APPLICATION NO:

CON/2001/4443

LOCATION:
149 - 153 Whiteknights Road, Reading.

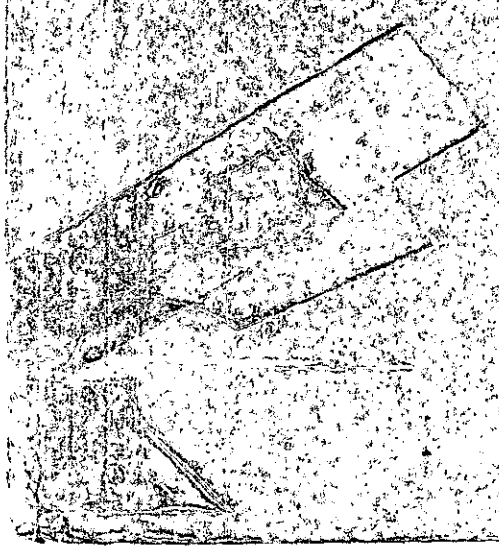
APPLICANT:
Infill Land Consultants Ltd C/O The Ely Planning Consultancy

PROPOSAL:
Consultation from Reading BC on outline application for the erection of 15 flats and demolition of existing garages and outbuildings. (Duplicate application)

EARLIEST DATE FOR DECISION: **10/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2001

CASE OFFICER: **Joss Miller**



879

100

Tel. 0118 974 6463 (Direct Line)

Date. 3 September, 2001

My ref. CON/2001/4443

Your ref. 01/00862/OUT/RE

Mr R Eatough
Reading Bourough Council
Civic Centre
Reading
Berkshire
RG1 7TD

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

Dear Mr Eatough,

RE: PROPOSED ERECTION OF 15 TWO BEDROOMED FLATS (DEMOLITION OF GARAGES/OUTBUILDINGS) AT 149 – 153 WHITEKNIGHTS ROAD, READING. (CON/2001/4443)

Thankyou for your letter which was received on 20 July 2001.

I can inform you that Wokingham District Council would object to the above application. Given the backland nature of most of the site and, in the absence of either detailed or illustrative plans, it has not been demonstrated that the site could satisfactorily accommodate 15 flats. However, should the application be approved, it is requested that highways contributions be made to RUAP schemes.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

M L THORP

Principal Development Control Officer

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: CON/2001/4444

YOUR REF: CON/2001/4444

TO: Joss Miller, Planning
CC:

DATE: 23rd August 2001

PLANNING APPLICATION F/2001/4444
PROPOSED ERECTION OF 15 FLATS
LAND REAR OF 149 – 153 WHITEKNIGHTS ROAD, EARLEY

Joss,

In view of the existing traffic calming on Whiteknights Road the Highway Authority have no objections in principle to the development.

Any contributions made to Reading Borough Council, as a result of the development, should be towards RUAP schemes.

Regards,

Adam Coggins
Highways Officer

WORK SHEET FOR : Joss Miller

Application Number : CON/2001/4443

Applicant : Infill Land Consultants Ltd C/O The Ely Planning Consultancy.

Location : 149 - 153, Whiteknights Road, , Reading.
Proposal : Consultation from Reading BC on outline application for the erection of 15 flats and demolition of existing garages and outbuildings. (Duplicate application)

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/07/2001

Earliest Date for Decision : 10/08/2001

Latest Consultation Date/Site Notice Expiry Date : 10/08/2001

This application will have expired on: 17/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2001/4443

Appraisal :

This outline application is for the erection of 15 flats

There is insufficient information to prove that this development would not result in overdevelopment. Also, the potential traffic would have a direct impact on the highways with LDC area.

Object.

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

Application Number CON/2001/4443
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 149 - 153
Whiteknights Road Reading.

APPLICATION NUMBER:
CON/2001/4443

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6463

Date: 23 July, 2001 no way

Your ref:

My ref: CON/2001/4444

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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 No: CON/2001/4444

Applicant: Infill Land Consultants Ltd C/O The Ely Planning Consultancy.

Proposal: Consultation from Reading BC on outline application for the erection of 15 flats and demoliton of existing garages and outbuildings.(Duplicate application).

