APPLICATION NO:
F/2002/8145

LOCATION:
5 Seaford Gardens, Woodley Reading.

APPLICANT:
Mr/Mrs T McCann C/O Mr P Haller

PROPOSAL:
Proposed erection of 3 dwellings, demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **05/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2003

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr/Mrs T McCann
C/O Mr P Haller
50
Hilltop Road
Earley
Reading, Berks
RG6 1DA

Application Number: F/2002/8145

Parish: **WOODLEY**

Location: **5, Seaford Gardens, Woodley, Reading.**

Proposal: **Proposed erection of 3 dwellings, demolition of existing dwelling.**

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

Reason
1. Due to its siting and design, the proposed building, together with the proposed fencing for the garden of unit 1 would be obtrusive in the street scene, and have a detrimental effect on the character and appearance of the area. Furthermore, the development would have an overbearing impact on the adjacent property at 37b Crockhamwell Road. The proposal would therefore be contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WH6A and WBE1 of the Wokingham District Local Plan (as agreed to be modified).

Reason
2. Due to its siting close to the adjacent property, the proposed unit 2 would have an unacceptable standard of amenity due to insufficient outlook, daylight and sunlight, and size of rear garden. The proposal would therefore be contrary to policies LH1 and LBE5 of the Loddon Area Local Plan and policy WH6A of the Wokingham District Local Plan (as agreed to be modified).

Reason
3. It has not been satisfactorily demonstrated that the parking spaces could be provided without potential damage to the protected trees on the site. The proposal would therefore be contrary to policy EN1 of the Berkshire Structure Plan, policy LBE9 of the Loddon Area Local Plan and to policy WBE11 of the Wokingham District Local Plan (as agreed to be modified).

Informative
1. The applicant is advised that public sewers cross the site and that no building would be permitted within 3 metres of the sewers without the permission of Thames Water - see attached letter.

Informative
2. A revised layout plan showing parking spaces Nos. 1-3 re-sited further from the boundary with Crockhamwell Road would be likely to overcome reason for refusal No. 3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/01/2003

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.

Angela Odell

From: Neil Etherington
Sent: 18 June 2003 12:50
To: 'Janice Walsha'
Cc: Jon Matthews; beth.rowland@prudential.co.uk; Angela Odell
Subject: RE: 5 Seaford Gardens, Woodley - trees adjacent to (order no. 3/1951)

Dear Mrs Walsha

Thank you for your email.

The Silver Birch shown to be removed is not included in a Tree Preservation Order.

Jon has viewed the tree and confirms that it does not provide the public visual amenity to justify its inclusion in a Tree Preservation Order. I have copied our emails to Angela Odell, the case officer, so that she is aware of your concerns. I would suggest that if the building can not be moved that a replacement tree(s) be planted elsewhere on the site.

I will try and write to you soon with a full update on the situation with the oaks.

I am grateful that you will be keeping a constant watch on the trees should development go ahead. This pro-active approach is the only way we can ensure successful tree retention. I hope you will not need to phone me but will be happy to respond if you do.

Yours sincerely

Neil Etherington
(Tel. 0118 974 6469).

-----Original Message-----
From: Janice Walsha [SMTP:d.j.walsha@ntlworld.com]
Sent: 13 June 2003 09:37
To: neil.etherington@wokingham.gov.uk
Cc: jon.matthews@wokingham.gov.uk; beth.rowland@prudential.co.uk
Subject: 5 Seaford Gardens, Woodley - trees adjacent to (order no. 3/1951)

The owner of 5 Seaford Gardens has put in a new application for planning permission. The proposed building is now a detached dwelling which is towards the back of the site but which involves the removal of a large silver birch tree. Could you please advise me (asap!) if this tree will be covered under the general protected woodland area that runs adjacent to Crockhamwell Road and, if it is not protected, what action can I take to protect it? I am sure the office is as busy as usual but I really would appreciate a prompt reply.
Thanks in anticipation.
(I would also appreciate, but not as a matter of such urgency, an update as to what is the current situation re the 'damaged' oak trees. I presume that you do not intend to take any further action against Mr. McCann. If any building work does go ahead on this site then I intend to keep these trees under constant watch and, as advised previously by your department, will go for a pro-active approach to prevent any potential damage ie. be prepared for lots of telephone calls!)
Mrs Janice Walsha
4 Seaford Gardens, Woodley

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8145

Applicant : Mr/Mrs T McCann C/O Mr P Haller.

Location : 5, Seaford Gardens, Woodley, Reading.
Proposal : Proposed erection of 3 dwellings, demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 7.1.02.

Date Registered : 06/12/2002

Earliest Date for Decision : 05/01/2003

Latest Consultation Date/Site Notice Expiry Date : 05/01/2003

This application will have expired on: 31/01/2003. 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 : See attached report.

Planning Issues :

Application Number: F/2002/8145

Appraisal :

see attached report.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

in conformity with 'listing' letter from Cllr Beth Rowland (by e-mail)

F/2002/8145 – Appraisal

Proposal
Is to demolish the existing house and erect a terrace of 3 x 2 bedroom houses facing the end of Seaford Gardens. 5 car parking spaces are proposed: 3 close to Crockhamwell Road and 2 near the boundary with 4 Seaford Gardens.

Consultations

- *Woodley Town Council: consider should be refused on the following grounds:*
  - The site is not suitable for this type of development – density too high and would be out of character with the area.
  - It would create a massing effect, particularly on No. 37b Crockhamwell Road
  - It would be unneighbourly and overlook neighbouring gardens.
  - The central dwelling would have an unacceptably small amenity space.
  - The development would be too close to mature trees and would affect roots, growth etc.
  - The access, at the end of a cul-de-sac would be unacceptable in terms of highway safety – particularly in relation to parking, turning and access for emergency vehicles.

- *14 letters of objection on the following grounds:*
  - Traffic safety issues: Seaford Gardens is of insufficient width with potential problems for emergency and refuse collection vehicles. Also safety hazard of additional traffic onto the junction of Seaford Road and Nightingale Road which is very close to the Nightingale Road/ Crockhamwell Road junction. Also safety hazard of additional traffic at access to site where there is a footpath which is used as a cut-through by parents and school children from Crockhamwell Road to the school down Nightingale Road. Visibility from paved parking area will be very restricted by the brick piers/railings boarding the property. In sufficient parking - existing turning head is blocked on many occasions by overflow parking of vehicles from No. 5. This would increase as Government's standard of 1.5 spaces per dwelling disregards the fact that this will not stop people buying cars, as would verge damage and parking on the road. More difficult for neighbouring properties to reverse out. Also increase in noise disturbance from traffic. No provision for disabled parking.
  - Potential affect of proposed development on protected trees adjoining the proposed development. Trees have already been damaged.
  - Inappropriate development/unsuitability of replacing current single dwelling with 3 dwellings as appearance not in keeping with current properties. Change of building line resulting in brick wall effect rather than currently staggered building line. Large areas of parking/ hardstanding would be detrimental to visual amenity. Density very high on a small and awkwardly shaped and constrained site.
  - Overlooking with loss of privacy and light to, and overbearing effect on, adjacent properties, including No. 37b. The front of the building will

face side of No. 4 as front would be turned round by 90 degrees, so would result in overlooking, including of conservatory. .
- Insufficient space between proposed building and No. 37b, as guideline states that there should be at least 12m. between the rear and sides. This would result in unacceptable overcrowding for new and existing residents and in infringement of BRE light standard regarding daylight and sunlight to rear of unit 2. Also insufficient private amenity space for unit 2. Occupants of Unit 1 would be deprived of sufficient amenity space unless high fencing erected which would be detrimental to the street scene.
- Will exacerbate existing problems of local service, such as doctors etc, struggling to cope.

- *Petition signed by 190 + signatures stating the following:*
"The undersigned consider that the application should be rejected on one or more reasons listed below:
  - The proposed development is considered to be an inappropriate development and an overdevelopment of the site
  - The proposed development will cause an increase in traffic on already very busy roads
  - The proposed development will adversely affect the visual amenity of the area
  - The proposed development will adversely affect existing mature trees"
- *Tree officer:* Advises the proposed building would be far enough away from the TPO'd trees at the front of the site. However, has potential concerns about the proximity of the proposed car parking.
- *Highway officer:* No objection subject to conditions.
- *Council's ecologist:* Advises that a bat survey would be required before any permission is granted.
- *Thanks Water:* Advises that public sewers cross the site.
- Environmental Health officer: No objection but recommend standard hours of construction condition

Principle of proposed development

As site is within a settlement and comprises redevelopment of one dwelling for 3 small (2 bedroom) dwellings, there is policy support in principle for the proposal. Density would be 37 dwellings per ha., which complies with Policy WH3A. However, para. 5.14A of the Wokingham District Local Plan Policy (as agreed to be modified) states that densities below this may be acceptable in order to safeguard the character of the area. The density of development in the immediate area is much less than 37 dwellings per ha. The effect of the proposal on the character and appearance of the area is assessed below.

Effect on the character and appearance of the area

The north-east, 2 storey side of the building would project beyond the front of the 2 storey portion of No. 37b Crockhamwell Road adjacent by about 3.7m. and beyond the front of the single storey part by about 1.4m. (averages). It would project beyond the front of the 2 storey portion of No. 37a Crockhamwell Road by about 1.6m. but the front of the single storey part of no. 37a would project beyond the front of the proposed building by about 0.7m. At present there is a staggered layout in the street scene, whereby No. 37b is set back slightly from No. 37a, No. 5 Seaford gardens is set back by

about 7m. from the 2 storey part of No. 37b and No. 4 is set back again by about 4.4m. Given the 'service road' layout of Seaford Gardens being parallel to Crockhamwell Road, this provides a staggered effect in the street scene, whereby none of the houses are particularly prominent. However, the proposed building would project forwards, as explained in detail above, and consider that it would be unacceptably obtrusive in the street scene, and unacceptable for this reason.

