APPLICATION NO:
F/2001/3884

LOCATION:
49 Goodings Green, Wokingham.

APPLICANT:
Mr & Mrs Mc Gilley

PROPOSAL:
Proposed relocation of side boundary fence.

EARLIEST DATE FOR DECISION: **01/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
20/06/2001

CASE OFFICER: **Helen Pollock**

REFUSED

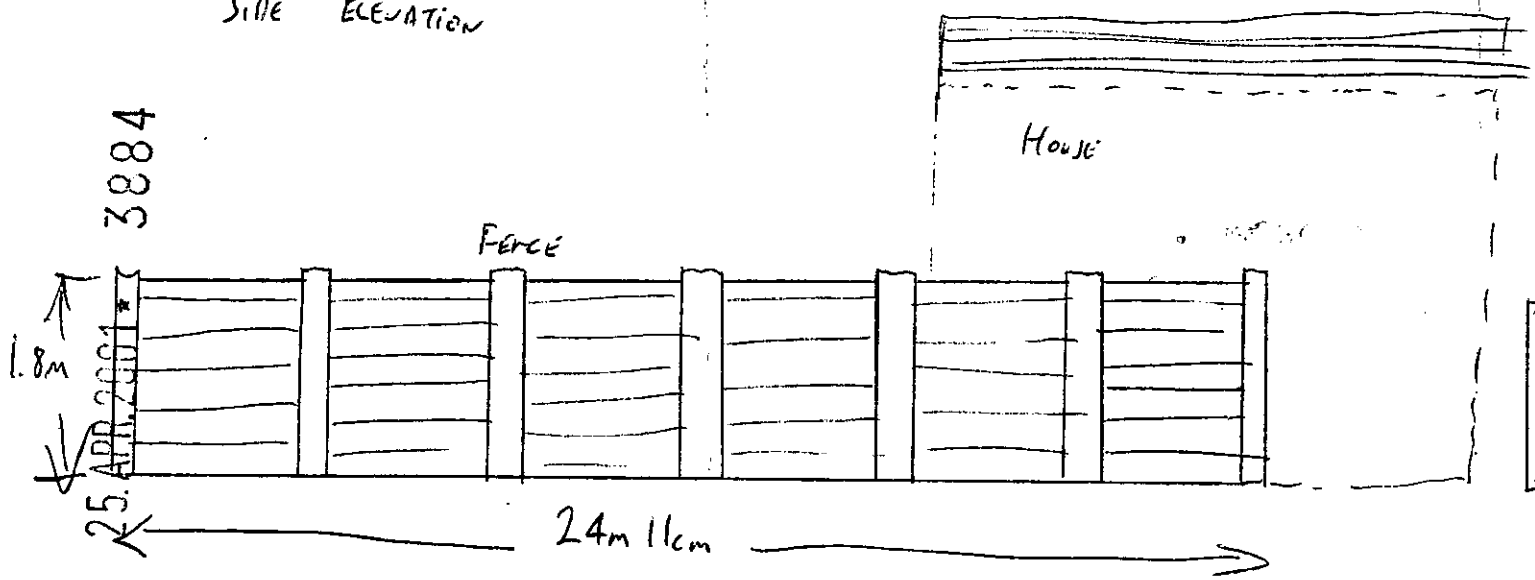
See [illegible] 51
Open plan Cond.?

