RM2000/0298)

Following receipt of the above planning permission please now find enclosed four copies of our drawing number 1455/01B together with a copy of the extract from Arboricultural Practice Notes APN1 showing the proposed no dig driveway construction close to the trees.

We trust that this information is sufficient to enable you to discharge the landscaping and protection conditions of the relevant approvals. Please note that our client will be forwarding samples of materials to you directly.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

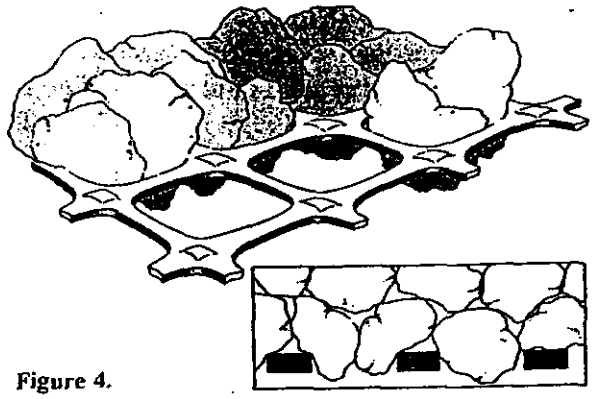


Figure 4.
The mechanism of interlock between aggregate and geogrid.

Meeting the Engineering Needs

Damage to trees can only be avoided if the construction embraces the above principles and (within the protected zone) is no more than 4 m wide.

Construction should incorporate two main components: a ***geogrid*** and an ***aggregate sub-base.*** Geogrids are high tensile strength synthetic grids designed to support roads on soft ground. When placed on the geogrid, appropriate granular sub-base material penetrates the mesh, but is unable to pass through it, forming a positive interlock (Figure 4). This interlock between aggregate and geogrid provides a reinforced platform and efficient load spread into the underlying ground. A suitable geogrid*/aggregate combination will prevent rutting of the ground beneath the construction.

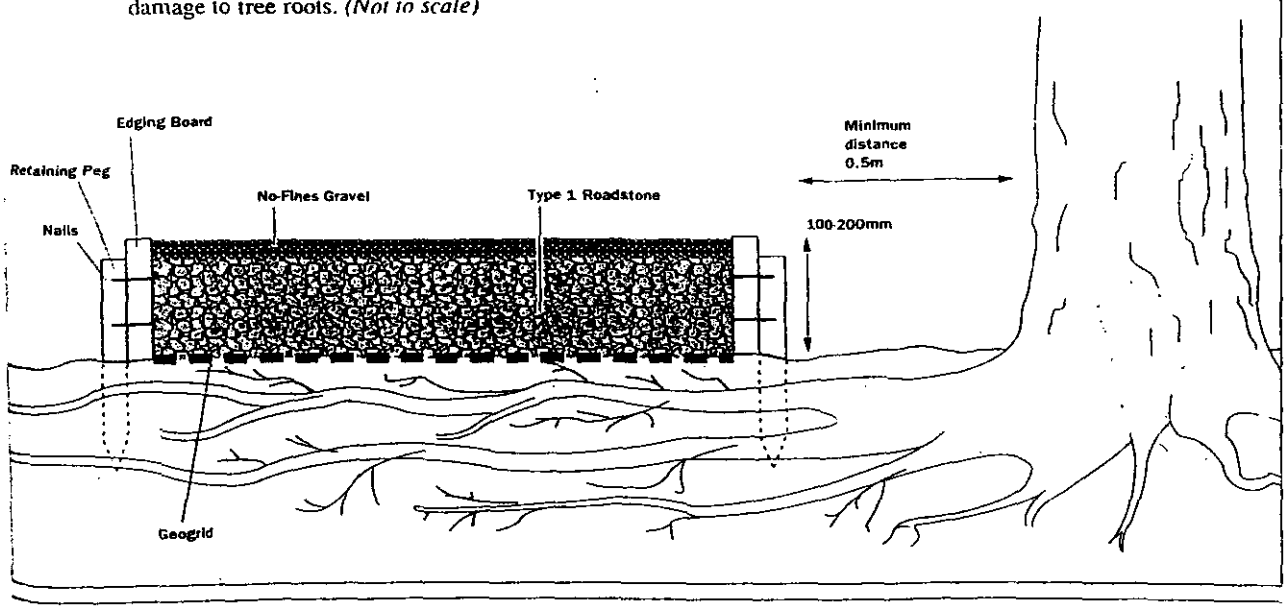
Granular sub-base material Type 1, as specified by the Department of Transport (Department of Transport, 1991; clause 803) is the recommended aggregate. This has a relatively low fines content which means that even when it is compacted it should be freely draining and will allow oxygen to diffuse into the soil.