The design of the building is to have each of the 3 front doors to the 3 houses on different elevations, and therefore consider that it would not immediately have the appearance of a terrace of houses in a row of otherwise detached houses. However, the front 3 car parking spaces would be close to the boundary with Crockhamwell Road, and a large area of hardstanding is shown. Consider that as shown this would be visually unattractive. However, it could be pulled back and still provide sufficient turning space. For unit 1 part of the garden up to Crockhamwell Road would be enclosed by 1.8m. high fencing. Consider this would be obtrusive in the street scene, where the adjacent houses have only low fencing around their front gardens. A high fence that did not protrude beyond the front of the building would provide insufficient private amenity space (see below as for unit 2).

Amenity of proposed units

The proposed private garden area for unit 2 would be only 4.5m. x 3.5m. i.e. 15.75 sq.m. Consider this is too small to provide an adequate private amenity area for a 2 bedroom house. There would also be only 4.9m. between the rear elevation of unit 2 and the side of No. 37b Crockhamwell Road. This would result in unacceptable infringement of the BRE standard regarding supply of daylight and sunlight to this unit, and outlook from it, particularly to and from the ground floor main living room. Therefore consider that the proposal is also unacceptable on these grounds.

Trees

Tree officer has advised that the proposed building is sufficiently far away from the oak trees and horse chestnut on the front boundary that are subject to a TPO. However, he has potential concerns about the proximity of the car parking spaces, but, as explained above, these could be pulled further back.

Effect on neighbouring properties

No. 37b Crockhamwell Road: The proposed building would project beyond the 2 storey part of No. 37b by about 3.7m. However, as there would be about 5.1m. between the two buildings, there would be no daylighting infringement, and do not consider there would be unacceptable loss of outlook from the front windows of No. 37b. At the rear, as the proposed building would project beyond the rear of No. 37b by only 0.6m, there would be no unacceptable loss of outlook, sunlight or daylight to their rear windows and garden. In their side elevation, No. 37b has only an obscure glazed bathroom window and side kitchen door (where there is a main front kitchen window). Therefore although there would be loss of light to this window and door, these are not windows which would normally be protected from such effects. On the ground floor of the proposed building, 3 windows to each of the proposed

living rooms are proposed, including french windows to the middle unit 2. However, as there is a 1.8m. fence, this would not cause unacceptable overlooking where there are no main windows in the side of No. 37b. On the first floor there would only be 2 windows to the rear bedroom of the middle unit 2, as the windows of the bedrooms in units 1 and 3 would look to front and rear. As the distance from the building to the side boundary would be 3.5m. and the nearest bedroom window in unit 2 would be 5m. frontward from the rear point of No. 37b, consider the overlooking caused would be sufficiently oblique not to be unacceptable. Windows would overlook obliquely from the rear elevation of the proposed building, but as the rear elevations of the proposed building and No. 37b would be almost in line, this would not be more than the usual oblique overlooking caused by houses in line. Therefore consider that the effects on No. 37b would be acceptable.

No. 4 Seaford Gardens: N.B. No. 4 Seaford Gardens is incorrectly shown on the site layout plan. I have sketched in the correct layout, as taken form the plans for the conservatory at No. 4. The front bay windows of the proposed kitchen and bedroom window of unit 3 would look towards the front of No. 4. However, the angle would be quite oblique, and as the ground floor would be a kitchen, the kitchen units in the bay window would set back the position of a person looking out of this kitchen window. Also, there would be a minimum of 9.5m. between relevant windows, and some higher fencing could be erected to screen the ground floor overlooking. Therefore consider that the degree of overlooking would not be so great as to be unacceptable. The rear elevation of the proposed building would be set further frontward than the existing house. The proposed rear bedroom one window would cause some overlooking of the conservatory and part of the rear garden of no. 4. The only other first floor window is a bathroom window. However, the existing windows in the first floor rear elevation of No. 5 already overlook to some degree. Do not consider that the overlooking caused from the rear elevation of the proposed building would be unacceptably worse than the existing situation. Ground floor overlooking would be screened by the existing 1.8m. fencing.

No other properties significantly adversely affected as the dwelling on the opposite side of Crockhamwell Road would be about 27m. away, and the rear elevation of the proposed building would be further away from No. 2 drovers Way than the existing house.

Access and parking
Access is via the existing entrance and 5 spaces are proposed. This complies with the new maximum standard for not more than 1.5 spaces per dwelling for 2 bedroom units (when rounded up). The highway officer raises no objection, subject to conditions. Therefore consider no objection on access and parking grounds.

Bats -Consider should add an informative regarding the need for a bat survey. Also add an informative regarding sewers crossing the site.

Recommendation: refusal

Application Number F/2002/8145
Conditions/Reasons for Refusal

Furthermore the development would have an overbearing impact on the adjacent property at 37b Crockhamwell Road.

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			Due to its siting and design, the proposed building, together with the proposed fencing for the garden of unit 1, would be obtrusive in the street scene, and have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to BSP Policy EN1, LALP Policies LH1, LBE1 and LBE2, and to WDLP (as agreed to be modified) Policies WOS3, WH6A and WBE1.
2.			Due to its siting close to the adjacent property, the proposed unit 2 would have an unacceptable standard of amenity due to insufficient outlook, daylight & sunlight, and size of rear garden. The proposal would therefore be contrary to LALP Policies LH1 & LBE5 and to WDLP (as agreed to be modified) Policy WH6A.
3			
			Informatives
		1.	~~The applicant is advised that if the application had otherwise been considered acceptable, the following would have been required:~~
		STET	~~a) A revised layout plan showing parking spaces Nos. 1-3 re-sited further from the boundary with Crockhamwell Road, and would be likely to overcome reason for refusal no 3~~
			~~b) a survey of the existing buildings~~
			~~Informative for approvals~~
			~~N16~~
			~~LODDON AREA LOCAL PLAN POLICIES:~~
			~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~
			~~WOKINGHAM DISTRICT LOCAL PLAN POLICIES:~~
			~~GREEN BELT LOCAL PLAN POLICIES:~~
			~~BERKSHIRE STRUCTURE PLAN POLICIES:~~
			~~MINERALS LOCAL PLAN POLICIES:~~

1. The applicant is advised that public sewers cross the site and that no building would be permitted within 3m. of the sewers without the permission of Thames Water – see attached letter.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. G Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;
Neil Etherington.
Also enclose copy of letter from TW with decision notice.

Date: 14/1/03.

It has not been satisfactorily demonstrated that the parking spaces could be provided without potential damage to the protected trees on the site. The proposal would therefore be contrary to BSP Policy EN1 LALP Policy LBE9 + WDLP Policy WBE11 as agreed to be modified

RECORD OF SITE VISIT

SITE ADDRESS: 5 Seaford Gardens Woodley Reading.

APPLICATION NUMBER: F/2002/8145

OFFICER: Angela Odell

DATE OF SITE VISIT: 7.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Established residential area.

3. DESCRIPTION OF SITE/BUILDING Detached house with detached single garage at side

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 4 Seaford gardens has a 2 storey rear extension to side with first floor high level window and wrap around conservatory on this side/rear. No. 37b Grode. Rd. is detached house with an obscure glazed window in first floor side & gr. floor obsc. glazed door. Front projection single storey. To rear is paired bungalow sited obliquely.

5. SITE CONSTRAINTS

TREES large oak trees on front boundary.

ACCESS/PARKING from end of Seaford gardens

LEVELS Flat.

BOUNDARY TREATMENT 1m. front fence, low wall & railing on NW side to Seaford gdns. 1.8m fence to No. 4. 5' fence to side & rear part 37b.

OTHERS with low fence front part side boundary

Angela Odell

From: John Mullaney
Sent: 14 January 2003 17:44
To: Angela Odell
Subject: 5 Seaford Gardens, Woodley READING, Berkshire F/2002/8145

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

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

0885

AMD

2002

4 Seaford Gardens,
Woodley,
Reading,
RG5 3LN.

Wokingham District Council,
Environmental Services Dept.,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1LW.

20th December, 2002

Dear Sirs,

RE: PLANNING APPLICATION F/2002/8145 – Unable to enter on MKA 24/12. Copies kept to enable SV.

Enclose are comments objecting to the above planning application from:

1 Seaford Gardens	Mrs P Soutar and Mr L.R. Beach
2 Seaford Gardens	Mr & Mrs N.W. Thomas
3 Seaford Gardens	Mr & Mrs Eighteen
4 Seaford Gardens	Mr & Mrs Walsha
37B Crockhamwell Road	Mr & Mrs Walsh
48 Crockhamwell Road	Mr I.S. Smith
50 Crockhamwell Road	M. Liddiatt
52 Crockhamwell Road	Miss C. Smith
54 Crockhamwell Road	J.W. Fowler
58 Crockhamwell Road	M. Bird
58A Crockhamwell Road	Mr & Mrs Penn
2 Nightingale Road	Mr & Mrs P. Munday

56 Crockhamwell Road – form to follow

We wish to raise our objections to planning application F/2002/8145 for proposed erection of 3 dwellings and demolition of existing dwelling (5 Seaford Gardens) on the grounds:

1. Highway Traffic, Safety and Health issues ~ access to properties in Seaford Gardens ~unsuitability of road width ~ proximity of Seaford Gardens to Nightingale Road/Crockhamwell Road junction ~ Emergency service and refuse collection access to properties in Seaford Garden restricted and impeded
2. Potential affect of proposed development on protected trees adjoining proposed development site
3. Inappropriate development/unsuitability of replacing current single dwelling with 3 dwellings ~appearance not in keeping with current properties ~loss of privacy/light to adjacent properties ~change of building line and landscape profile
4. Loss of visual amenity ~position of proposed new building ~loss of protected trees

Enclosures: 12 Planning Application Comments Sheets

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8145. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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

PLANNING SERVICES	HPT
POL	ENF
DC	
APP	
CS	
24 DEC 2002	
COPIES TO	ACK: FILE:

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MRS P SOUTAR AND MR. L.R. BEACH

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

1 SEAFORD GARDENS
WOODLEY
BERKS RG5 3LN

DID NOT GET NOTIFICATION LETTER FROM CONCIL WHY?

