APPLICATION NO:

F/2000/2942

LOCATION:
Green Acres Park Lane, Charvil Reading.

APPLICANT:
Mr & Mrs R Murphy C/O Colin Weston

PROPOSAL:
Proposed erection of one detached dwelling and garage plus formation of new access.

EARLIEST DATE FOR DECISION: **05/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Murphy
C/O Colin Weston
187 Victoria Road
Wargrave
Berkshire
RG10 8AH

Application Number: F/2000/2942

Parish: **CHARVIL**

Location: **Green Acres, Park Lane, Charvil, Reading.**

Proposal: **Proposed erection of one detached dwelling and garage plus formation of new access.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. The toilet, bathroom and ensuite windows in the north-west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the south-west and north-east elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Condition
8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition

12. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

15. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition

16. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.

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

Condition
18. A Buffer Zone 5 metres wide alongside the ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
19. No development approved by this permission shall be commenced until a detailed scheme for the crossing of the ditch has been approved to the satisfaction of the Local Planning Authority. New crossings/bridges across any watercourse whether temporary or permanent should be constructed so as to span both banks with the abutments set back from the watercourse on the bank tops and shall allow for a margin of bank underneath.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
20. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
21. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

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

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

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

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

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

Reason
9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

Reason
12. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

Reason
15. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
16. To protect the safety of existing/proposed occupants of the application site from landfill gas.

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

Reason
18. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Reason
19. To protect and conserve the river corridor.

Reason
20. To prevent the increased risk of flooding and to improve water quality.

Reason
21. To prevent pollution of groundwater.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policies OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1, WBE2 and WOS3.

Informative
3. Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.
Contact Amanda Reed on 01276 454331 for further details.

Informative
4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Andrea Szabados on 01276 454373 for details.

John Mitchell
Development Control Manager
Date: 16/01/2001

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.

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	2942 JM
BUILDING CONTROL NUMBER.	H 2001/2023 North
~~APPLICANT~~/AGENT	The TLJ Partnership
ADDRESS OF SITE	Green Acres Park Lane ~~Bed Bath Road~~ CHARVIL
DESCRIPTION OF PROPOSED WORK	erect detached dwelling & detached garage

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	✓	✓
ELEVATIONS	5525-L03 L05	5525-SK1B + minor amends
FLOOR PLANS	5525-L01 L02	— " —

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/1/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/2942

Applicant : Mr & Mrs R Murphy C/O Colin Weston.

Location : Green Acres, Park Lane, Charvil, Reading.
Proposal : Proposed erection of one detached dwelling and garage plus formation of new access.

Site Notice Displayed ? : YES ☑ NO ☐ DATE 2/1 (28/1.)

Date of Neighbour Notifications : 12/12

Date of Site Visit : 2/1

Date Registered : 06/12/2000

Earliest Date for Decision : 05/01/2001

Latest Consultation Date/Site Notice Expiry Date : 05/01/2001

This application will have expired on: 31/01/2001. 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 :
Urban design – Approp. design, turning space? – overlooking Dplan do?
* Highways – conditions
34 O.B.Rd. – Concerned re siting, overlooking.
* Env Health – Conditions
Property – No objection

Planning Issues :
Effect on street scene & neighbouring properties DP&EI.
Identified settlement.

Application Number: F/2000/2942

Appraisal :

This application is for the erection of a detached dwelling and garage.
Neighbour.
The nearest neighbour (84) has several windows on the side elevation. However only the kitchen window is for a habitable room and this is the primary window. The new dwelling is approx 3m from the boundary at the nearest point and is 8m from the kitchen window. The new dwelling is to the south-west of No 84 however, its chalet style and the distance between these properties will minimise any adverse impact regarding overshadowing and overbearing. All other neighbours are a sufficient distance for any impact to be minimised. With regard to privacy issues any views will be oblique and the distance between the houses is considered sufficient to minimise this issue.
Street scene.
The proposal has been designed & sited appropriately and is in character with the area. The garage is set well back from the road and is sited in such a place that any adverse effect on either the street scene or the neighbouring properties will be minimised. (It will not encroach on the neighbouring properties) Therefore any impact will be minimised.
There is sufficient parking to satisfy Council policies.

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

Application Number F/2000/2942
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C012	R012	
3	C017	R017	
4	C045	R045	'Toilet, bathroom & ensuite'
			'north-west elevation'
5	C044	R044	'first floor level & above'
			'south-west & north-east'
6	C049	R049	
7	C122	R122	
8	C128	R128	
9	C129	R129	
10	C130	R130	
11	C140	R140	5 metres Surface
12	C100	R100	
13	C150	R150	
14	C151	R151	
15	C153	R153	
		N07	
16	C150	R150	/
17	C151	R151	/ ADD ENVIRONMENTAL HEALTH
18	C153	R153	/ CONDITIONS.

Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.
Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

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

P.T.O.

John Murray
16/07/2000

CONDITION: A Buffer Zone 5 metres wide alongside the ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 454331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

CONDITION: No development approved by this permission shall be commenced until a detailed scheme for the crossing of the ditch has been approved to the satisfaction of the Local Planning Authority. New crossings/bridges across any watercourse whether temporary or permanent should be constructed so as to span both banks with the abutments set back from the watercourse on the bank tops and shall allow for a margin of bank underneath.
REASON: To protect and conserve the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

RECORD OF SITE VISIT

SITE ADDRESS: Green Acres Park Lane Charvil Reading.