For site-specific prescriptions and materials specifications advice may be sought from a qualified geotechnical or civil engineer.

Putting the Principles into Practice

- Construction should ideally be undertaken between May and October when the ground is driest and least prone to compaction, and in dry weather.
- Kill ground vegetation using a translocated herbicide such as glyphosate†. Gather up the dead organic material - this will prevent the build up of anaerobic conditions beneath the construction which might otherwise occur as vegetation begins to decompose.
- Remove major protrusions such as rocks and tree or shrub stumps (stumps should be ground out rather than excavated to minimise soil disturbance).

Figure 5. Diagram of a 'no-dig' method for constructing access drives and parking near to trees in order to minimise damage to tree roots. *(Not to scale)*



* For example, Tensar SS30, manufactured by Netlon Ltd, New Wellington Street, Blackburn, BB2 4PJ, UK.

† Care must be taken to select a herbicide which does not damage the roots of desirable vegetation that may be in the treated area. Always read the product label before use.

INFORMATIVE(S) :

01

The applicant is advised that Reserved Matters Approval is still required for materials and landscaping proposals, and these should include more suitable replacement planting at the rear to be proposed in consultation with the Council's Landscape Officer.

01
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.
02
Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings.
03
The shower room windows in the side elevations of the proposed development shall not at any time be glazed other than with obscure glass.
04
Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

REASON(S) :
01
To ensure a satisfactory external appearance.
02
To safeguard the amenities of neighbouring residents and the locality.
03
To safeguard the amenities of neighbouring residents and the locality.
04
To ensure that existing trees are protected during development.

Application Number RM/2000/0298
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

RM/2000/0298

SITE ADDRESS:
18
Wiltshire Avenue
Crowthorne

APPLICATION NUMBER: ~~99/70000/RM~~
OFFICER: Mrs A Odell
20.1.00
DATE OF SITE VISIT: ~~[illegible]~~.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes ~~2.12.99~~ 27.1.00

2. DESCRIPTION OF SURROUNDINGS Established residential area with variety of dwelling types and ages.

3. DESCRIPTION OF SITE/BUILDING Cleared site (apart from trees)

4. RELATIONSHIP TO ADJOINING PROPERTIES To S. side is bungalow with 3 (No 16) N. facing side windows. To N. side is plot for approved chalet dwelling, with its pair nearing completion beyond. 2 horses at rear with rear elevation this way. No 16 has sheds (aviary?) between it & parking side.

5. SITE CONSTRAINTS

TREES A few trees on rear boundary. + trees at front - + some trees/vegetation on open N. side boundary

ACCESS/PARKING

LEVELS Rises v. slightly to S.

BOUNDARY TREATMENT 1.8m fence to rear & S. side

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : RM/2000/0298

Applicant : Heath Hill Developments Ltd C/O Day Tanner Partnership.

Location : 18 Wiltshire Avenue .
Proposal : Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.1.00

Date of Neighbour Notifications : .....

Date of Site Visit : 20.1.00

Date Registered : 07/01/2000

Earliest Date for Decision : 10/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 03/03/2000

Consultation Responses : P.C. No objections

HW : As previously.

Landscape: requires tree protection and landscaping plan.