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:
1. Will increase Road Traffic causing danger to residents of 200 % and pavement area due to over spill parking.
2. The loss of trees and tree damage to existing protected oak trees due to root destruction in relation to footing for the Building and Car Parking/trees have already been cut back and doctored by the owner of 5 Seaford Garden
3. Loss of attractiveness of house character in Keeping with design.

Continue over the page if more room required

4. Increase in noise of disturbances due to 200% on top of existing traffic entering No. 5.
5. There are many Mothers and children who come through this road on their way to School at Southlake — which will be a hazard for them, plus other Pedestrians and Cyclists use this road.
6. Existing turning area blocked on many occassions by over flow from No. 5, which will increase if more residents are placed, increasing pedistrian danger if additional traffic is allowed at the end of Seaford Gardens along with Fire Services and Ambulances to existing residents in the road, the road is exactly 2 Car Width.
7. Verge damage will be increased as it is already damaged.
8. It will be more difficult to reverse out of my drive with more traffic

P. R. Beach 18/12/02
P Soulas 18/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

✓ DESIGN, APPEARANCE AND LAYOUT.
✓ HIGHWAY SAFETY.
✓ RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
✓ NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HOT
POL	TLS
DC	ENF
APP	
CS	
24 DEC 2002	
COPIES TO	FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MR. & MRS. N. W. THOMAS

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
2 SEAFORD GARDENS
WOODLEY
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

(1) We object to the design and appearance of the proposed building as it would not fit in with the local housing characteristics of the surrounding houses thus losing it's attractive appeal of the area. One of the main reasons we chose to move here ourselves.

(2) Also it would double the amount of traffic along our Road.

(3) With the volume of extra traffic it would no longer

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

be a safe route for the many Parents and young Children who use this route to/from School.

(4) The local residents children would not be able to play outside as often as they do due to increase of traffic.

(5) If an ambulance or the fire brigade were needed they would not be able to turn at bottom of the road as it is always blocked by vechicles from No.5 - made even worse with increase of residents/ vechicles. also access to houses 2, 3, 4, 5 would be blocked and result in loss of life.

(6) With the increase of residents by double and their vechicles the noise would also double, plus disturbance of the extra coming and going!. which would unsettle alot of young kids and families as well as many of the retired people in effected area

(7) Also the layout of the proposed building and Carpark would mean alot of the much loved Oak trees would eventually die as you would destroy alot of the roots underground with the laying of the foundations - destroying the atmosphere and feel of the surrounding area.

(8) Also the turning at the bottom of Seaford Gardens being blocked most of the time by vechicles from No.5 means Vechicles trying to turn have to mount the highway edge to turn.

J.S Thomas

18/12/02

(photo · copy)

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

- DESIGN, APPEARANCE AND LAYOUT.
- HIGHWAY SAFETY.
- RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland). TREES.
  LOSS OF LIGHT.
- OVERSHADOWING/OVERLOOKING (loss of privacy).
- NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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24 DEC 2002

ACK

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145 *

YOUR NAME: MR + MRS. J. EIGHTEEN

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
3 SEAFORD GARDENS
WOODLEY
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: EMERGENCY SERVICES AND REFUSE COLLECTION ACCESS RESTRICTED AND IMPEDED

1. HIGHWAY SAFETY - SEAFORD GARDENS IS ONLY TWO CAR WIDTHS AND THE TURNING AREA AT THE END OF THE ROAD IS CONSISTANTLY USED BY N°S FOR OVERFLOW PARKING - WHICH WILL INCREASE CONSIDERABLY IF 3 DWELLINGS REPLACE THE EXISTING HOUSE, WHICH IN TURN WILL CAUSE RESIDENT PARKING FROM THE DWELLINGS ALONG WITH VISITORS IN THE ROAD DOWN AS FAR AS N°4, N°3 and N°1 + N°2 STOPPING AND RESTRICTING ACCESS TO THE EMERGENCY SERVICES SUCH AS FIREBRIGADE AND AMBULANCE TO DEAL WITH LIFE THREATING SITUATIONS. TO THE ALL EXISTING HOUSES IN SEAFORD GARDENS

THE INCREASED TRAFFIC AND REVESING OF CARS FROM THE 3 DWELLINGS WILL ALSO INCREASE DANGER TO CHILDREN WHO USE SEAFORD GARDENS AS A WALK THROUGH TO AVOID THE EXISTING SPEEDING TRAFFIC

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PTO →

IN CROCKHAMWELL ROAD.

2. DESIGN APPEARANCE AND LAYOUT — THE DEVELOPMENT IS INAPPROPRIATE AND IS NOT IN KEEPING WITH THE DESIGN AND MATURE LAYOUT WHICH EXISTS AT PRESENT - THE BUILDING LINE OF NEW PROPOSED DWELLINGS WILL BE IN FRONT OF ALL HOUSES IN CROCKHAMWELL ROAD CAUSING A BLOT ON THE LANDSCAPE. AND TURNING THE POSITION OF THE EXISTING HOUSE THROUGH 90° WILL CAUSE A BRICKWALL EFFECT AT THE END OF SEAFORD GARDENS RATHER THAN THE STAGGERED BLENDING BUILDING LINE THAT EXISTS AT PRESENT. DAMAGE HAS ALREADY BEEN CAUSED TO THE HIGHWAY VERGE AREA DUE TO VAN/LORRY/CAR OVER SPILL PARKING FROM N°5 CAUSING A HEALTH AND SAFETY RISK - THIS WILL INCREASE AT THE TURNING AREA OF SEAFORD GARDENS IF 3 DWELLING ARE PLACED IN THE POSITION OF N°5 SEAFORD GARDENS.

3. RESIDENTIAL AMENITY — LOSS OF THE ATTRACTIVE OAK TREES WILL RESULT DUE TO THE GROUND WORK AND BUILDING FOUNDATION PREPARATION ON THE OAK TREES ADJACENT TO CROCKHAMWELL ROAD. THESE TREES HAVE ALREADY BEEN CUT BACK BY THE OWNER OF N°5 SEAFORD GARDENS - TO DECEIVE PLANNERS AND RESIDENCE OF SEAFORD GARDENS THAT THE ROOT STRUCTURE OF THE PROTECTED TREES WILL NOT BE INVOLVED. MR. ETHERINGTON HAS BEEN INFORMED OF THIS MATTER ALONG WITH RESIDENT'S SOLICITORS. BECAUSE THE OWNER OF N°5 IS ACTING AS IF PLANNING PERMISSION HAS ALREADY BEEN GIVEN AND HAS DAMAGED PROTECTED TREES.

4. NOISE AND DISTURBANCE AND HEALTH/SAFETY

INCREASED TRAFFIC FLOW AND USE OF SEAFORD GARDENS WILL CAUSE INCREASED QUEUING AT THE JUNCTION OF SEAFORD GARDENS - NIGHTINGALE AND CROCKINGHAM ROAD CAUSING INCREASED TRAFFIC NOISE AND MORE DISTURBANCE ON AN EVER INCREASING TRAFFIC PROBLEM IN THE NIGHTINGALE/SEAFORD GARDENS/CROCKAMWELL ROAD AREA. THIS CAUSING DANGER TO MOTHERS AND CHILDREN WHO USE SEAFORD GARDENS AS A SAFE WALKWAY TO GO TO SCHOOL, BUS STOPS AND PLEASURE.

15/12/02.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: L M & J C WALSHA

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 SEAFORD GARDENS
WOODLEY
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

We strongly object to the proposed demolition of the house next door to us and its replacement by three dwellings. The proposed development has three separate entrances, one on each side of the building, and this changes the whole relationship of these houses to our detached house. The front of the building will be facing the side of our property, where there is a conservatory. On the existing building there are no windows on the side adjacent to our house, but because the new building has been turned through 90 degrees there are now windows (both upstairs and down) overlooking our property. Contd.../

Continue over the page if more room required

L M. Walsha. 18/12/02. J.C. Walsha

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INVESTOR IN PEOPLE

Seaford Gardens is a residential road which services 5 detached properties, it is also used by cars whose drivers are using the telephone box on the corner of Nightingale Road. Once you have driven into Seaford Gardens the only method of turning is a turning point at the end of the road (adjacent to 5 Seaford Gardens). There is no room adjacent to the pavement to park outside this house because it effectively blocks the access to the driveway and so this turning point is already being blocked on a regular basis (usually by vehicles from the occupiers of No.5). The parking of vehicles within this turning point severely restricts access to the driveways of both No. 4 and No. 3 Seaford Gardens, as well as making it difficult for any vehicle entering Seaford Gardens to exit this road. The proximity of the entrance/exit of Seaford Gardens to the junction at the end of Nightingale Road with Crockhamwell Road means that a vehicle attempting to reverse out of Seaford Gardens would be a serious accident hazard. If 3 houses replace the single house currently on this site, then there will be no on-road parking available to the occupants of these houses unless they also block the turning point. The grass verge that adjoins the front of 5 Seaford Gardens has already been damaged by vehicles illegally parking on it.