APPLICATION NUMBER: F/2000/2942

OFFICER: Joss Miller

DATE OF SITE VISIT: 18/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front of house

2. DESCRIPTION OF SURROUNDINGS
ld. set. rear of corner plot.

3. DESCRIPTION OF SITE/BUILDING
Back garden. Adj to dwelling on Old Bath Rd.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Kit wind on side elevation.
Landing.
Rear of Green Acres – rear windows

5. SITE CONSTRAINTS

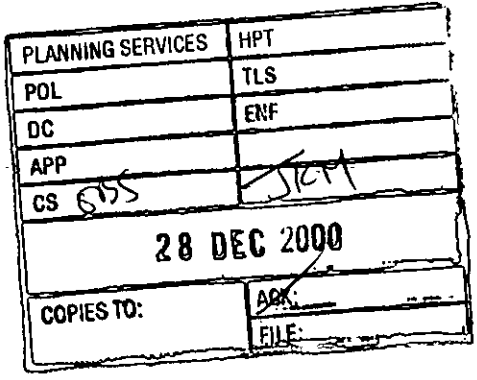
TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT Shrubs adj Old Bath Rd. & dwelling (adj)

OTHERS ✓



Meadowview
34 Old Bath Road
Charvil
Berks RG10 9QR

Tel 0118 9345908

22 December 2000

Mr John Mitchell
Development Control Officer
Wokingham District Council Planning Services
P. O. Box 157, Shute End
Wokingham, Berks RG40 1WR

Dear Mr Mitchell

Ref : Joss Miller / F/2000/2942 and F/2000/0504

Thank you for writing to advise me of this further planning application for a detached house to be built right next to my house in Old Bath Road, Charvil.

I am not opposed to this house being built, however, I wish to comment on some aspects of the new proposal as follows -.

- The previous plan for a house was not approved because its northeast wall was too close to my southwest facing windows. There is now a gap of a few meters more between the houses but the light would be improved if the new house were to be as sited nearer to the houses in Park Lane.

- The front of the new house seems to be forward of the building line of the other houses in Old Bath Road.

- The new house now has a northeast facing glazed double patio door overlooking my southwest facing windows.

- On the plan, I could not make out how close the detached garage will be to the fence between our properties.

If you are able to take these comments into account in deciding the outcome of this further application, I should be most grateful.

Yours sincerely

David Gibb

David Gibb

Applicationo	Name & Address
F/2000/2942	D Gibb Meadowview 34 Old Bath Road Charvil RG10 9QR

App. approved
Letter sent 07/02/01

Tel: (0118) 974 6463

Date: 17/1/01

My ref: F/2000/2942

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2000/2942
Green Acres, Park Lane, Charvil, Reading.
Proposed erection of one detached dwelling and garage plus formation of new access.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29/1/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2942**
Green Acres, Park Lane, Charvil, Reading.
Proposed erection of one detached dwelling and garage plus formation of new access.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Pierce

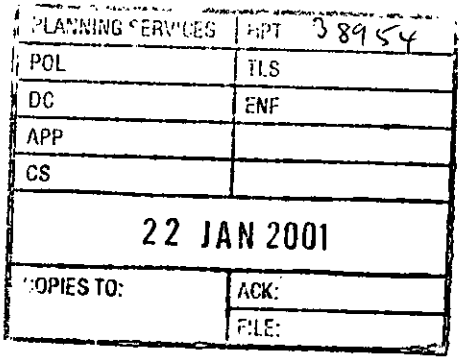
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Our ref: SP\2000\002882\001
Your ref: F/2000/2942

Date: 17th January 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Joss Miller

Dear Sir/Madam

1 DETACHED DWELLING & GARAGE – GREEN ACRES, PARK LANE, CHARVIL

Thank you for your letter dated 12 December 2000 which was received on 14 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/3/15. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a detailed scheme for the crossing of the ditch has been approved to the satisfaction of the Local Planning Authority. New crossings/bridges across any watercourse whether temporary or permanent should be constructed so as to span both banks with the abutments set back from the watercourse on the bank tops and shall allow for a margin of bank underneath.
REASON: To protect and conserve the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

CONDITION: A Buffer Zone 5 metres wide alongside the ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 454331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Conservation: Contact Liz Baldwin on 01276 45 4430

The Environment Agency seeks wherever practicable to ensure that watercourses are crossed by bridges rather than culverts. Any bridge crossing shall allow for a margin of bank underneath to maintain a continuous buffer strip of broadly natural character along the edge of the watercourse and to reduce the risk of pollution from run-off.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

Cont/d..

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU773 758	20 metres	Strathmore Drive

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Colin Weston, 187 Victoria Road, Wargrave, Berks RG10 8AH

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 10th January 2001

Location:	Green Acres, Park Lane, Charvil, Reading
Proposal:	Proposed erection of one detached dwelling plus formation of new access
Application Number:	F/2000/2942

In response to your consultation dated 12th December 2000 for the above application, the tree and landscape comments are as follows:

Although the development proposals would require the removal of a short section of existing hedgerow to accommodate the new access into the Site. This hedgerow is of poor quality comprising manly elm and ivy. However, it does provide a boundary treatment and visual screen between the site and adjacent properties.