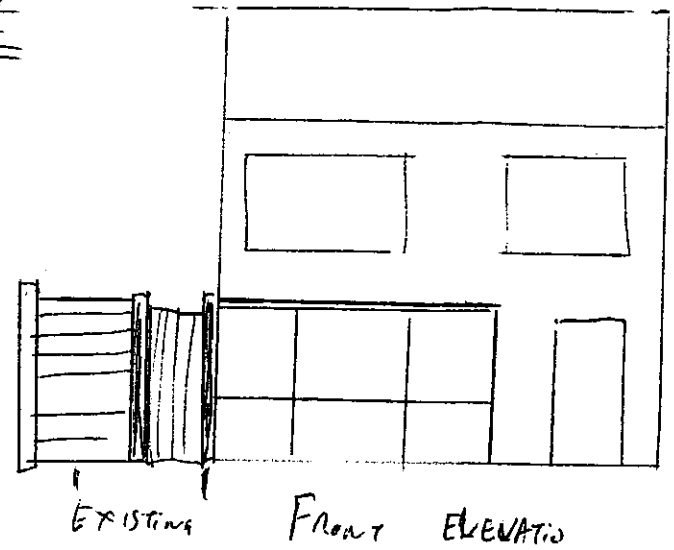
RAILEX
Marbleboard

EASIFILE EP7

296

SIDE ELEVATION





EXISTING FRONT ELEVATION

PLANNING SERVICES	
POL	