There is a footpath along the property side of Seaford Gardens, this turns in front of 5 Seaford Gardens and then continues along Crockhamwell Road. This is a heavily used footpath (it allows access to the bus stop at the top of Nightingale Road) and there have already been many near-mis situations with cars reversing from driveways. The visibility from the paved parking area will be extremely restricted by the brick pillars/railings bordering the property and the increased volume of cars backing out of the drive will be a greater risk to pedestrians. This pavement is also used by mothers with young children who view it as a safe alternative to the pavement adjacent to Crockhamwell Road and often allow their children to walk independently.

Another serious objection to this development is the proximity to four oak trees which are adjacent to Crockhamwell Road. We have already been in contact with Mr. Neil Etherington, Tree Officer, at Wokingham District Council and have been advised that these are all protected trees. We have informed him that the owner of 5 Seaford Gardens has already cut off branches on all of these trees which used to overhang this land. This has obviously been done to deceive any Council representative that makes a future inspection of this site. Mr. Etherington has also informed us that this is an illegal action as the Council was not informed and no permission has been given and a fine could be imposed.

Any excavation of the foundations for the proposed development will obviously affect the stability of these very old oak trees. We have been advised by Mr Etherington that it is likely that most of their root structure will be under the proposed development as tree roots do not tend to develop as rapidly under highways.

The siting of the current property on 5 Seaford Gardens is considerably further away from these trees than the proposed new development and, in fact, most of the garden has been sited at the front of the house. This was probably to maintain the health of these trees when 5 Seaford Gardens was built (in 1962).

We would therefore request that planning permission be refused on the basis of highway safety, layout of the proposed building and the position of protected trees in relation to this development.

L.M. and J.C. Walsha
Owners/occupiers of 4 Seaford Gardens

L.M. Walsha J.C. Walsha

18/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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WOKINGHAM UNITARY
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DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

Summary only of our full "HAND".

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: DENNIS WALSH & VALDA WALSH

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
37B CROCKHAMWELL ROAD
WOODLEY
BERKSHIRE
RG5 3LE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

(1) Our right of privacy will be detrimentally affected during & after construction / completion of the works. = We are quasi Naturists.

(2) Our right of light will also be detrimentally affected due to the position / layout & nearer proximity of the proposed development.

(3) Our peacefullness (e.g. * noise) will also be affected detrimentally due to the creation & proximity of the development.

Continue over the page if more room required

P.T.O.

this is not exhaustive.

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(4) I believe a new boundary fence will be erected at 1.8m BUT the neighbouring fence between 37B & Seaford Garden actually belongs to me — I do not want the existing fence to be altered / removed.

(5) The appearance (intended) of the proposed structure is NOT in keeping with the ambience & appearance of the immediate neighbouring properties both in Cockhamwell Rd & Seaford Gardens.

(6) Appearance / Layout

Not happy.

Currently, rear gardens are to the rear of our property. The proposition, will result in 3 gardens backing on to our kitchen — increased noise, smell & unattractive view (remember our kitchen floor is some 9" from BASE floor with a clear view over proposed fence at 1.8m.

NOT EXHAUSTIVE

P.T.O

Re: Application F/2002/8145

(7) During the immediate past weeks, I + others have witnessed the applicant trimming/cutting back the trees at Crockhamwell Road boundary.

This is of concern as I believe the plans are for the proposed property to be extended out toward the main road beyond existing boundary trees to such an extent that the new dwelling will extend out by some feet more than any other house on Crockhamwell Road.

(8) Due to the points in (7), I would like to know what considerations you have for protection of the trees as in my view, construction work (sewer / foundations) will inevitably damage the tree roots. Tree damage / loss will also have an adverse effect on the aesthetic outlook. I believe the tree canopy on the plans belies the true canopy.

P.T.O

(9) We must repeat, our right & enjoyment of light will be detrimentally affected by the development & new structure, in particular into the kitchen & quarter on the upper floor that include bedroom & bathroom.

(10) as in (9) & points (1), (2) + (3) – our privacy, quiet enjoyment & light will be affected particularly from the upper floor bathroom area

We wish strongly to oppose the proposed development.

D. J. WALSH (MR)

MRS V. WALSH

Signed on 19 December 2002.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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WOKINGHAM UNITARY
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HIGHWAY SAFETY.
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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MR I. S. SMITH.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
48 CROCKHAMWELL ROAD
WOODLEY
BERKSHIRE
RG5

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:
I FEEL THE EXISTING TREES WILL HAVE ROOT DISTURBANCE WITH THE NEW FOOTINGS. THE PRESENT OWNER HAS ALREADY LOPPED BACK LARGE BRANCHES OF THESE TREES FROM THE INSIDE.
THE DESIGN FOR THE INFILL WILL NOT ENHANCE THE CLOSE AND WILL CAUSE DISRUPTION NOW AND IN THE FUTURE FOR THE EXISTING RESIDENTS.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8145. (Case Officer:Angela Odell)
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COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MARY LIDDIATT

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
50 CROCKHAMWELL ROAD
WOODLEY
BERKSHIRE
RG5

LETTER FROM COUNCIL TYPED 13/12/02
ONLY POSTED 16/12/02 ?

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

HIGHWAYS. Increase in traffic volume on already very busy road in particular at junctions with Crockhamwell Road and Nightingale Road and Fosters Lane which causes safety hazard to pedestrians and increasing accidents which regularly happen.

DESIGN APPEARANCE & LAYOUT. Building design and positioning not in keeping with surrounding buildings. The position of the proposed development is far more forward than that of any other building line in Crockhamwell Road which will make it an eyesore.

Continue over the page if more room required

P.T.O.

RESIDENTIAL AMENITY. Loss of woodland and trees which are a feature along this part of Brockhamwell Road due to construction damage to the roots. Cause for concern in that the owner of no. 5 has already cut back the canopy of the trees on his side which may mislead people investigating the root spread.

NOISE & DISTURBANCE Due to the increased parking which the proposed development would bring about, increased noise and disturbance would ~~increase to~~ reach inappropiate levels which is due to the fact that a mini car park is being created opposite my house.

M. Liddiatt. 19/12/02.

PLANNING APPLICATION COMMENTS SHEET
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✓ RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MISS C. SMITH

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

52, Crockhamwell Rd
Woodley
Berks

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:
My main concern is the trees (which I believe have a conservation order on them) on Crockhamwell Rd (opposite Fosterlane) being destroyed, as they soften the line of houses on such a busy road.
My other concern is the plans shows the design of the new houses are not in keeping with the existing houses, which have a established quiet enviroment

Continue over the page if more room required

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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: J. W. FOWLER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

54 CROCKHAMWELL ROAD, WOODLEY,
READING RG5 3LB.

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: I object to the application for the following reasons:-

1) Woodley is already over populated with council services, doctors' and dentists' surgeries struggling to cope.

2) The site for the proposed flats does not lend itself to this type of development which would bring about additional noise pollution and traffic problems for existing families living in the immediate area.

Continue over the page if more room required

P.T.O.

3) I would also have some concern as to the eventual possible use of the flats. The government is currently seeking all types of accommodation to house non-British visitors to our shores - including asylum seekers. The fear that new accommodation might be used for this or a similar purpose is very real indeed, and would not be welcomed in Woodley.

19.12.02.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8145. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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

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24 DEC 2002	
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: M. BIRD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

58 Crockhamwell Road
Woodley, Berks RG5 3LB

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments: This will increase the traffic on Crockhamwell Road, danger with turning into Nightingale Road which is already difficult getting out of there at peak times.

M Bird

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8145. (Case Officer:Angela Odell)
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24 DEC 2002

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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MR & MRS PENN

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

58A CROCKHAMWELL ROAD
WOODLEY
BERKS RG5 3LB

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:
As a family with young children we are becoming increasingly concerned at the level of traffic on Crockhamwell Road & the speed at which it travels. With narrow footpaths & no traffic calming schemes in place this development can only add to the danger to our children & other pedestrians. Congestion at the Nightingale Junction is already a cause for concern & additional traffic will only make this worse.

Continue over the page if more room required

2. Nightingale Rd.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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WOKINGHAM UNITARY
Aiming for Excellence

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✓ DESIGN, APPEARANCE AND LAYOUT.
✓ HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
✓ NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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24 DEC 2002

COMES TO

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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: MR & MRS P. MUNDAY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

2 NIGHTINGALE RD, WOODLEY, RG5 3LP
BERKS

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:
1, We are concerned about the effect of extra traffic using Seaford Gardens and parking in the road. Often cars are parked in the turning bay at the end of the road already. We would want there to be at least 2 parking spaces provided per flat, to allow for visitors plus residents.
2, We are also concerned about extra traffic trying to turn out of Seaford Gardens onto Nightingale Rd. That junction is difficult because of the proximity of

Continue over the page if more room required

P.T.O.

the Cockhamwell Rd junction.

3, We are concerned about the appearance if the proposed building ~~[illegible]~~ is closer to Cockhamwell Road than the neighbouring houses, 37A and 37B. We want to see the existing building line maintained.

P. MUNDAY

Ref: NOS SEAFORD GARDENS WOODLEY.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8145. (Case Officer:Angela Odell)

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POL	
LC	
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CS	

02 JAN 2002

COPIES TO: ACK

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145 BY HAND 2/1/03. to

YOUR NAME: Mr + Mrs R. Fish.

YOUR ADDRESS: *(Please check these details & amend if incorrect)*
37A Crockhamwell Road Woodley
Reading RG5 3LE
(Next door but one to NOS Seaford.)

PLEASE RETURN YOUR COMPLETED FORM TO:
Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

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

Comments: PLEASE SEE ATTACHED SEVEN COMMENTS

1. Space Seperation
2. Day Light + Sunlight
3. Car Parking and Highway Safety
4. Provisions For Disabled Persons
5. Visual Amenity
6. Housing Density
7. Protected Trees.