Before I can comment further, the applicant should be required to produce for approval landscape proposals which should be rural in character to reinforce this hedgerow and provide a sustainable boundary treatment. This should include detailed planting proposals (native species would be greatly preferred) listing proposed plant species, numbers, densities, size of plants at time of planting and a management plan including objectives and prescriptions to ensure the long term retention of this desirable feature.

The applicant may also wish to consider other suitable landscape treatments to reduce the impact of the development proposals upon other adjacent properties.



ROBERT PETROW
Consultant Landscape Architect

13 DEC 2000

6

To:
Neil Etherington
Senior Arboricultural Officer

From: Joss Miller

Date: 12 December 2000

Application Number: F/2000/2942

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access..

Site Address:
Green Acres, Park Lane, Charvil, Reading.

Applicant:
Mr & Mrs R Murphy C/O Colin Weston.

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

---

loss of trees & ditch

Hedge ran out grass hedge ch., ivy

[illegible]

No LIs objection.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 10th January 2001

Location:	Green Acres, Park Lane, Charvil, Reading
Proposal:	Proposed erection of one detached dwelling plus formation of new access
Application Number:	F/2000/2942

In response to your consultation dated 12th December 2000 for the above application, the tree and landscape comments are as follows:

Although the development proposals would require the removal of a short section of existing hedgerow to accommodate the new access into the Site. This hedgerow is of poor quality comprising manly elm and ivy. However, it does provide a boundary treatment and visual screen between the site and adjacent properties.

Before I can comment further, the applicant should be required to produce for approval landscape proposals which should be rural in character to reinforce this hedgerow and provide a sustainable boundary treatment. This should include detailed planting proposals (native species would be greatly preferred) listing proposed plant species, numbers, densities, size of plants at time of planting and a management plan including objectives and prescriptions to ensure the long term retention of this desirable feature.

The applicant may also wish to consider other suitable landscape treatments to reduce the impact of the development proposals upon other adjacent properties.



ROBERT PETROW
Consultant Landscape Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 12 December 2000 15 DEC 2000

Application Number: F/2000/2942

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access..

Site Address:
Green Acres, Park Lane, Charvil, Reading.

Applicant:
Mr & Mrs R Murphy C/O Colin Weston.

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

---

1. THE GENERAL DESIGN APPEARS APPROPRIATE TO THE CHARACTER OF THIS AREA OF CHARVIL. FORM, (ROOMS IN ROOF) HELPS TO REDUCE VISUAL IMPACT.
2. THE PLOT IS MODEST IN SIZE, TURNING FACILITIES SHOULD BE PROVIDED ADJOINING GARAGE. (REVERSING FROM GARAGE TO FRONT PARKING AREA NOT IDEAL)
3. THERE IS A DEGREE OF OVERLOOKING TO 'UPSTAIRS' WHICH MAY BE OF CONCERN TO THE NEIGHBOUR. (BEDROOMS 1 and 2) NOTE REAR BAY TO BED 2 INCORRECTLY SHOWN ON SOUTH WEST ELEVATION.
4. IMPACT ON TREE AND ITS ROOTS BY CONSTRUCTION TRAFFIC AND HOUSE OWNER TO BE DETERMINED BY TREE OFFICERS

Harold Sanders
CONSERVATION + DESIGN.
03.01.00.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 12 December 2000

Application Number: F/2000/2942

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access.

Parish: CHARVIL PARISH

Site Address:
Green Acres, Park Lane, Charvil, Reading.

Applicant:
Mr & Mrs R Murphy C/O Colin Weston.

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).

C049, R049. - garaging
C122, R122. - parking
C128, R128. - pedvis.
C129, R129 - construction.
C130, R130 - mud.
C140 (INSERT: 5), R140. - surface.
NO7

NOTE TO PLANNING OFFICER

Conditions have been included on this that were not ~~part of~~ included on planning application 0504.

Signed: _____ **Print name:** Adam Coggins.
21/12/00.

38003.

CS

COPIES TO: | ACK: | FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Development Control

My Ref: JPE/greenacres

Your Ref: F/2000/2942

Date: 19 December 2000

PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS
GREEN ACRES, PARK LANE, CHARVIL

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a gassing landfill site and hence a detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to occupation of the building. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

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

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

~~To~~ FROM:
Property Dept

TO ~~From~~: Joss Miller



Date: 12 December 2000

Application Number: F/2000/2942

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access..

Site Address:
Green Acres, Park Lane, Charvil, Reading.

Applicant:
Mr & Mrs R Murphy C/O Colin Weston.

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

This Section has no objection to the proposed ~~exp~~ development.

S. Hayes
PROPERTY MANAGEMENT OFFICER

20/12/00

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2942

Proposal:
Proposed erection of one detached dwelling and garage plus formation of new access.

Location:
Green Acres Park Lane Charvil Reading

This application is being advertised in the Reading Chronicle newspaper on the 29/12/2000 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **19/01/2001**. 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 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.

Date: 29/12/2000

X1

By hand
6/12/00

Colin Weston
Design & Construction
187 Victoria Road, Wargrave, Berkshire, RG10 8AH
Tel: 0118 940 4428 Fax: 0118 940 4428
Mobile: 0831 879055 VAT: 314 5541 80

6 December 2000

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

06.NOV.2000* 2242

F.A.O. Mrs. C. Hurst

RE: Proposed Two Storey Dwelling and Garage
to the Rear of Green Acres, Park Lane, Charvil

Further to our Planning Application submitted to you on the 22 November 2000 and subsequently returned on 5 December, we hereby, resubmit the application together with the additional details as required in your letter dated 1 December 2000.