Planning Issues :

Application Number: RM/2000/0298

Appraisal :

Same as recently approved under 99/70808/RM, except protruding ~~bay~~ at ~~front~~ rear by an extra 2 m ~~[illegible]~~

Plot 1: Will bay closer to house at rear in Dukes Ride (No. 21) but still 24.4 m away & consider this acceptable. Rear plot 2: will be 26 m away from No. 23 Dukes Ride

Re: 16 which has some side windows, marginal infringement of daylighting caused by top bit of roof, but as this on north side of 16, consider acceptable.

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

Tel (0118) 974 6445

Date: 16.2.00

My ref: RM/2000/0298

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746464
Minicom No: (0118) 9746691
DX: 33505 - Wokingham

Dear Councillor

Application Number: RM/2000/0298
18 Wiltshire Avenue .
Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)

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 Angela Odell on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.2.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **RM/2000/0298**
18 Wiltshire Avenue Crowthorne.
Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: Ross Date: 18.2.00

Print Name: Ross

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 6445

Date: 16.2.00

My ref: RM/2000/0298

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: RM/2000/0298
18 Wiltshire Avenue .
Reserved Matters application for the erection of 2 dwellings.
(Amendment to approval 99/70808/RM)

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 Angela Odell on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.2.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **RM/2000/0298**
18 Wiltshire Avenue Crowthorne.
Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6445

Date: 16.2.00

My ref: RM/2000/0298

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: RM/2000/0298
18 Wiltshire Avenue Crowthorne.
Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM).

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 Angela Odell on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6445

Date: 16.2.00

My ref: RM/2000/0298

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

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: RM/2000/0298
18 Wiltshire Avenue Crowthorne.
Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM).

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 Angela Odell on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

CASE OFFICER: Mrs Odell

APPLICATION NO: RM/2000/0298

SITE: 18 Wiltshire Avenue

PROPOSAL: Reserved Matters application for the erection of 2 dwellings (Amendment to approval 99/70808/RM)

.....

COMMENTS: No objections

SIGNED: ..... **DATE** 31-1-2000

CLERK TO WOKINGHAM WITHOUT PARISH COUNCIL

To:
Highways

From: Angela Odell

Date: 17 January 2000

Application Number: RM/2000/0298

Proposal: Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM).

Site Address:
18, Wiltshire Avenue, .

Applicant:
Heath Hill Developments Ltd C/O Day Tanner Partnership.

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

As previously P.A. 68664.

28-1-00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 20 January 2000

Location:	18 Wiltshire Avenue, Crowthorne
Proposal:	RESERVED MATTERS APPLICATION FOR THE ERECTION OF TWO DWELLINGS (AMENDMENT TO APPROVAL 99/70808/RM)
Application Number:	RM/2000/0298

In response to your consultation dated 17 January 2000 for the above application, the tree and landscape comments are as follows:

Machinery and materials are already being stored on site within the canopy of the trees, which is unacceptable. No further work on site should be carried out until the trees that are shown to be retained have protective fencing erected at distances in accordance to BS 5837 which has been agreed by WDC.

The applicant should submit a method statement providing details of how the houses are to be built including showing areas of storage on site without encroaching on the area of land within the tree canopy protected by the fencing. The fencing would need to be removed to allow for the driveways to be built at the end of the building works.

A landscape scheme needs to be provided showing all new shrub planting, full species name, size of plant at time of planting and planting densities. It is important that additional planting is indicated at the front of the site to provide some form of enclosure.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: RM/2000/0298

Proposal:

Reserved Matters application for the erection of 2 dwellings. (Amendment to approval 99/70808/RM)

Location:

18 Wiltshire Avenue .

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number RM/2000/0298 relates.