Continue over the page if more room required

To Angela Odell
Trevor Watson.
Wokingham Unitary - Planning Department

02 JAN 2002
COMMENTED

37A Crockhamwell Road
Woodley
Reading
RG5 3LE

30 December 2002

Dear Sirs

re: Planning Application F/2002/8145 5 Seaford Gardens, Woodley

I have received notification of the above application and, having inspected the plans, wish to lodge objection to the application based on the following.

1. Space Separation

The proposal does not provide for sufficient separation between rear elevation and side elevation of adjoining properties.
The Councils guidelines for separation in respect of domestic extensions suggests a minimun 12.0 metre separation between the side of one property and the rear of an adjoining property. Whilst there are no such specific guidelines for new property it is not unreasonable to expect similar standards for new development to be adopted. The separation between the new proposed property and the existing property no 37B is only 4.8 metre which represents an unacceptable level of overcrowding both for the existing residents and for new residents.

2. Daylight and Sunlight

The Councils guidlines lay down requirements for developments to comply with the recommendations of Building Research Establishment Digest BR209 which gives minimum standards for the acceptable levels of natural daylight and sunlight in dwellings and provides details of how these standards can be achieved. The proposed plans in respect of unit 2 fall considerably short of the minimum standards as indicated on the attached plans.
Fig 1 shows a cross section through the proposed rear garden of unit 2 with the BRE methodology superimposed and showing that the proposal is non compliant in achieving minimum standards.
Fig 2 shows that to give minimal compliance with the BRE requirements the proposed unit needs to be moved a minimum of 2.0 metres away from no. 37B.
Fig 3 shows that to achieve full compliance with the minimum BRE standards the proposed unit needs to be moved in excess of 3.0 metres.
Approval of the proposed plans would render the eventual residents of unit 2 to sub standard living conditions

3. Car Parking

The latest parking standards, as directed by Government policy and adopted by the Council, of 1.5 spaces per unit disregards the fact that people will not stop buying motor cars. Adoption of the current s tandards will, by reducing the number of spaces available off road merely transfer parking of vehicles onto the roadways.

Seaford Gardens is a narrow cul de sac which will soon become blocked with cars and render access for emergency vehicles impossible to the detrement of both existing and new residents.
Further when Seaford Gardens becomes impassible the reality will be that residents and their visitors will park on Crockhamwell Road. This is a very busy road and such parking will be lead to dangerous conditions The potential dangers here cannot be over stressed. Unless The Planning Officers or Councillors actually live on Crockhamwell Road they will not appreciate how fast traffic travells along the road and the amount of traffic involved.

4. Provisions For Disabled Persons

The proposed development does not make any provision for parking for disabled people either by use of a djacent parking or by provision of enlarged parking spaces necessary to enable wheelchair access.
For a housing development of individual houses it would be normal to provide car parking adjacent to each property thus providing adequate access for disabled persons. Developments incorporating court yard parking would be expected to provide a percentage of units with suitable adjacent parking to enable disabled persons to have reasonable access to their properties. Developments involving flats would be required to show enlarged parking spaces fordisabled residents to have reasonable access.
This application provides neither and discriminates against people with disabilities.

5. Visual Amenity

The layout proposed is detremental to the existing visual amenity in that it proposes excessive areas of concrete block paving more akin to industrial estates and in the most prominant location on the site.
The proposal encourages the distruction of the existing (albeit already damaged and part removed) protected natural hedgerow.
The proposal does not provide for adequate private amenity space for unit 2, encouraging the use of non private areas to become used as private amenity space to the detrement of the neighbouring properties and the comminty as a whole.
The proposed development line is cosiderably forward of the existing property and is approximately 1.5 metre forward of the garage of the adjacent property no 37B and 4.0 metre forward of the main building of no. 37B.
This decreases the space separation between the properties on either side of Crockhamwell Road, is obtrusive into the street scene and damages the visual amenity of the neighbourhood.
The occupants of the unit closest to Crockhamwell Road would be deprived of any private amenity space and would live their lives in full public view unless a visual barrier was erected between the property and the road. Such a barrier would most likely be in the form of a 2.0 metre high timber fence which if erected would be detremental to the street scene.

6. Housing Density

The application proposes a very high density development on a small and awkwardly shaped site. That the development ratio does not exceed 50 units per hectare is by virtue of the undevelopable area to the south west of the site. Non the less the proposal represents a development ratio of 37 units per hectare, which reflects the densities to be expected of inner city redevelopments, is excessive and is inappropriate for urban development in protected woodland environments.

The orientation of the proposed properties on the site places the properties too close to no. 37B and will create anoverbearing condition resulting in loss of visual and spacial amenity and in privacy.
Existing densities within the immediate area are in the order of 16 units per hectare and for this particular site it is 13. This proposal more than trebles the existing density and if allowed would destroy the local environment. (calculations based upon the application stated site area)

^ @ 37 units per Hectare in relation to its shape of land is not appropriate as it R. Fish

7. Protected Trees

The site falls within an area of protected woodland (ref TPO 3/ 1951) with some well established trees on the site. Oak and Horse Chestnut trees along Crockhamwell Road have, in advance of the application being lodged, been cut back and the natural undergrowth has been removed to create the appearance of more space being available for development that actually exists.
The tree canopy was considerably larger than now exists, however the tree root system will not have been affected by cropping. The root system will have developed naturally away from Crockhamwell Road and into the site possibly up to 30% more than would occur in open woodland.
It is highly likely that the tree root system will have developed beyond the line of the proposed development. Should the development be allowed the root systems of these Oak and Horse Chestnut trees may be irrecoverably damaged.
The proposed layout shows disregard for 2 Silver Birch trees located close to the boundary with No. 37B. These trees are in the order of 10 metre high and will be seriously affected by the proposed development which at it closest is only 3.5 metre from the bole of these trees.

There is constant pressure from developers to purchase land in and around Woodley with the anticipation of lucrative redevelopment at densities which will destroy the quality of life for all those that live and work in the area.
Already roads are crowded, public transport cannot cope at peak times and other services are stretched to breaking point.
Should this proposal, with its sub standard spacial provision, be allowed, it would set a precedent for the future and would introduce the problems associated with areas of high density developments.

The argument that a greater mix of property types is desirable is one of the greedy developer not one of common sense.
Developers are in business to make money and do not care what they destroy in that process, they simply move on to the next site and leave the local residents to suffer the consequences.
It is only the planning process that can prevent the systematic destruction of communities such as Woodley and it is through this process that this proposal must be refused.

I look to Wokingham District Council to act in the interest of the wellbeing of all its residents, existing and future and refuse this application.

Yours faithfully

R. Fish

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8145. (Case Officer:Angela Odell)
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WOKINGHAM UNITARY
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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8145

YOUR NAME: URSULA A CATHICK

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
2 DROVERS WAY
WOODLEY, READING RG5 2PW

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

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments: This development would overlook the rear of my property, intruding upon my privacy and in doing so restrict the amount of day light that reaches it. In addition woodland would have to be cleared, having a detrimental affect on the pleasant appearance of the area.

Continue over the page if more room required

Bob

969 0682.

Angela Odell

From: Ann [ann.keenan@woodley.gov.uk]
Sent: 08 January 2003 10:42
To: Angela.Odell@wokingham.gov.uk
Subject: Plan No. 8145

Hello Angela

I am emailing you for quickness but will copy comments on the 'official' form in due course, if required.

Twelve residents attended our meeting last night and we received a copy of a 200 (approx) signature petition against the proposals.

The neighbour from No. 4 Seaford Gardens spoke on behalf of 13 concerned residents whose properties adjoin No. 5. (She read from a prepared sheet and has given me a copy. If this hasn't already been made available to you - I will pass it on if you let me know)

The committee supported the neighbours' comments in principle and agreed that there were good planning reasons for refusal of this application:

- The site was not suitable for this type of development - the density was too high
- It would be out of character with the area
- It would create a massing effect - particularly on No. 37b Crockhamwell Road
- The new development would be generally unneighbourly and, in particular, would overlook neighbouring gardens
- The central dwelling unit would have an unacceptably small amenity space
- The development would be too close to mature trees and would affect roots, growth, etc.
- The access, at the end of a cul-de-sac would be unacceptable in terms of highway safety - particularly in relation to parking, turning, and access for emergency vehicles

Members also had some concern about disabled access, but agreed that this was not necessarily a planning matter, particularly for this type of development.

Regards.

Ann

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful. The information, attachments and opinions in this e-mail are those of its author only and do not necessarily represent those of Woodley Town Council.

If it has reached you by mistake then please call 0118 969 0356 to let us know or notify us by e-mail and then delete the message.

Thank you for your help.

8145

cc Angela Odell

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PROTECTED TREES
WOKINGHAM DISTRICT COUNCIL
&
WOODLEY TOWN COUNCIL

AJACENT TO
5 SEAFORD GARDENS & CROCKHAMWELL ROAD
WOODLEY

24.12.02

letter of observation, compliant and witness testimony from surrounding residents with reference to the above mentioned location and protected trees to Woodley Town Council and Wokingham District Council.

The below listed residents wish to register their concern and bear witness to the above mentioned trees being de-bowed and damaged by the occupants of 5 Seaford Gardens over a 3 month period during the months of October , November and December 2002.

Concern in that illegal action has been taken not only with reference to the trees over hanging the above mentioned household but also possible criminal damage to public property with respect to the protected trees located on Council land situated along Crockhamwell road Woodley opposite the junction of Fosters Lane.

At present branches are hanging in a dangerous position causing a heath safety hazard of high risk to any person who may walk under these trees.
With respect to the aforementioned it is requested that appropriate action be undertaken by the Woodley Town Council in the first instance and Wokingham District Council with respect to legal and health and safety matters outline in this letter of observation, complaint and witness testimony.