1. Notice to WDC for access on WDC land together with Certificate B filled in accordingly
2. Larger scaled drawing of proposed access on to Old Bath Road - Drawing No. CW/12/2000
3. We confirm that the proposed detached garage will not encroach onto the adjoining property - Meadow View, Old Bath Road

We trust the above will now enable you to consider our application but should you have any further queries please do not hesitate in contacting us.

Yours faithfully,

COLIN WESTON

Encs.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 NOV 2000~~ Valid 06 DEC 2000

Officer: JM | Application No. F/2000/2942

Map No. 32. Site ...0.04....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS

Location: ~~LAND R/O~~ GREEN ACRES PARK LANE 12.12.00

Parish: CHARVIL Ward: CHARVIL

Applicant: MR/MRS MURPHY

Fee paid on 0504 refused

Fee Received 190-00 Required 00-00 Additional ..... Refund 190-00

Enforcement Section (11) 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	New Access onto Old Bath Rd. Serve notice on WDC – this is	4/12 ✓	6/12
5	Elevation plans	a classified (A) road, so we need elevations of new access.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment of garage? NONE	4/12 ✓	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ...within curtilage of listed building 12.12.00.

Date Site Notice Sent : 12.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ...✓.....
Conservation Officer ...✓.....
Environmental Health ← 250m Landfill Site consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property ...✓.....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ...✓.....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached.

NEIGHBOURS:

2 x SIN + 34, 43, 45 Old Bath Road
Ifleigh
Uplands } Park Lane, Charvil
The Firs ✓
Old Bath Rd + Park Lane

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	Mr & Mrs R. MURPHY
06.NOV.2000* 2942	ADDRESS	GREEN ACRES PARK LANE . CHARVIL . BERKS
	POST CODE	RG10 9TR Tel No. 01189 341996
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Colin WESTON
	ADDRESS	187, VICTORIA ROAD WARGRAVE . BERKS
	POST CODE	RG10 8AH Tel No. 01189 404428
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	GREEN ACRES PARK LANE CHARVIL . BERKS . RG10 9TR
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.038 hectar (380^{m^2})
5. Give brief details of the proposal	ABOUT THE APPLICATION	TWO STOREY SINGLE DWELLING AND DETATCHED GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

Drg No CW/12/2000

PLANS/DRAWINGS

Drg No 5525 SK1 rev B.

1:25000 Location Plan	✓	1:50 1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL GARDEN

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED MULTI PLINTH RENDER ABOVE
ATIQUE RED PLAIN ROOF TILES
DARK STAINED TIMBER

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO SOAKAWAY

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	ONE
	4	
	5 or more	
	TOTAL	ONE
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr & Mrs R. MURPHY DATE 22.11.2000

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 06.NOV.2000+ 2942

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MRS HUDSON	IFLEIGH · Park Lane Charvil	6.12.2000
Wokingham District Council.	PO Box 157. Shute End Wokingham	6/12/2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . Mr & Mrs R. MURPHY . . . . . .

Date . . . . 3.6.12.2000 . . . . . .

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

1933

IFLEIGH

ADDRESS PARK LANE PARISH CHARVIL

PLOT No. ORD. SHEET No. SU. 7775 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
848/54	POLINOS	SEMI-DET. HOUSE	9.11.54	APP A
R/10/60	MR. N. HUDSON	2/St. ADDITION (GARAGE-BEDROOM)	18.2.54	APP A
91/71	"	EX. TO DINING ROOM	18.2.71	APP A

MINISTRY DECISION

SPECIAL ORDERS

CO.NOV.1980* 2942

1933

GREEN ACRES

ADDRESS PARK LANE PARISH CHARVIL

PLOT No. ORD. SHEET No. SU. 7775 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
848/54	POLINOS	SEMI-DET. HOUSE	9.11.54	APP A
R/363/67	MR. M. DARNELL	GARAGE	23.11.67	APP C
1422/72	MR. C. EASTON	2/St. EXTENSION	31.8.72	APP A
BR 7413	"	COVERED AREA	27.10.77	APP
07297	"	"	15.12.77	C
29006	MR. R. MURPHY	2/St. EXTENSION	22.1.88	C
BRA 4681	"	"	26.3.88	APP
F/2000/0504	" "	Erection of detached dwelling	03.05.00	R

MINISTRY DECISION

SPECIAL ORDERS

Our ref: SU77NE/3/15
Your ref: DJS/LB/5525

RECEIVED 24 JUN 2002

Date: 18 June 2002

Derek Slade
TLC Chartered Architects
86 Easton Street
High Wycombe
Bucks
HP11 1LT

Dear Mr Slade

ERECTION OF DETACHED DWELLING - CONDITION 18

I am writing regarding your fax received today (and also dated 25 February 2002).

The Environment Agency recommended that condition 18 be placed on the planning approval to maintain and improve wildlife corridors along watercourses. The development, by way of a parking/turning area, is within the 5m buffer zone as shown on the site plan submitted with the planning application. Because of this, if Wokingham District Council re-consulted the Environment Agency on this condition, we would not object to the condition being amended.

The Agency would ask however, that the buffer zone be as wide as practical (at least 2m) and be landscaped and planted to contain native species only. Also, we would strongly recommend that the parking area comprise of some type of porous paving.