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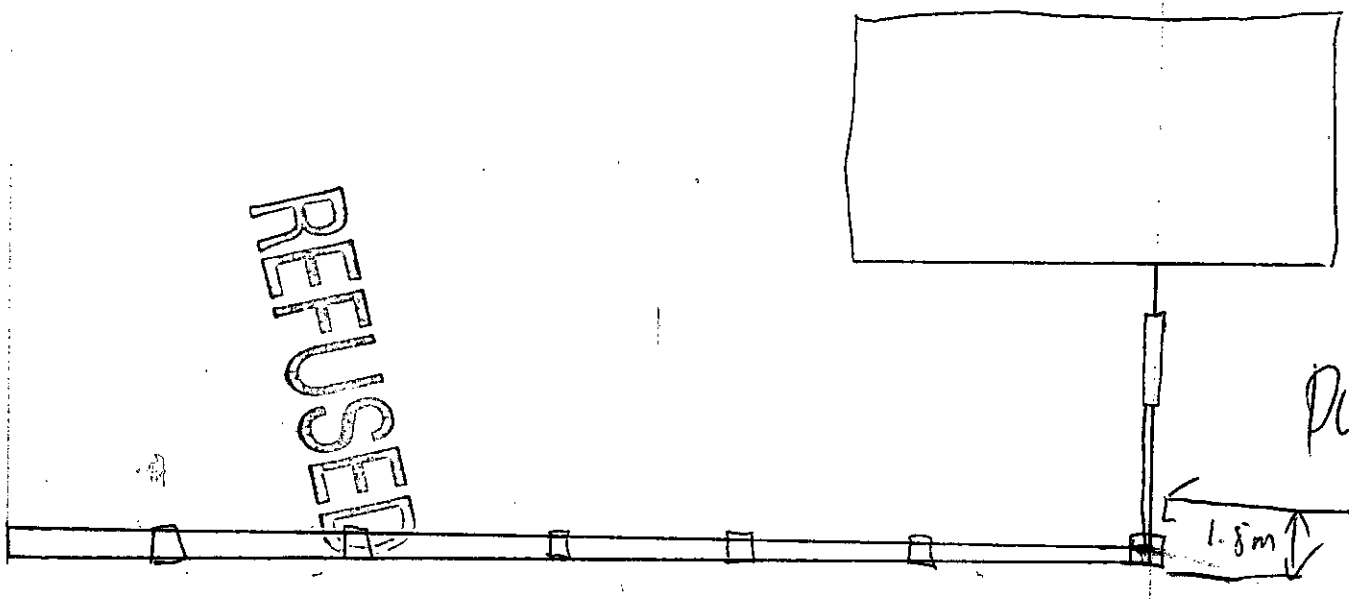
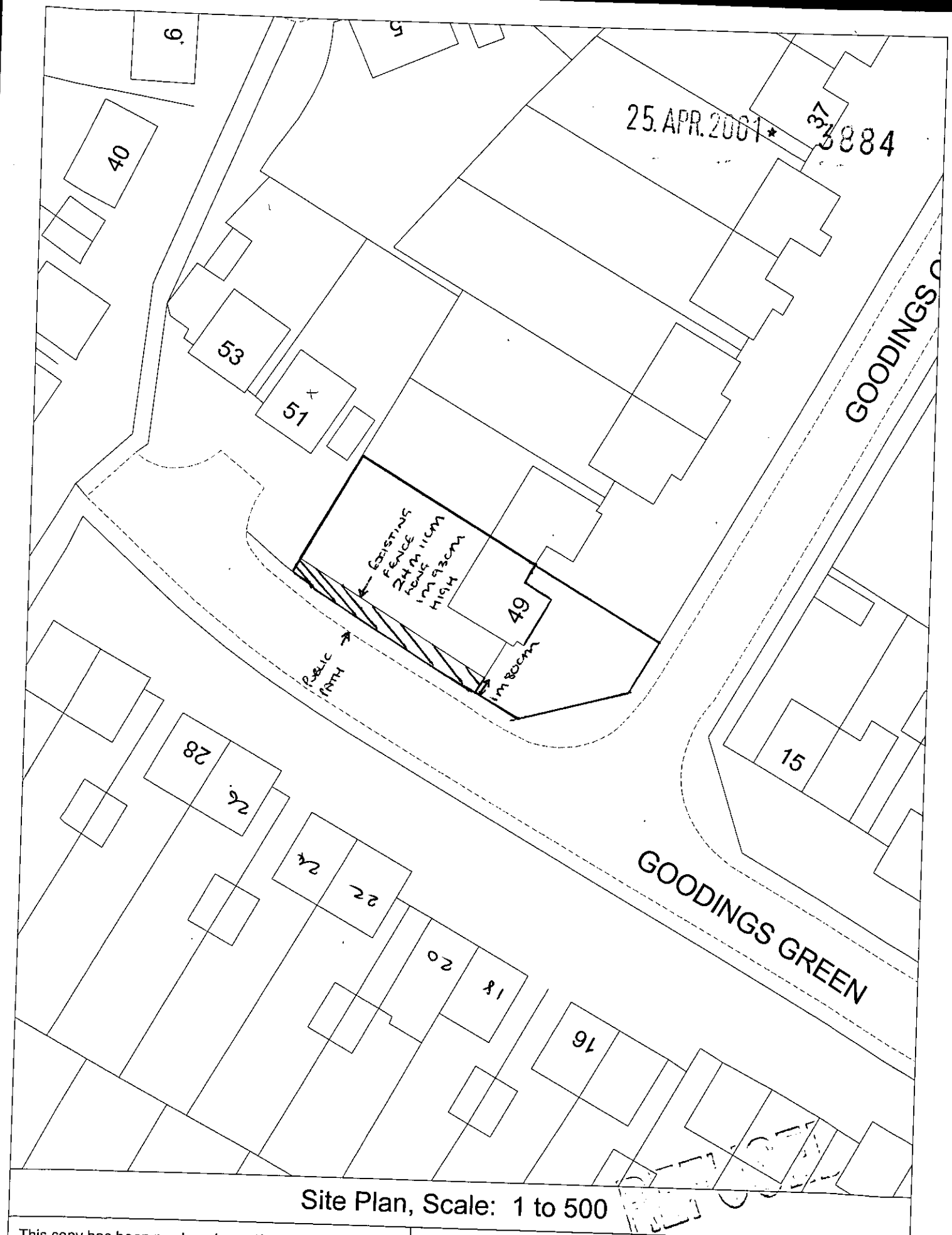
APP	
CS	
02 MAY 2001	
COPIES TO:	ACK:
	FILE:



PLAN

END OF EXISTING FENCE

49 GOODINGS GREEN, WOKINGHAM



Site Plan, Scale: 1 to 500

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Date: 18 April 2001

N
W E
S



Site Plan, Scale: 1 to 2500

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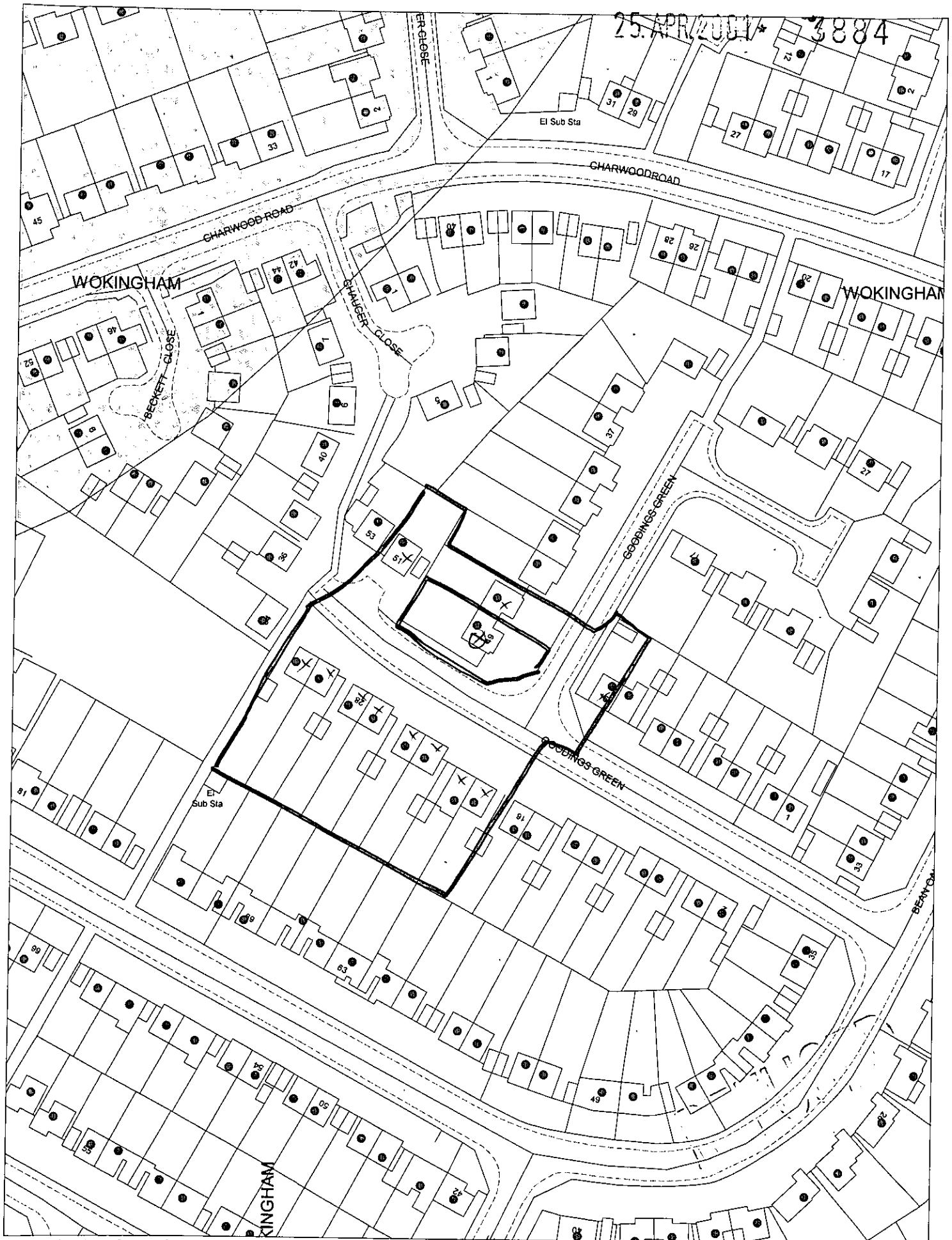
Date: 18 April 2001

25 APR 2001 3884



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Development Control Section, Environmental Services, Wokingham District Council.
27 April 2001

Scale: 1 : 1250

N
W E
S

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs McGilley
49, Goodings Green
Wokingham
Berkshire
RG401SA

Application Number: F/2001/3884

Parish: **WOKINGHAM**

Location: **49, Goodings Green, Wokingham.**

Proposal: **Proposed relocation of side boundary fence.**

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 reason for which is specified hereunder.

Reason

1. The proposed fence by virtue of its siting would conflict with the principles of open plan development which have been adopted for the estate and would be an intrusive feature in the street scene, to the detriment of the visual amenities of the area. As such the proposal would be contrary to policies STV6, SBE1 and SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

South East Area Local Plan Policies STV6, SBE1and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 18/06/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Applicationo	Name & Address
F/2001/3884	G A Arnold 247 Goodings Green Wokingham Berks
F/2001/3884	Marilyn Morris 51 Goodings Green Wokingham Berkshire RG 40 1SA

APP REFUSED
LETTERS SENT
28/06/01

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 19th March 2001
My ref: FH/Wokingham/PD
Your ref:

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

Mr P McGilley
49 Goodings Green
Wokingham
Berkshire
RG40 1SA

Dear Mr McGilley

PROPOSED RELOCATION OF FENCE, 49 GOODINGS GREEN, WOKINGHAM

I refer to your letter received on 14 February with reference to the above. Please accept my apologies for the delay in my response.

I write to inform you that the above proposal will require the benefit of planning permission. Condition 3 on planning application 0/42/65 states that no wall, fence or gate shall be erected between the building line and the highway without the prior permission of the District Planning Authority. Please find enclosed the relevant planning application forms for your use.