Residents of Fosters Lane

[illegible] CLOCK/FOSTER JUNCTION

Residents of Seaford Gardens

MRS P. SOUTAR

MR M WALSH

MR & MRS J. EIGHTEEN

MR L. R. BEACH

N. W. THOMAS.

Residents of Crockhamwell Road

C. S. Smith 52 CROCKHAMWELL

D M Fish

R H Fish

37A DM Fish.

37A R. FISH

37B Crockhamwell Rd.

D. J. WALSH

D. J. Walsh.

MRS. V. WALSH 37B Crockhamwell Rd.

Our Ref. **16004**
Your Ref. F2002/8145
Date. 31 December 2002

PLANNING SERVICES
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CS
03 JAN 2002
COPIES TO

Thames Water

FAO Kerrin Lithgow
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

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

5 Seaford Gardens
Woodley
Wokingham

I refer to your consultation received in this office on 31/12/2002

SEWERAGE

There are public sewers crossing this site, therefore, no building will be permitted within 3 metres of the sewers without Thames Water's approval. See enclosed appendix 1 for your information. Should you require an application form or other questions relating to your building/development work, please contact us on: 0845 8502777

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

Appendix 1

SPECIFICATION FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS (UP TO 160mm DIA).

THE FOLLOWING SPECIFICATION ITEMS MUST BE FULLY COMPLIED WITH.

1.0 **No work causing release of sewer atmosphere may be carried out to any part of the public sewerage system unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.**

2.0 No additional loads are to be transmitted to the sewer by the proposed works.

3.0 Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.

3.1 Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.

4.0 MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES. (even with double sealed covers)

5.0 Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.

5.1 Where the depth to the public sewer is greater than l.5 metres, no structure shall be built within 1.0 metre of any part of adjacent public manholes.

6.0 All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.

7.0 More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.

8.0 New manholes to be in accordance with Table 12 of Approved Document H1.

9.0 If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense and TW can supply a list of acceptable contractors should the Council be unable to carry out the work. These costs are in addition to the £315.00 application fee.

10.0 It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.

11.0 Plastic pipes and fittings are not accepted on the public sewers.

12.0 Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 January, 2003
My ref. AO/F/2002/8145

Mr D Walsha
4 Seaford Gardens
Woodley
READING
RG5 3LN

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

Dear Mr Walsha

PLANNING APPLICATION F/2002/8145
PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 5 SEAFORD GARDENS, WOODLEY

Thank you for your fax of 3 January to Trevor Watson, which he has asked me to respond to, and a copy of the newspaper article has been passed to our tree officer Neil Etherington. As you know I am the case officer for the above application. I assure you that the many comments and objections I have received to the above application, including the issue of effects on trees, will be taken into account before a recommendation is made on the application. As you may be aware, if officers recommend refusal, the decision will be issued for refusal under delegated powers. However, if officers recommend approval, the application will be determined by the Development Control Planning Committee. Should the latter be the case, all objectors will be notified of the relevant committee date shortly beforehand.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

REPLY BY
17 JAN 2003

FAX

PLANNING SERVICES	
POL	
DC	
AFP	
CS	64767
03 JAN 2002	
COPIES TO	

To: Mr T Watson

Location: Wokingham Town Council

Fax No: 0118 974 6484

From: Dennis Walsh FCII

3 January, 2003

Our Ref: A / / DW

Direct Dial: 0118 955 1817

I am transmitting a total of ~~4~~ 2 pages including this page.

Re: Planning Application F/2002/8145

I refer to our discussion earlier this afternoon & must thank you for your time. I was somewhat surprised that you had not seen yesterday's article in the Reading Chronicle but pleased you have now been furnished with a copy.

Quite clearly, (as supported by Jane Griffiths with whom I spoke this morning) either Mr. McCann or the Council(s) cited in the article, is lying. I would like you to liaise with the WTC & contact the Reading Chronicle to reply to the article.

As owner of 37B Crockhamwell Rd, we will be left with little option but to consider legal action against you due to inevitable devaluation of

This message is sent in confidence for the Addressee only. It may contain legally privileged information. The contents are not to be disclosed to anyone other than the Addressee. Unauthorised recipients must preserve this confidentiality and should advise the Sender immediately by telephone and return the original fax to us, by post, without taking a copy.

If you do not receive all the pages, please let us know.

Goss & Co Established in 1921

Member of the General Insurance Standards Council.

Our home sale value were the application & be passed.

My approach to you today has not been the first by a neighbour of Mr McCann to inform you he has deliberately trimmed MANY branches of the protected trees in question over (at least) the immediate past 3 months.

The way in which Mr McCann has acted is not one in which I would expect a town councillor to act.

I welcome your comments as Jan has asked me to keep her updated.

3.1.03

To:
LANDSCAPE AND TREES

From: Angela Odell

Date: 13 December 2002 20 DEC 2002

Application Number: F/2002/8145

Proposal: Proposed erection of 3 dwellings, demolition of existing dwelling..

Site Address:
5, Seaford Gardens, Woodley, Reading.

Applicant:
Mr/Mrs T McCann C/O Mr P Haller.

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

The Oaks and Horse Chestnut tree adjacent to Crockhamwell Road are included in TPO 3/1951.

BS 5837:1991 'Guide for trees in relation to construction' recommends that a protected distance of 6m must be observed for trees of their size, age, maturity and vigour.

The proposed dwellings are 10m+ away from the trees, which is therefore acceptable. However the car parking spaces, numbered 1, 2 and 3 are shown as being 4m away from the nearest tree. Before deciding whether to grant planning permission details of how they will be constructed to avoid damaging the roots and rooting area of the trees must be submitted.

If, ultimately planning permission is granted details of tree protection measures will be required.

Neil Etherington
6/3/03.

Angela Odell

From: Andy Glencross
Sent: 03 January 2003 14:00
To: Angela Odell
Subject: PA F/2002/8145 5 Seaford Gardens Woodley

Hi Angela

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 13 December 2002

Application Number: F/2002/8145

Proposal: Proposed erection of 3 dwellings, demolition of existing dwelling.

Parish: WOODLEY TOWN

Site Address:
5, Seaford Gardens, Woodley, Reading.

Applicant:
Mr/Mrs T McCann C/O Mr P Haller.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C122, R122

C129, R129

C123, R123

Signed: _____ **Print name:** AZ 23/12/02

(A) PRE-APP (A)
ATTACHED

Application Number: F/2002/8145

Case Officer : AO.

Valid Date : 6.12.02	**Map No :** 47 **Site Area :** **Received Date: 06/12/2002**

Level : Delegated Application

Description : Proposed erection of 3 dwellings, demolition of existing dwelling.

Location : 5, Seaford Gardens, Woodley, Reading.

Parish : WY **Ward :** Southlake. 13.12.02 B.

Applicant : Mr/Mrs T McCann C/O Mr P Haller.

Fee Required: £660 **Fee Received: £660** (6)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13.12.02

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures Demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

.....

Pre-app attached.

Organisation_Name	Building_Name	address1	Postcode
		50CROCKHAMWELL ROADREADING	RG5 3LB
		46CROCKHAMWELL ROADREADING	RG5 3LE
		48CROCKHAMWELL ROADREADING	RG5 3LE
		2SEAFORD GARDENSREADING	RG5 3LN
		3SEAFORD GARDENSREADING	RG5 3LN
		4SEAFORD GARDENSREADING	RG5 3LN
		5SEAFORD GARDENSREADING	RG5 3LN
		5MULBERRY CLOSEREADING	RG5 3LR
		6MULBERRY CLOSEREADING	RG5 3LR
		7MULBERRY CLOSEREADING	RG5 3LR
		2DROVERS WAYREADING	RG5 3PW
		4DROVERS WAYREADING	RG5 3PW
	37A	37ACROCKHAMWELL ROADREADING	RG5 3LE
	37B	37BCROCKHAMWELL ROADREADING	RG5 3LE
		57FOSTERS LANEREADING	RG5 4HG

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

Tel: (0118) 974 6445

Date: 13 December 2002

My ref: F/2002/8145

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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

Dear Councillor

Application Number: F/2002/8145
5, Seaford Gardens, Woodley, Reading.
Proposed erection of 3 dwellings, demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8145**
5, Seaford Gardens, Woodley, Reading.
Proposed erection of 3 dwellings, demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Rowland

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

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

Tel: (0118) 974 6445

Date: 13 December 2002

My ref: F/2002/8145

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

Application Number: F/2002/8145
5, Seaford Gardens, Woodley, Reading.
Proposed erection of 3 dwellings, demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8145**
5, Seaford Gardens, Woodley, Reading.
Proposed erection of 3 dwellings, demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Lawley

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

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

Tel: (0118) 974 6445

Date: 13 December 2002

My ref: F/2002/8145

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/8145
5, Seaford Gardens, Woodley, Reading.
Proposed erection of 3 dwellings, demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8145**
5, Seaford Gardens, Woodley, Reading.
Proposed erection of 3 dwellings, demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Gilder

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

Received by Wokingham District Council

Application No: F/2002/8145

Proposal:
Proposed erection of 3 dwellings, demolition of existing dwelling.

Location:
5, Seaford Gardens, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8145 to enable the library staff to locate the correct information.

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 05/01/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

13 December 2002

06 DEC 2002 8145

Peter Haller
50 Hilltop Road
Earley
Reading
RG6 1DA

4th December 2002

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

8145

06 DEC 2002

Dear Sir/Madam

5 Seaford Gardens, Woodley: Proposed Redevelopment

In order that we might seek full planning permission for the proposed works to the above named property, please find enclosed the following documentation:

- 6 No copies of the Planning Application forms duly completed
- 6 No copies of the Site plan (1:2500) with the site outlined in red. (A4)
- 6 No copies of the Site plan (1:500) with the site outlined in red. (A4)
- 6 No copies of the Plans and Elevations and the Site Layout drawings (1:100/A1)
- A cheque in the sum of £660, in respect of the fee for this application.