Buffer Zones

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Landscaping

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Porous Paving

The development should incorporate Sustainable Drainage Systems (SUDs) including making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

I have forwarded this letter on to Wokingham District Council for their information, as any appropriate amendments to the current planning permission would be administered by the local planning authority, and they can advise you on the correct procedure.

Yours faithfully

JO MARSHALL
Development Planning Officer

Direct dial 01276 454323
Direct fax 01276 454352

cc Wokingham District Council

Tel. 0118 974 6470 (Direct Line)
Email. Catherine.brimble@wokingham.gov.uk
Date. 28 November 2001
My ref. CJB/F/2000/2942
Your ref: DSL/LB/5525

RECEIVED 29 NOV 2001.

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Derek Slade
The TLJ Partnership
86 Easton Street
High Wycombe
Bucks
HP11 1LT

Dear Mr Slade

PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS – GREENACRES, PARK LANE, CHARVIL, READING

Thank you for your letters dated 20th September and 13th November 2001. I apologise for not replying sooner, however I have now had a chance to look at the site.

I agree that the existing hedge is reasonably thick with a number of hedgerow trees and this is shown to be retained on the site plan. Provided that this hedgerow is retained intact during the construction of the dwelling, and none of it is removed except to gain access into the site (a width of 4m as shown on the drawing) then I would agree that any additional planting would not be necessary. If any part of the hedgerow is damaged during the construction period then appropriate replacement planting will need to be provided.

I suggest that you write to the Development Control Manager in relation to the amendment of Condition 18 in line with the above, as the condition cannot be discharged as it stands.

If you have any further queries regarding the landscape issues on this site please don't hesitate to contact me.

Yours sincerely

Catherine Brimble

Catherine Brimble
Landscape Architect

2942

Tel. 0118 974 6463 (Direct Line)

Date. 25 April, 2001

My ref. JM/JM/F/2000/2942

Your ref.

Mr D Slade
TLJ Partnership
86 Easton Street
High Wycombe
Buckinghamshire
HP11 1LT

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 Slade,

RE: PROPOSED MINOR AMENDMENTS TO GREEN ACRES, PARK LANE, CHARVIL (F/2000/2942).

Thankyou for your letter which was received on 30 March 2001.

I can inform you that the alterations you describe with regard to the materials can be considered as a minor amendment and, therefore, would not require planning permission.

I have passed your queries with regard to the soil investigation on to the Environmental Health Section for their comments, and will write to you with regard to this matter when I have received a response.

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

JOHN MITCHELL

Development Control Manager

Joss Miller

From: Suzanne McLaughlin
Sent: 02 May 2001 14:48
To: Joss Miller
Subject: Green Acres, Park Lane, Charvil (F/2000/2942)

Joss

Mr Slade actually phoned me direct on 03/04/01 and we discussed his query re the planning condition for gas protection measures. I advised him that the condition fully requires a risk assessment. He said he would be employing an environmental consultant.

Looking at our Mapinfo database this proposed development is within 50 metres of a landfill, therefore a detailed site investigation is required, however should the applicant wish to take a staged approach that's fine as long as they keep us informed of the results and that we are therefore happy and agree with the level of action they decide to take.

I hope this enables you to answer the letter.

Suzanne

Memorandum

To: Suzanne McLaughlin
CC:
From: Joss Miller
Date: 25/04/01
Re: Re: Green Acres, Park lane, Charvil (F/2002/2942)

Could you comment on the attached letter requesting advice in relation to the soil investigation condition of the above application. If you email some advice with regard to the issues raised I'll write and inform the agent.

Many thanks

Joss Miller

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

PLAN... HP: 41797
POL TLS
DC JKM LNF
APP
CS
30 MAR 2001
COPIES TO: ACK:
FILE:

2942

DJS/LB/5525
Your Ref: F/2000/2942

28th March 2001

Mrs Joss Miller
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mrs Miller

GREEN ACRES. PARK LANE. CHARVIL. READING

With reference to our recent telephone conversation concerning the discharge of some of the conditions imposed upon the granting of planning permission for this proposed dwelling, I would be interested to know to what extent a detailed site investigation to determine the presence – or otherwise, of land fall gas should be taken.

We have obtained various quotes from soil investigation experts and they are all in the region of £1,850 and this would entail the forming of 2 No. boreholes to establish the soil sequence and then the insertion of observation tubes to monitor any ground gas.

According to your Building Control department, the substrate found on the recently developed Park Lane site (Bryant Homes and others) was virgin ballast and, as such, no ingress control measures were necessary. It would, therefore, be infinitely cheaper for our client to have, say, 2 trial holes dug by JCB in the first instant to establish the nature of the sub soil after which, if necessary, further investigations could be made.

On the matter of elevational treatment, discussed with your colleague Natalie Brown on 20.3.2001, our clients would prefer to have a predominantly brick exterior (with a degree of ½ timbering) rather than the rendering shown on the application drawings. (Our fax of 20.3.2001 refers). Would this, in your opinion, require a revised planning application?

With thanks for your assistance.

Yours sincerely,

Derek Slade

Derek Slade
THE TLJ PARTNERSHIP

c.c. **Mr & Mrs R Murphy**
G. Beale

The TLJ Partnership
CHARTERED ARCHITECTS

86, Easton Street,
High Wycombe,
Bucks. HP11 1NB.
Tel. 01494 522581
Fax. 01494 446142

21

COPIES TO: FILE:

FACSIMILE TRANSMISSION SHEET

To NATALIE BROWN Attention of

Date 20. 3. 2001 Job No. 5525

Reference to PLANNING APPROVAL 2000/2942 "GREENACRES", OLD BATH ROAD

To FAX No 0118 974 6484 No. of Pages including Cover Sheet (3)

MESSAGE:

NATALIE,

THANK YOU FOR YOUR ASSISTANCE — PARTICULARLY AS JOSS MILLER DEALT WITH THIS APPLICATION!