Address of site 18 WILTSHIRE Avenue

Crowthorne

Signed Russell Sherney

Date 21-1-00

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

2000

PLEASE [redacted] YOUR
POS[redacted] CODE

Business reply service
License no. RG147

1

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 7 JAN 2000	Map No 108 Site 015
Officer: AO	Application No. RM/2000/0298
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(RM) RESERVED MATTERS APPLICATION FOR THE ERECTION OF 2 DWELLINGS (AMENDMENT TO APPROVAL 99/70805/RM)

Location: 18 WILTSHIRE AVENUE

Parish: WOKINGHAM W/OUT Ward: Wok Wout. 17.1.2000

Applicant: HEATH HILL DEVELOPMENTS LTD

Fee Received 00-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 : 17.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	(NK:) ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

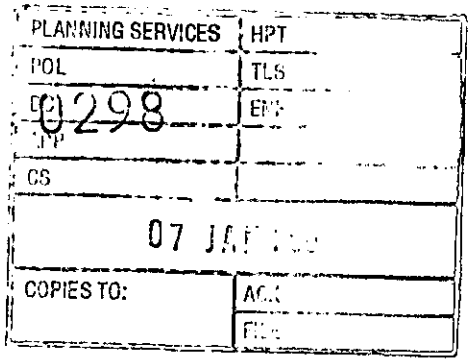
.....

.....

NEIGHBOURS:

19, 21, 23 & 25 Dukes Wood, ✓ 16 Wiltshire Avenue.

07 JAN 2000*



DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1455

30 December 1999

Mrs Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

18 WILTSHIRE AVENUE, CROWTHORNE

Following my letter to you dated 17 December 1999 concerning modifications to the house, you have subsequently approved the original application which we submitted and consequently please now find enclosed a further planning application for the revised house type. The following documents are enclosed:

Six copies each of our drawings numbers 1455/01A, 1455/02A, 1455/03A and location plan
Six copies of the application form
Certificate A

I trust that this application will also be acceptable to you and look forward to hearing from you in due course.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Pennypot
ADDRESS 18 Wiltshire Avenue

PARISH WOK/ WITHOUT

PLOT No.

ORD. SHEET No. SU. 8364(1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
206/49	Mr Pocock	Bungalow	14.6.49	N/A AF
605/53	"	Garage	8.9.53	APP APF
98/68664/0	"	O/L. 2 dwellings on site	31.12.98	Cl.
DN99/0180	Heathhill Dev. Ltd.	Bungalow	18.10.99	APP
99/70808/RM	" " "	RM on app. 68664/0 for exctn of 2 dwellings	22.12.99	c/f

DATE OF COMPLETION

MINISTRY DECISION 68664/0 - APPEAL AGAINST COND. 7 - COND 7 DELETED.

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

Application No. 0298

1.	**APPLICANT'S NAME**	HEATH HILL DEVELOPMENTS LTD
	ADDRESS	NEW ROAD, CROWTHORNE BERKSHIRE
	POST CODE	**PHONE**
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent		DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE
	POST CODE	RG45 6LZ **PHONE** 01344 777143
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**	18 WILTSHIRE AVENUE, CROWTHORNE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RESERVED MATTERS APPLICATION FOR TWO DWELLINGS. AMENDMENT TO APPROVAL REF. 99/70808/RM
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.134
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1455/01A, 1455/02A, 1455/03A & LOCATION PLAN

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

CHANGE OF USE	☐	**REDEVELOPMENT**	☑
ERECTION OF NEW BUILDING	☑	**ALTERATION or EXTENSION**	☐

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO
NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES TO ROOFS

BRICKWORK AND RENDER TO WALLS

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

SEE SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS APPROVED IN OUTLINE APPLICATION AND AS SHOWN ON SITE PLAN

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 / 14 *	/ *	/ *
BUNGALOW	/ *	/ *	1 / 5
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO — If YES, please ask for and complete Part 3 of the form

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

NIL RE-SUBMISSION

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

SIGNED

ON BEHALF OF HEATH HILL DEVELOPMENTS LTD

DATE 30/12/99

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

1789/a

SECTION 66 CERTIFICATE

Application No.

07.MAR.2006* 0293

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . HEATH HILL DEVELOPMENTS LTD . . . . . .

Date . . . 30/12/99 . . . . . .