The proposal is for demolishing the existing detached 3 bedroom two-storey dwelling and constructing a new two-storey building consisting of Three 2 bedroom dwellings. The building has been designed to appear as one single house when viewed from the front elevation as approached. Each of the three homes within therefore has its entrance and aspect on a different elevation. This also means that there is no intrusive overlooking onto the neighbouring properties.

5 No parking spaces are provided each of which can be parked in forwards or backwards with all manoeuvring on site in the forecourt area.

As marked on the drawings, all the materials have been chosen to match the existing and adjoining properties.

Should you require any further information or comment from us that will assist you in considering this application please do not hesitate to contact the undersigned.

Yours Faithfully

P. Haller.

Peter Haller

Tel 07970 637704

cc. Client file

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
06 DEC 2002 8145
06 DEC 2002

1. APPLICANT'S NAME		MR & MRS T McCANN
ADDRESS		5 SEAFORD GARDENS
		WOODLEY
POST CODE	RG5 3LN	PHONE
AGENT'S NAME		MR P HALLER
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	50 HILLTOP ROAD
		EARLEY
	POST CODE	RG6 1DA PHONE 07970 637704
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	5 SEAFORD GARDENS, WOODLEY, READING RG5 3LN
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLISH EXISTING DETACHED DWELLING HOUSE CONSTRUCT NEW HOUSE CONSISTING OF 3No TWO-BEDROOM DWELLINGS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·0812 HECTARES
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	

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

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.

RED CONCRETE INTERLOCKING ROOF TILES, RED BRICKWORK, WHITE UPVC WINDOWS + BLACK UPVC RAINWATER GOODS - ALL AS EXISTING PROPERTY.

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

EXISTING FENCES RETAINED AND NEW 1800mm TIMBER FENCING AS SHOWN ON SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

YES/NO YES

If no, please give details

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

AS EXISTING

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

NO

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	3 / 9 *	0 / 0 *	1 / 6 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

YES/NO

If YES, complete Part 2 of the form

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

YES/NO

If YES, please ask for and complete Part 3 of the form

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

SIX HUNDRED AND SIXTY POUNDS (£660)

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

SIGNED [signature] ON BEHALF OF DATE 4/12/02

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".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . .

Date . . . . 4-12-02 . . . . . .

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

ADDRESS 5 SEAFORD GARDENS PARISH WOODLEY

PLOT No. 1 O.S. SHEET No. SU.7672 A7

BUILDER J.T. Cook & Son

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12.4.55	N/A. C/A
0/247/58	Mr. & Mrs. Ben. S. Clark	Outline	17.4.59	N/A. C/A.
218/60	Messrs J.T. Cook & Son	Layout	1.12.60	App. C/A
237/60	"	Detached House	29 12.60	App. C/A
F/2002/8145	Mr. & Mrs. McGann	Erect 3 dwellings demolish existing		

DATE OF COMPLETION

MINISTRY DECISION

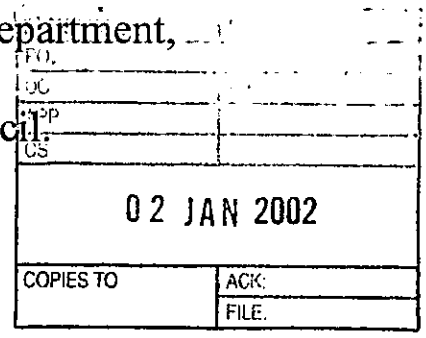
SPECIAL ORDERS TPO 3/51

DRAINAGE

8145

Delivered by hand to
Environmental Services Department,
Planning Services,
Wokingham District Council.

c.c. Woodley Town Council



2nd January 2002

This is a copy of a petition objecting to Planning Application ref. F/2002/8145. This petition has been signed by 190+ (to date) concerned residents.

The original is in the possession of Mr & Mrs Walsha,
4 Seaford Gardens, Woodley.

A PETITION

A petition to raise objection to Planning Application reference F/2002/8145
The redevelopment of 5 Seaford Gardens from a single dwelling to 3 dwellings

PLANNING SERVICES	
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The undersigned consider that the application should be rejected on one or more reasons listed below
The proposed development is considered to be an inappropriate development and an overdevelopment of the site.
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The proposed development will adversely affect the visual amenity of the area.
The proposed development will adversely affect existing mature trees

NAME	ADDRESS	COMMENTS
LAWRENCE HICKS	11 ABBEY CLOSE, WOKINGHAM, BERKS	I THINK THE RULES SHOULD APPLY TO ALL AND THIS IS A CLEAR ABUSE OF PRIVILEGE!
STEVEN CALLEN	C/O 35 CONSTABLE CLOSE, WOODLEY, BERKSHIRE	IT'S A CAUSE FOR CONCERN WHEN A LOCAL COUNCIL REPRESENTATIVE UNDERMINES THEIR POSITION. A FULL INVESTIGATION SHOULD NOW BE CONDUCTED.
R B Moore	37 Marathon Close Woodley	Strongley object to the Plans put forward
S A Moore	" " "	Agree with the objections.
Jenny Arbuckhall	Leslie Court	

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NAME	ADDRESS	COMMENTS
J Harris	23 Fosters Lane Woodley	
S. Morris	23 fosters Lane, Woodley	

A PETITION

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NAME	ADDRESS	COMMENTS
Elizabeth Donan	14 Hunters Court, Fosters Lane, Woodley	
Tania Ogrjenovic	13 Hunters Ct., Woodley	
PEGGY PAGE	8 HUNTERS CT. WOODLEY RG5 4HQ	
A.J. PAGE	8 HUNTERS COURT WOODLEY	
Stephen Massey	5 Hunters Court Woodley Fosters Lane	
GALE. D.J.	6 HUNTERS COURT WOODLEY	
[illegible] Bird	11 HUNTERS COURT WOODLEY	
M Fayers	13. Foster Lane.	
[illegible] J. Collinson	9 VINCENT CLOSE	
B Turner	34 Fosters Lane	
J L Turner	34 Fosters Lane.	
P. MASLEN	36 Foster Lane	

A PETITION

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NAME	ADDRESS	COMMENTS
VALDA WALSH	37B Crockhamwell Rd	Strongly object — loss of light, increased
Dennis Walsh	37B Crockhamwell Rd	noise, loss of Privacy + possible home devalued
Paul Campbell	92 Newtown Road,	This will set an inappropriate precedent
Pam Brennan	27A Warnford Road	I OBJECT TO THE APPLICATION OF THE NATURE IN WHICH IT HAS BEEN APPLIED FOR.
Marcus Kendall	95 South View Avenue	"Dubious Practice" and certainly dual standards.
Alex Dell	25 Burbidge Close	inconsiderate
Mark Young	6 Rothwell Gardens, Woodley	Due process should be observed, not circumnavigated.
Linnas Walters	8, Hannington's Way Burghfield	We are hearing more + more of this dubious practice should be stopped
Mark Walters	" " " "	Agree with above.
Debbie Donegan	23 Gayhurst Close CPV Reading	I object to the application.
Peter Emerson	30 Liebenrood Rd. Reading RG30 2DX	Having gone through an extension proposal with reading BC I worked closely with my neighbours to achieve a satisfactory result. This development is not in keeping with surrounding housing. The underhand methods also utilised by a local councillor is despicable and he should be removed from office. This development, if accepted, will affect surrounding residents considerably in light + privacy + will set an unacceptable precedent for the area.

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NAME	ADDRESS	COMMENTS
D. Hayward	14 Nightingale Road	Traffic concerns.
P. GREEN	16 NIGHTINGALE Rd	" "
G. SHELLSHEAR	20 Nightingale Rd	— " — plus pedestrian usage
J TOMBS.	22 NIGHTINGALE ROAD.	TRAFFIC PROBLEMS / OVER DEVELOPMENT.
D. C. LEMIN	26 NIGHTINGALE Rd	" " " "
Y. ARTINGSTOLL	27 NIGHTINGALE RD	Traffic Problems. Over development. Footpath usage. Conservation of OAKS.
F. PHTTISON	25, NIGHTINGALE RD	" " " " "
R WEBB	23 NIGHTINGALE RD	" " " " "
L. BROWN	21 NIGHTINGALE RD	" " " " "
M. PAUL.	19. NIGHTINGALE RD	" " " " "
B. ROBINSON	17 Nightingale Rd.	" " " " "
D. Sims	12 NIGHTINGALE RD	" " " " "

A PETITION

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NAME	ADDRESS	COMMENTS
M. L. Iles.	37, Crockhamwell Rd, Woodley	Traffic problems,
J.E. Philpott	35. Crockhamwell Rd. Woodley	
Y. BHATTI	33 CROCKHAMWELL ROAD	
R KAKAR	27 CROCKHAMWELL RD.	
J STOLLAND	19 CROCKHAMWELL RD	
C. Mullery	17, Crockhamwell RD	
K Nathan	15 Crockhamwell Rd	Over development
D.M. Thackway	11 Crockhamwell Rd.	As discussed to above.
U.R. [illegible]	7 CROCKHAMWELL RD	
S. WALTON	1 CROCKHAMWELL Rd	Traffic problems.