I hope this information is of use to you. If you require any further information please do not hesitate to contact Farah Humayun.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

OUTLINE APPLICATION

References in this document to provisions of the Town and Country Planning Acts, 1947 to 1959, should be read as references to the appropriate provisions in the Town and Country Planning Act, 1962.

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

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

To Mr. L. Webb,
c/o Messrs. Ingersoll, Pedersen & Co.,
2, Shute End,
Wokingham,
Berks.

Application No. O/42/65

Proposal Alternative layout A & B for development of site at Hatch Ride with 13 houses and roads and sewers.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 18th day of February, 1965 subject to compliance with the conditions specified hereunder:-

1. Detailed particulars of the siting, design and external appearance of the buildings and the means of access thereto shall be submitted to and approved by the Local Planning Authority before building operations commence.
2. This approval relates to the alternative layout B only.
3. No wall, fence or gate shall be erected between the building line and the highway unless permission has been granted by the Council on an application made for the purpose.
4. A scheme of landscaping shall be submitted for approval to the Local Planning Authority, shall be carried out within 6 months of the completion of the development and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

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

1. The application is in outline only and not accompanied by detailed plans.
2. }
3. } In the interests of amenity.
4. }

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

Date 17 MAR 1965

Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3884

Applicant : Mr & Mrs Mc Gilley .

Location : 49, Goodings Green, , Wokingham.
Proposal : Proposed relocation of side boundary fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/05/01.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/04/2001

Earliest Date for Decision : 01/06/2001

Latest Consultation Date/Site Notice Expiry Date : 01/06/2001

This application will have expired on: 20/06/2001. 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 :

Highways : A.

Wokingham T.C: object to fence abutting pavement, suggest a 1m strip of land be retained.

neighbour objections: nº 51 → out of keeping, precidence, block in 51, block of view,

nºS. 24, 26 + 28 → loss of green open space. out of character. Safety following blocking of view

Property: No obj.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety.

Application Number: F/2001/3686
Appraisal:

The proposed development is for the repositioning of the side boundary fence, roughly 1.8m further out than the existing fence, incorporating the existing grass verge within the curtilage of the garden.

The property is semi-detached with an attached garage and an open plan frontage and grass verge to the side, Condition 03 on planning application O/42/65 states that no wall, fence or gate shall be erected between the building line and the highway without prior permission of the District Planning Authority. Two objection letters have been received one on behalf of 24, 26, 28 and one from 51, the town council also object to the proposal.

1. Impact upon neighbouring properties

The proposed development will have little effect upon the neighbouring properties except in terms of potential highway safety for the occupants of 51 Goodings Green, which will be addressed later in the report. It is therefore considered that there are no adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed development will involve the positioning of a fence abutting the footpath and incorporating the existing grass verge into the curtilage of the garden. Goodings green is open plan and many of the corner plots in the area have grass verges to the side. It is considered that the positioning of a fence that close to the path thus loosing the visual amenity of the verge would have a detrimental impact to the street scene, and would form a feature out of character with the rest of the street.

3. **Impact upon highway safety**

The proposed fence would have perceived highways implications for the occupants of 51 Goodings Green, where visibility would be impaired by the proposed fence and may pose a hazard for both pedestrians and vehicles. (The visibility issue could possibly be overcome through repositioning of the fence to create visibility splays. However, revised plans were not requested as it was considered that repositioning of the fence would not address the street scene issue and would therefore have been a waste of time and resources.)

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2001/3884
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed fence by virtue of its
			siting would conflict with the principles
			of open plan development which have been
			adopted for the estate + would be an
			Intrusive feature in the street scene, to
			the detriment of the visual amenities of
			the area. As such the proposal would
			be contrary to policies STV6, SBE1 + SBE2
			of the SEALP + Policies WOS3 + WBE1
			of the WOLP.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV6, SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: 18.6.01.

RECORD OF SITE VISIT

SITE ADDRESS: 49 Goodings Green Wokingham.

APPLICATION NUMBER: F/2001/3884

OFFICER: Helen Pollock

DATE OF SITE VISIT: 31/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on side wall.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached house - Corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES honeysuckle hedge along ex. Stag front wall

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT 2m wall to front + ≈ 3-4 of side then 1.8m close boarded fence.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 09 May 2001

Application Number: F/2001/3884

Proposal: Proposed relocation of side boundary fence.