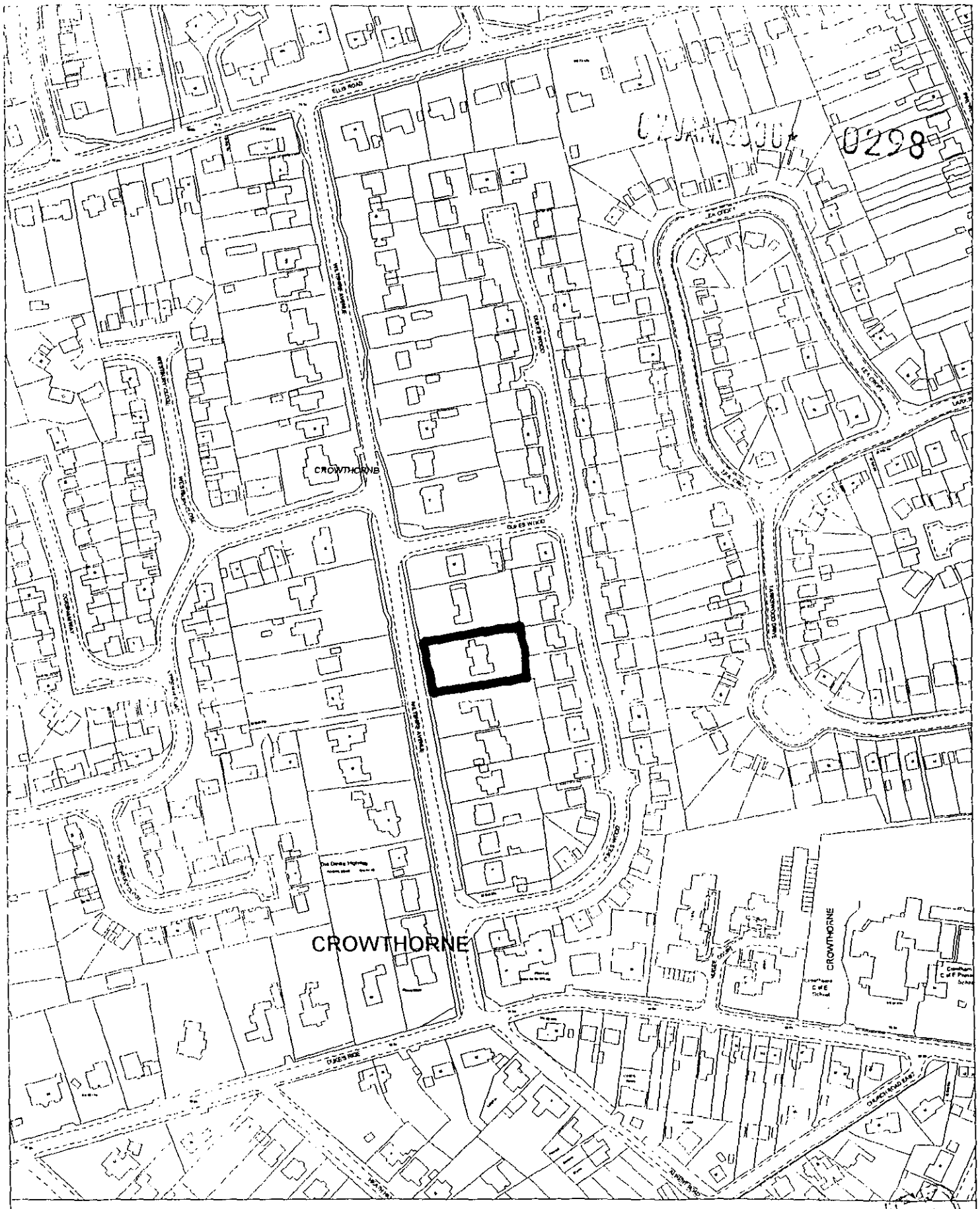
TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66



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

Development Control Section, Environmental Services, Wokingham District Council.
15 February 2000 Scale: 1 : 500

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council, Licence No. LA086134
Date: 12 March 1998