A PETITION

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NAME	ADDRESS	COMMENTS
D. LUFF	30 CROCKHAMWELL Rd	objection to the building.
S. LUFF	" "	" "
Anne Luff	" "	" "
Mike Bland	28 CROCKHAMWELL RD.	" "
A. MITCHELL	24 CROCKHAMWELL RD.	" "
S. Brown	"	" "
S. Stone	22 " "	" " "
D.J. STONE	" "	" "
P Edwards	20 " "	" " "
R Peacock	18 " "	" " "
L Mott	14 " "	" " "
B Mott	14 " "	" " "

A PETITION

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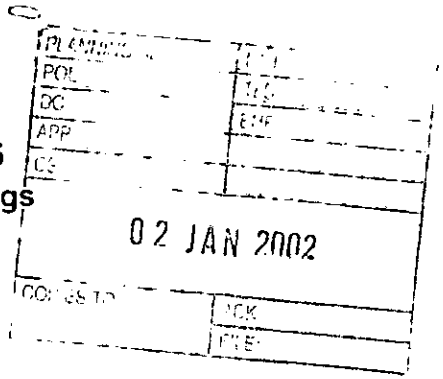

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NAME	ADDRESS	COMMENTS
Rachel Eighteen	The Keep, 3 Seaford Gdns. Woodley	I Object On The Grounds Of All Of The Above.
John Eighteen	3 Seaford Gardens Woodley	I Object on the grounds listed above.
Christine Eighteen	3 Seaford Gardes Woodley	" " " " "
Dorothy John	44 Crockhamwell Rd Woodley	Over Development
Denis Brennan	40 Crockhamwell Rd Woodley	" "
Kathleen Brennan	40, Crockhamwell Rd Woodley	" "
Renee Lawrence	29, Fosters Lane	" "
M. R. [illegible]	4, Hunters Court	" "
S Staple [illegible]	29 Crockhamell	" "
[illegible] Keep	34 Crockhamwell Rd.	
[illegible]	32 Crockhamwell Rd	" "
[illegible]	32 Crockhamwell Rd	" "

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NAME	ADDRESS	COMMENTS
J. Riglem	15 Penrose Ave.	Not a suitable site for Flats / create too much Traffic
D. Rigl	" " "	" " " " " "
A BUTLER	c/o 17 QUENTIN ROAD	" " " " " A J Butler
C Lawrence	7 PENROSE AVE	" " " " " "
S. Gormley	5, Penrose Ave	
J. Gormley	5 Penrose Ave	
B. Sturgess	3 Penrose Ave.	
M. C. Sturgess	3 PENROSE AVE	
Dean Juniper	1 Penrose Av.	Development is unsuitable in aesthetic & traffic terms
Michael Juniper	1 Penrose Ave.	" "
Jean Juniper	1. Penrose Ave	" "
DUNCAN COLES	8. OAK WAY	" "

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NAME	ADDRESS	COMMENTS
P. M. Harding	47 Crockhamwell Rd Woodley	P. M. Harding Too much traffic
Linda Harding	47, Crockhamwell Rd.	Linda Harding Heavy Traffic.
Sandra Macedo	2 Campbell Rd, Woodley	Increase traffic [illegible]
Lesley Cant	41/B Crockhamwell Rd	Too much traffic + in-fill housing + tree damage
[illegible]	84, Crockhamwell Rd	DITTO
[illegible]	82 Crockhamwell Rd	" "
[illegible]	41 Crockhamwell Rd	Too much in-filling in Woodley
[illegible]	39 Crockhamwell Rd.	Agree with all objections listed above
M. P. Webb	" " "	" " " " " "
J. Wilson	13 Penrose Avenue	Concern about loss of mature trees. Inappropriate setting for flats. Wrong procedure followed for planning permission.
M. Wilson	13 Penrose Avenue	Agree with all objecting
P Wellman	8 Oak Way	Would not like this to happen

A PETITION

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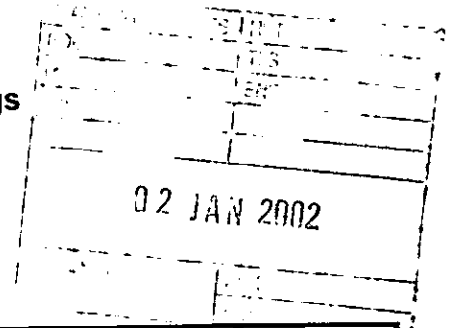

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NAME	ADDRESS	COMMENTS
D S PALMER	76 CROCKHAMWELL ROAD	
M ASHRAF	86 Crockhamwell Rd	
MR. TOLWORTHY	88 CROCKHAMWELL RD	Councils should resign for damaging trees for Profit + not acting ethically.
L. TOLWORTHY	88, CROCKHAMWELL	Disgraceful.
D. DAVENHILL	92 CROCKHAMWELL RD	D. Davenhill Not more traffic Please
S Davenhill	92 Crockhamwell Rd	
S. GAULT	94 CROCKHAMWELL RD	
L. COPLAND	94 CROCKHAMWELL RD	
S. Young	45, Crockhamwell Rd.	
P. YOUNG	45 crockhamwell Rd	
G A Mottram	98 CROCKHAMWELL RD	Increase of traffic
A. E MOTTRAM	— " —	TRAFFIC INCREASE

A PETITION

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NAME	ADDRESS	COMMENTS
J. W. FOWLER	54 CROCKHAMWELL RD.	
R FOWLER	54 CROCKHAMWELL RD	ROSE FOWLER
L. Rockett	56 CROCKHAMWELL RD	J ROCKETT
	58 CROCKHAMWELL Rd.	J. BIRD.
	58A CROCKHAMWELL RD	K. PENN.
	62 CROCKHAMWELL RD	M UPTON
JOHN HALL	66 " "	John Hall.
KAREN HALL	66 "	
ANDY BURDEN	72 "	
PAT BURDEN	72 " "	
BERNARD BURDEN	72 "	
STUART [illegible]	74 "	

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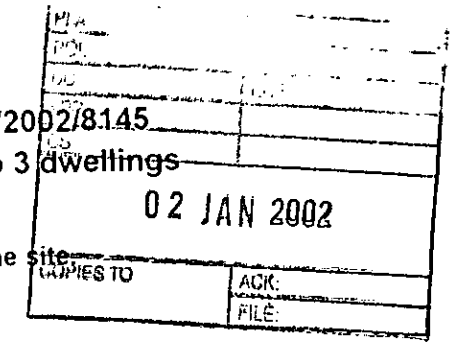

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NAME	ADDRESS	COMMENTS
J. Grange	9 Nightingale Road	
MR D. GRANGE	9 NIGHTINGALE Road	
MR R. MCLAY	7 NIGHTINGALE ROAD	
MRS V. CLAY	7 NIGHTINGALE ROAD	
MR J. M COLLINS	5 MULBERRY CLOSE	Particularly concerned about number of parking spaces, road safety and retention of preserved trees
MRS ST COLLINS	5 MULBERRY CLOSE	" " "
MRS L. MASLEN	6 MULBERRY CLOSE	UNHAPPY THAT BEAUTIFUL ESTABLISHED TREES WILL BE SPOILT / FORGETTED AND LACK OF PARKING WILL BE A SAFTEY ISSUE
MR. P. MASLEN	6 MULBERRY CLOSE	VERY CONCERNED WITH IN ADDITION TO ABOVE MORE VEHICLES USING SEAFORD CLOSE AND REQUIRING ACCESS TO NIGHTINGALE LANE, WILL CAUSE CONGESTION OF AN UNACCEPTABLE NATURE.
MRS J. WALSHA	4 Seaford Gdns	
Mr LM WALSHA	4 Seaford Gdns.	
Mr. M. WALSHA	4 SEAFORD GDNS	
Mr DJ Walsha	4 SEAFORD GDNS	

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NAME	ADDRESS	COMMENTS
P.M. HAHN	4. NIGHTINGALE RD	Road junction congestion.
C. Phillips	10. Nightingale Rd	Traffic congestion.
R.G. Phillips	10, Nightingale Rd.	TRAFIC, DEVELOPMENT OUT OF KEEPING WITH AREA
S Phillips	" " "	" " " " " " "
J Cooper.	1 MULBERRY close	TRAFFIC CONJESTION - INAPPROPRIATE DEVELOPE.
~~L. Beach~~	" " "	" " " "
~~L. Beach~~	" " "	" " "
J Hoader.	2 MULBERRY CLOSE	" " " "
R LOADER	" " "	" " " "
S Monaghan	3 Mulberry close	" " " "
B. Monaghan	3 Mulberry close	" " " "
A. Lee	14 Ambleside Close	" " " "

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COPIES TO

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NAME	ADDRESS	COMMENTS
D James	C/O HOME CARE WOKINGHAM.	inappropiate devolpment & an overdevelopment of the site
M. TAHIR	C/o 42 ST. BARTHOLOMEWS	Its an overdevelopment of the site and
	ROAD READING, RG1 3QA.	looks inappropriate development.
MRS J. Thomas	2 Seaford Gardens Woodley RDG	inappropriate development and an over development of the Site
Mr. N. THOMAS	2 SEAFORD GARDENS. WOODLEY.	INAPPROPRIATE & UNNECESARY DEVELOPMENT OF SITE - WILL CAUSE PROBLEM ON DEPEND ROAD & CONJECTION
MRS. G. Henry.	50 Bruce Rd.	" "
MR. D Henry.	50. Bruce Rd.	" "
R.K. Dubey	51 Bruce Road	increase in traffic on already busy Rd.
MR. A. THOMAS	19 WOODLANDS AVE.	
MRS T. Thomas	19 Woodlands Ave	
MR D. THOMAS.	19 WOODLANDS AVE.	

A PETITION

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NAME	ADDRESS	COMMENTS
S GRAY	12 CROCKHAMWELL ROAD	TOO MUCH DEVELOPMENT ALREADY. PLANNING
M. Morgan.	10 "	" " "
M. Morgan	" "	" " "
M Carter	6 "	
D.R.CARTER	6 "	

A PETITION

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NAME	ADDRESS	COMMENTS
P Rolling	29 Bruce Rd.	All all Ticked Items
E Hopkins	41 Drovens way.	"
P. Turner	25 Cockhamwell Rd	"
L R Beach	1 Seaford Gardens	All Ticked Items
P Soutas	1 Seaford Gardens	All Ticked Items