Site Address: 149 - 153, Whiteknights Road, , Reading.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Joss Miller on (0118) 974 6463.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Cllr Rolls – has highways concerns
- over-development?
- more info. needed. heights?
- Section 106 highways init.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20-07-01	
Officer: JKM	Application No. CON/2001/4443

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(CON) Consultation from Reading BC on outline application for the erection of 15 flats and demolition of existing garages & outbuildings (Duplicate application)

Location: 149 - 153 Whiteknights Road

Parish: Reading Ward: Hare, Sprathing, Rolls

Applicant: Infill Land Consultants Ltd

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

CON/2001/4443

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒴 0118 939 0700

Our Ref: 01/00862/OUT/RE
Your Ref:

Direct: ☎ 0118 939 0417

16th July 2001

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

CH

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUL 2001	
COPIES TO:	ACK:
	FILE:

Your contact is: Richard Eatough, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 01/00862/OUT/RE

The Council has received an application for Outline Planning Approval on property at: 149-153 Whiteknights Road Reading

O.S Grid Ref: Easting: 474338.000 Northing: 171968.000

Applicant: Infill Land Consultants Ltd

Proposal: Erection of 15 two bedroomed flats (Demolition of garages/ outbuildings) (Duplicate application to 01/00861/OUT)

Application Number: 01/00862/OUT/RE

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 6th August 2001. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Richard Eatough
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

CON | 2001 | 4443

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 010862 COU/RE

Date received

Date acknowledged:

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying **NOTES**. Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name INFILL LAND CONSULTANTS LTD

Address C/o AGENT

Postcode _____ Tel. No. _____

2. AGENT (if form is completed by agent)

Name THE ELY PLANNING CONSULTANCY

Address 17A SOUTHFIELDS RD, EASTBOURNE, EAST SUSSEX

Postcode BN21 1BJ Tel. No. 01323 439904

3. ADDRESS OR LOCATION OF APPLICATION SITE

LAND AT 149-153 WHITEKNIGHTS ROAD, READING

4. AREA OF APPLICATION SITE

Hectares 1.6 OR Acres: —

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION

(Please tick)

- Location plan (1:1250 scale — edged red) ☑
- Site plan (1:500 scale) ☑
- Detailed plans (floor plans, sections, elevations, please supply illustrative material) ☐

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 15 TWO BEDROOMED FLATS FOLLOWING DEMOLITION OF GARAGES/OUTBUILDINGS

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

A	Outline (building works only)	☑ (Answer Question 8)
B	Change of use only	☐
C	Change of use with building or other work	☐
D	Building, engineering or other operations	☐
E	Reserved matters	☐ (Answer Question 9)
F	Temporary (specify condition if for a 'renewal')	☐
G	Non-compliance with a condition (specify reference no.)	☐

8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☑ External appearance ☑ Access ☐ Landscaping ☑

9. RESERVED MATTERS APPLICATIONS

Please state

A Reference no. and date of outline permission

B Which reserved matters are applied for

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

RESIDENTIAL

11. TREES

A Are there any existing trees on site? *YES/(NO)

B Are any trees affected by the proposals? If YES, please indicate on plans. *YES/(NO)

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls .....

B Roofs N/A

C Walls, fences etc. .....

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water CONNECTION TO MAIN SEWER

B Foul sewage CONNECTION TO MAIN SEWER

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick **ONE** box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) WIDENED ☑
EXISTING ACCESS BETWEEN 149–151 WHITEKNIGHTS RD.

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/NO

If NO, where is access provision deficient? .....

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes	15	2	3	0
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *YES/(NO)

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick **ALL** boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £380.00 by ~~cash~~/cheque/~~P.O. No.~~ ..... ☑

Signed S. A. Walker (~~Applicant~~/Agent) Date 02.07.01

*Please delete as applicable

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: CON/2001/4444

YOUR REF: CON/2001/4444

TO: Joss Miller, Planning

CC:

DATE: 23rd August 2001

PLANNING APPLICATION F/2001/4444
PROPOSED ERECTION OF 15 FLATS
LAND REAR OF 149 – 153 WHITEKNIGHTS ROAD, EARLEY

Joss,

In view of the existing traffic calming on Whiteknights Road the Highway Authority have no objections in principle to the development.

Any contributions made to Reading Borough Council, as a result of the development, should be towards RUAP schemes.

Regards,

Adam Coggins
Highways Officer

PLANNING SERVICES	HPT
FIN	TLS
DC	ENF
APP	
CC	
28 AUG 2001	
COPIES TO:	ACK:
	FILE.