Parish: WOKINGHAM TOWN

Site Address:
49, Goodings Green, , Wokingham.

Applicant:
Mr & Mrs Mc Gilley .

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).

Signed: _____ **Print name:** Adam Coggins 17/05/01

~~From~~ From:
Property Dept

TO: ~~From~~ Helen Pollock



Date: 10 May 2001

Application Number: F/2001/3884

Proposal: Proposed relocation of side boundary fence..

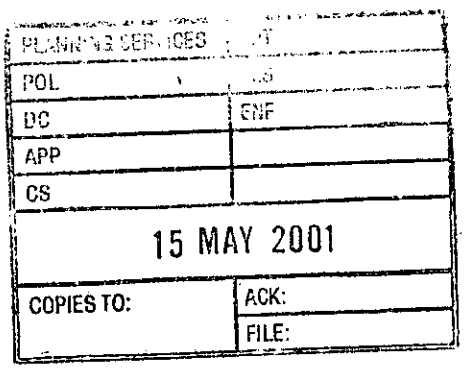
Site Address:
49, Goodings Green, , Wokingham.

Applicant:
Mr & Mrs Mc Gilley .

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

This section has no objection to the above proposal.

Sarah Hunter
Property Section.



WOKINGHAM DISTRICT COUNCIL
RECEIVED
25 MAY 2001
COMMITTEE SECTION

24 Goodings Green
Wokingham
Berkshire

23rd May 2001

Andrew Lowther
Committee Services
Wokingham District Council
PO Box 150
Shute End
Wokingham
RG40 1WQ

Dear Mr Lowther

Ref Planning application no F/2001/3884
- proposed relocation of side boundary fence at 49 Goodings Green Wokingham

We would like to register the following objections to the above detailed planning application.

The Bean Oak estate was planned with a number of green open spaces that greatly enhanced its character. The proposed change would remove one of these green areas changing the original design concept by reducing the open space.

If planning permission were granted it would create a precedent for any similar applications, creating the potential for further loss of green areas.

The movement of the boundary fence would also make the area less safe as it would reduce the range of vision of car drivers from within the end of the close.

The signatories of this letter are from numbers 22, 24 and 26 Goodings Green who have lived opposite this green area for 25, 25 and 16 years respectively and who would be most directly affected by the change.

Your sincerely

C. A. Arnold
No 24

J. L. Fletcher
J. FLETCHER
NO 26.

E. Kozakiewicz
E. KOZAKIEWICZ
No 22

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	HP
29 MAY 2001	
COPIES TO:	FILE

Development Control



Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments Andrew Lowson

Tel. 0118 9746051 (Direct Line)
Fax. 0118 9746057
Email. andrew.lowther@wokingham.gov.uk
Date. 25 May, 2001
My ref. ADL
Your ref.

Policy and Members' Services Unit
Chief Executive's Office
P.O. Box 150
Shute End, Wokingham
Berkshire RG40 1WQ
Fax: (0118) 974 6057
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr G Arnold
24 Goodings Green
Wokingham
Berks

Dear Mr Arnold,

PLANNING APPLICATION NO.F/2001/3884

Thank you for your letter of 23 May.

I have passed this to my colleagues in the Development Control Section of the Environmental Services Department for attention.

Yours sincerely,

Andrew Lowther
Members' Services Manager

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
29 MAY 2001	
COPIES TO:	ACK:
	FILE:

PLANNING SERVICES
POL
DC 4P
APP
CS
24 MAY 2001
COPIES TO:
ACK:
FILE:

8N5

51 Goodings Green
Wokingham
RG40 1SA
Tel 01189 789750

Dear Mr Mitchell

Application No

FS2001/3884

Thank you for your letter.

I would like to put the following objections forward.

1. The new boundary will totally change the look of the road.

2. It will block my house in even more from the rest of the road.

3. This may start a presedence for the rest of the estate.

4. We do not have a pavement outside our house and we have no choice but to walk in the road, and motorist will not be able to see around the new boundary.

5 It will be difficult reversing out of our daive with our view of the road obscured.

I am especially concerned for my grandchildren and the children next door, the cars speed down our road and swing into the turning point right outside our house. If this boundary goes ahead, I will be looking for the road outside our house changed, to make it safe for all concerned.