I ATTACH ELEVATIONS AS APPROVED, BUT OUR CLIENT MR. MURPHY, WISHES TO HAVE A BRICK EXTERIOR (STILL WITH THE ½ TIMBERED EFFECT) RATHER THAN RENDER.

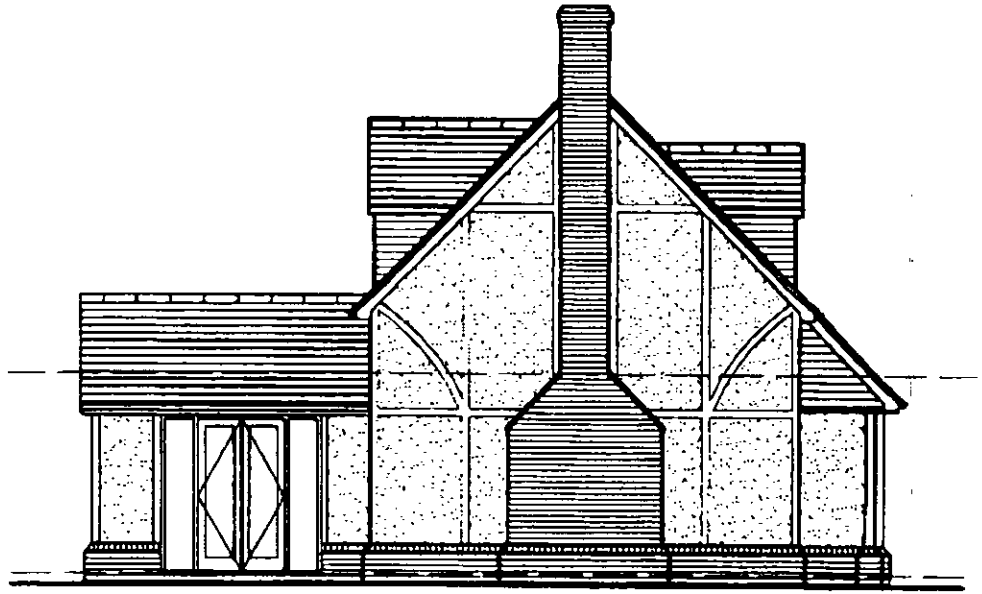
WOULD THIS REQUIRE A NEW PLANNING APPLICATION, IN YOUR PLANNING DEPT'S OPINION?

With thanks, Derek Slade

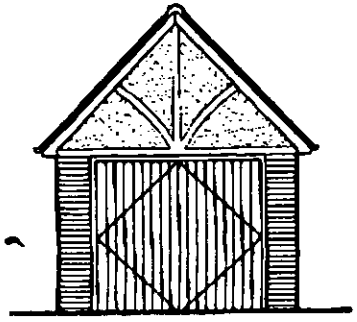
NOTE: PLEASE TELEPHONE 01494 522581 WITH ANY QUERIES RELATED TO THIS FAX.



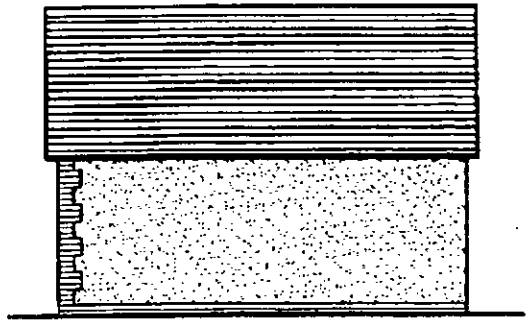
NORTH-WEST ELEVATION.



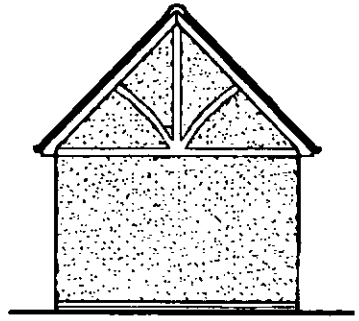
NORTH-EAST ELEVATION.



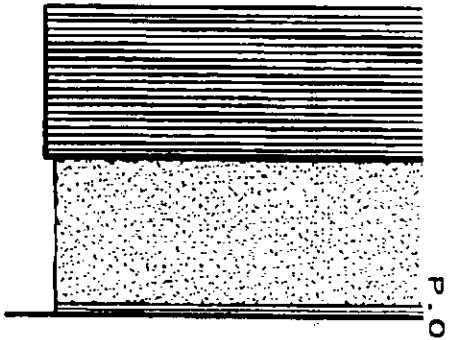
NORTH-WEST



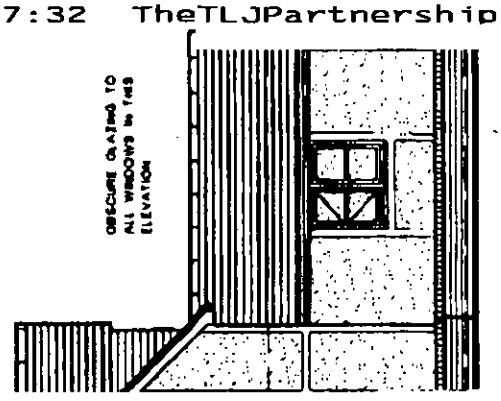
SOUTH-WEST



SOUTH-EAST



NORTH-EAST



EVATION.