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/4443 & 4444 PLANNING OFFICER: JM

PARISH: Earley

PROPOSAL: Adjoining Parish consultation (Reading Borough Council) : Outline application for the erection of 15 flats and demolition of existing garages and outbuildings.

ADDRESS: 149/153 Whiteknights Road

APPLICANT: Infill Land Consultants Ltd.

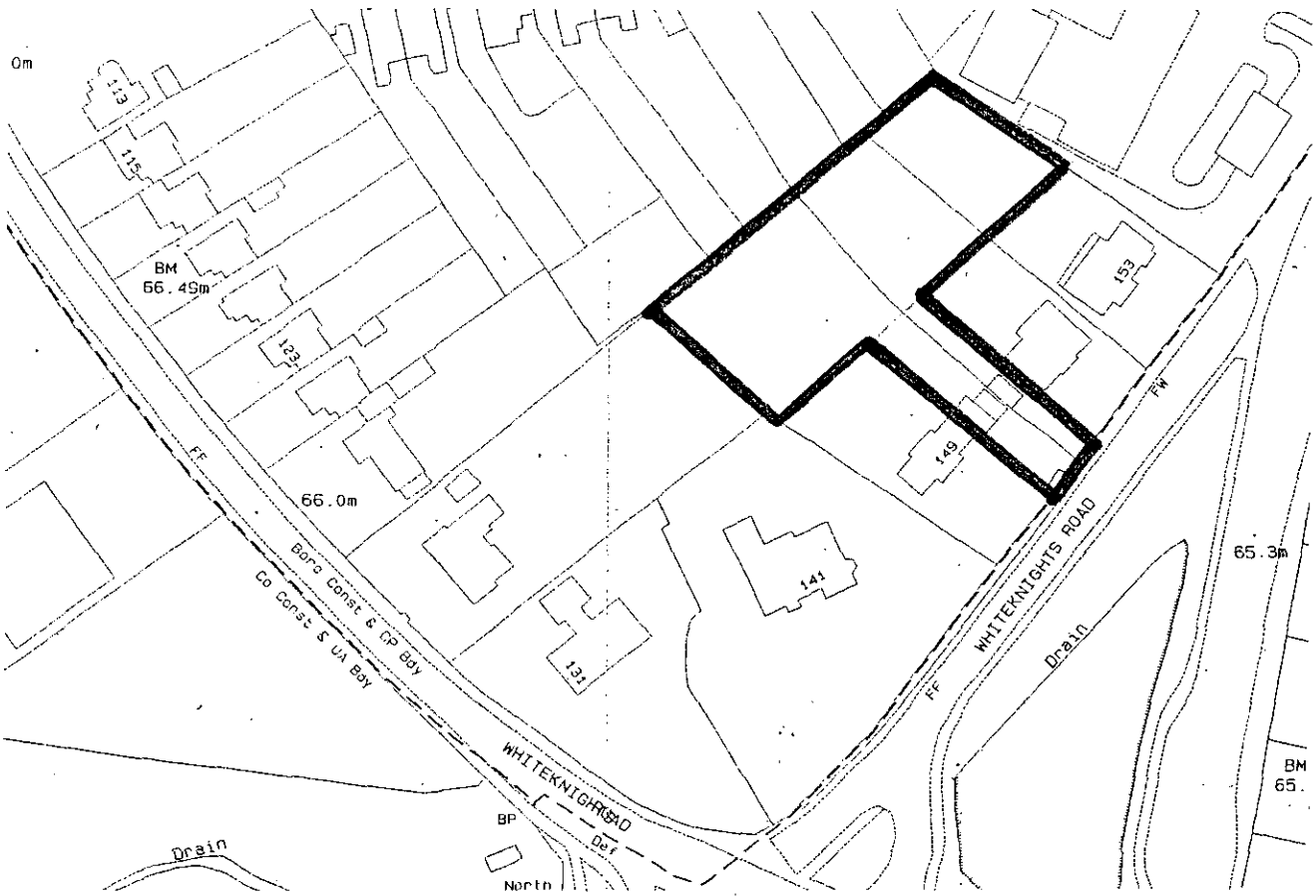
Councillors considered that this application should be refused. It was considered that the proposal represented an overdevelopment, and also represented backland infilling of a type which was deemed to be inappropriate in such a heavily residential area.

SIGNED: _____ DATE: 23 AUG 2001

CLERK TO EARLEY TOWN COUNCIL

CON/2001/4443

918862



LOCATION PLAN

1:1250