Marilyn Morris

Recd 1.15PM 1.6.01

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/3884

Proposal: Proposed relocation of side boundary fence

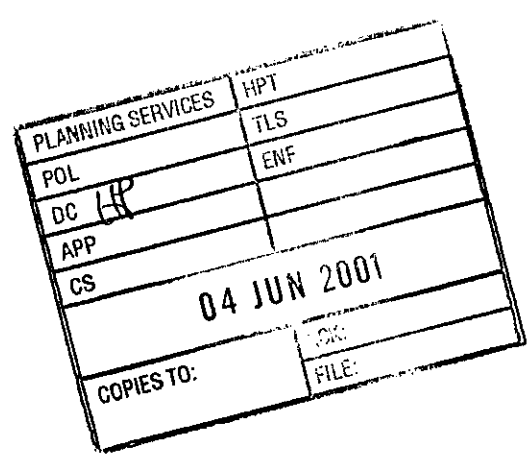
Site Address: 49 Goodings Green, Wokingham

Applicant: Mr & Mrs McGilley

Your observations are required in respect of this application **by 01/06/01**

At their meeting on 29 May 2001, the Planning & Transportation Committee resolved to make the following observation:

- **Object to the relocation of the fence right up to the edge of the pavement.**
- **Suggest that a strip of land 1metre wide be retained between the fence and the pavement.**



SIGNED: RAHarcourt **DATE:** 31/05/01

pp **CLERK TO Wokingham Town Council**

Received by Wokingham District Council

Application No: F/2001/3884

Proposal:
Proposed relocation of side boundary fence.

Location:
49, Goodings Green, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

09 May 2001

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

Tel: 0118 974 6480

Date: **09 May 2001**

My ref: F/2001/3884

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

Application Number: F/2001/3884
49, Goodings Green, , Wokingham.
Proposed relocation of side boundary fence.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3884**
49, Goodings Green, , Wokingham.
Proposed relocation of side boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6480

Date: **09 May 2001**

My ref: F/2001/3884

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3884**
49, Goodings Green, , Wokingham.
Proposed relocation of side boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6480

Date: **09 May 2001**

My ref: F/2001/3884

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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

Dear Councillor

Application Number: F/2001/3884
49, Goodings Green, , Wokingham.
Proposed relocation of side boundary fence.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3884**
49, Goodings Green, , Wokingham.
Proposed relocation of side boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 APR 2001	Map No. 76 Site 0.051
Officer: HP | Application No. F/2001/3884	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED RELOCATION OF SIDE BOUNDARY FENCE

Location: 49 GOODINGS GREEN

Parish: WOKINGHAM Ward: Norreys 9.5.01 43

Applicant: MR/MRS MCGILLEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) 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	elevations of fence (or photo of fence is same)	shared 1/5	✓ 1/5
6	Floor plans		to follow	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

2 SIRS.

ENCLOSE PHOTOS OF PROPERTYS IN THE LOCAL AREA THAT ARE ALSO ABUT A PUBLIC PATH.

ADDRESSES ARE ON THE BACK OF THE PHOTOS.

WE WOULD LIKE TO MOVE THE EXISTING FENCE AS CURRENTLY DOG WALKERS LET THEIR DOGS FAECATE ON OUR GRASS WHICH MAKES IT VERY UNPLEASANT WHEN MOWING!

THANKS.

25. APR. 2[illegible]8

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

ADDRESS 49 Goodings Green PARISH Wok

ORD. SHEET No. 76

PLOT No. 176

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/56/60	Berg'	Res Dev	13/10/60	Ref
0/42/65	Taylor Woodrow	c/o	29/7/65	C/A
B/33/67	do	Dwelling	28/9/67	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D Enq - Mr McGilley - Relocation of fence 19.03.01 (Y)

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

25.APR.2001 3004

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR P & MRS D McGILLEY 49 GOODINGS GREEN WOKINGHAM BERKS RG40 1SA 0118 978 7149
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As I above
4	Give brief details of the proposal for example, two storey side extension. About the application	MOVE EXISTING FENCE TO BOUNDARY LENGTH 24m 11cm HEIGHT 1m93cm DEPTH 1m 80cm OF MOVEMENT
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	STAINED TIMBER
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over