Received by Wokingham District Council

Application No: F/2000/2942

Proposal:
Proposed erection of one detached dwelling and garage plus formation of new access.

Location:
Green Acres, Park Lane, Charvil, 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. 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2001. 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

12 December 2000

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Heidi Lynch

DATE: 28 August 2002

Location:	Green Acres, Park Lane, Charvil
Proposal:	Proposed erection of one detached dwelling and garage plus formation of new access.
Application Number:	F/2002/2942

In response to your consultation dated 15 August 2002 for the above application, the landscape comments are as follows:

Further details are required from the applicant before I can approve the landscape scheme. The applicant will need to provide full species name, the numbers of individual species to be planted and or densities, and size of plant at time of planting. I presume the crosses on the plan shows the location of individual plants, however they do seem to be widely spaced within the planting bed, and what might be suitable densities will depend on the actual species planted.

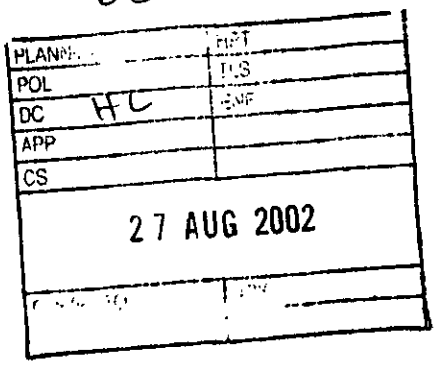
Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENT AGENCY

Our Ref : SP/2000/002882-3/1
Your Ref : F/2000/2942 & DJS/LB/5525

60270



Date : 22 August 2002

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

Dear Sir/Madam

1 DETACHED DWELLING & GARAGE- CONDITIONS 13, 18 & 20
GREEN ACRES, PARK LANE CHARVIL, READING RG10 9TR

Thank you for your letters dated 4 July and 15 August 2002 concerning conditions 13(landscaping), 18 (buffer zone) and 20 (surface water drainage) for the above proposed development. Please quote the following reference in any correspondence: SU77NE/3/15.

The Environment Agency has no objection to the discharge of the above conditions and has no further comment regarding this matter.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: The TLJ Partnership

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Date: 15 August 2002

To: Case Officer

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

Application Number: F/2000/2942

Location: Green Acres, Park Lane, Charvil, Reading.

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access.

Applicant: Mr & Mrs R Murphy C/O Colin Weston.

Case Officer: Heidi Lynch

The new plans show the following: Landscape scheme for conditions 13 and 18. Drawing no: 5525-L06 Rev B.

Comments are required by 25/08/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

DJS/LB/5525
Your Ref: 2000/2942

30th July 2002

Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

59197

PLANNING
POL
DC HL
APP
CS

PLANS TO MEET CONDITIONS

2942 /1

For the attention of Heidi Lynch

Dear Sirs,

GREENACRES, OLD BATH ROAD, CHARVIL – DISCHARGE OF PLANNING CONDITIONS.

With reference to our letter of June 27th 2002 and your reply of June 28th 2002, Condition 13 of the Planning Permission requires the provision of a landscaping scheme and our clients intentions in that respect were indicate don our drawing L06(B) enclosed with our letter.

Heidi Lynch has since noted that, whereas there will be a "planted area" in the dwelling forecourt, no indication of the species to be planted has been given.

With further reference to drawing L06 (B), we enclose a further copy on which the following planting has been shown:-

Mahonia.
Rose
Lilac (Syringa)
Flowering current (ribes)

This is intended to supplement the existing mature front hedge.

We trust this provides you with the information you require to discharge Condition 13.

Yours faithfully.

Derek Slade
THE TLJ PARTNERSHIP.

c.c. R. Murphy

Date: 04 July 2002

To: Case Officer

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

Application Number: F/2000/2942

Location: Green Acres, Park Lane, Charvil, Reading.

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access.

Applicant: Mr & Mrs R Murphy C/O Colin Weston.

Case Officer: Heidi Lynch

The new plans show the following: Site plan showing surface water control measures, site plan, buffer area and parking. Drawing no: 5525-L06 Rev B.

Comments are required by 14/07/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App No. F/2000/2942 (Planaps) / (Ludhouse) Date Rec. 28 June

Location: Green Acres, Park Lane, Charvil Reading

Parish

Applicant: Mr & Mrs Murphy

Description of attached plans: Site plan showing surface water control measures & site plan & buffer area & parking

Drawing No's: 5525 - L06 Rev B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Environment Agency

- please ~~give copy of letter that~~ Care ~~with plans to the EA~~ as well + a copy of the decision issued (attached).

Thanks

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. ~~XA (Highways)~~ ~~plan + letter please~~ ✓
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses: 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER: Heidi

Consultations Sent by Admin. on: 04.07.05

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/2942 (Planaps) / (Ludhouse) Date Rec. 28 June

Location: Green Acres, Park Lane, Charvil Reading

Parish

Applicant: Mr & Mrs Murphy

Description of attached plans: Site plan showing surface water control measures & site plan & buffer area & parking

Drawing No's: 5525 - L06 Rev B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Environment Agency

- please ~~give copy of letter that~~ care ~~with plans to the EA~~ as well + a copy of the decision issued (attached). Thanks

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ~~plan + letter please~~ ✓
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER Heidi

Consultations Sent by Admin. on 04.07.05

Yellow - Part One Copy
Green - Officer's Copy

PLANS TO MEET CONDITIONS

2942 "1

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

58030

PLANNING DEPT
HL
28 JUN 2002
COPIES TO
28/6/02
DISCHARGE Conds.

DJS/LB/5525

27th June 2002

Mrs Joss Miller
Wokingham District Council
Environmental Services Dept
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mrs Miller

PLANNING APPLICATION REFERENCE F/2000/2942 – ERECTION OF ONE DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS, GREENACRES, OLD BATH ROAD, CHARVIL.

This new property is now approaching completion and we need to ensure that the Conditions of the granting of permission issued on 16th January 2001 have either been discharged or can be discharged by your Council in a relatively short time.

Those conditions which require your approval are as follows:

1. **Condition 2** **Samples of external materials:**
   These were delivered to your office several weeks ago and approval has been given.

2. **Condition 3** **Approval of all boundary treatment:**
   There is an existing mature hedge both to the front and to the left hand flank boundary, a close boarded fence existed to the rear of the plot and our client has erected a new close boarded fence between his garden at Greenacres, Park Lane and the new dwelling. We believe you have already approved this in writing.

3. **Condition 8:** **Visibility splays:**
   The position of the access in relation to the position of the adjacent ditch and road edge are such that vision splays of 2.4 metres x 2.4 metres can be provided totally free of any obstructions.

4. **Condition 13:** **Landscaping:**
   The site, as you are aware, is part of the rear garden of our clients property, "Greenacres" in Park Lane, Charvil and the part of the garden forming the development site is devoid of growth of any sort, other than the hedge on the mutual boundary with the neighbour in Old Bath Road and the mature hedge along the edge of the drainage ditch at the front boundary of the site.

We did discuss the matter of Condition 18 (5 metre buffer zone) with Catherine Brimble of your Environmental Services Department and we enclose a copy of her letter of 28th November 2001 for information. Whereas our query, at the time, was in relation to Condition 18, it appeared to us that Conditions 13 and 18 are, to a great extent, common in the result they are meant to achieve. That is to say, a landscaping scheme as such, would appear to be excessive and, in the light of both Catherine Brimble's letter and that from the Environment Agency dated 18th June 2002 (copy enclosed for information, but copy sent by EA direct to your Council), our client wishes to form a raised planter of average width 2.0M at the front of the site, together with a tarmac apron (as required by Condition 11) and a permeable parking and turning area (required by EA in its letter of 18th June 2002). Two copies of our drawing 5525/L06 rev B are enclosed showing these proposals.

5. **Condition 20: Control of Surface Water:**
   The drawing approved under Building Regulations indicates rainwater downpipes discharging to soakaways. The parking/turning area will be permeable and we assume that the granting of Building Regulations permission covering the provision of soakaways is satisfactory from that point of view.

Your confirmation of the discharge of these Conditions would be appreciated at the earliest.

Yours sincerely,

D.J. Slade
THE TLJ PARTNERSHIP.

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

Tel. **(0118) 974 6482** (Direct Line)
Fax. (0118) 974 6484
Email. Heidi Lynch@wokingham.gov.uk
Date June 28, 2002
My ref.
Your ref. DJS/LB/5525

The TLJ Partnership
86 Easton Street
High Wycombe
Bucks
HP11 1LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of one detached dwelling and garage plus formation of new access.

Address of Site: Green Acres, Park Lane, Charvil, Reading.

Application No: F/2000/2942

I refer to your recent submission seeking approval of details as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

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

Development Control Officer

Tel. 0118 974 6482 (Direct Line)
E-mail:

Date. 22 February, 2002

My ref. HL/MLT/F/2000/2942

Your ref.

Derek Slade
The TLJ Partnership
86 Easton Street
High Wycombe
Bucks
HP11 1LT

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 Sir,

RE: DISCHARGE OF CONDITIONS FOR GREENACRES, PARK LANE, CHARVIL – APPLICATION NO F/2000/2942

I refer to your letters, plans and samples submitted into this office on 11th December 2001, 28th January 2002, 12th February 2002, 13th February 2002. The following letter deals with the discharge of the conditions attached to the above decision.

Condition 2

This condition deals with materials. The following samples submitted are considered to be acceptable:

Facing bricks – Arbon Brick Co. Ltd – Multi-red sand faced facings

Roof Tiles – Redland plain tiles in Breckland Brown colour

Condition 19

This condition deals with a crossing over the existing ditch. The Environment Agency has accepted the information and plan numbered 5525/SK2 received by Wokingham District on 29th January 2002 and do not require any further information with respect to this condition.

Condition 12

This condition deals with slab levels. The following plan is considered acceptable: drawing no. 5525/L06B.

Condition 18

You formally requested to amend condition 18 of the planning approval in light of Catherine Brimbles letter dated 28th November 2001. However it was the Environment Agency that recommended this condition be placed on the planning approval. In light of this, Condition 18 cannot be amended or discharged unless the Environment Agency agree to it.

File: Greenacres, Park Lane - discharge conds

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

MLT

pp M L THORP
Principal Development Control Officer

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

DJS/LB/5525
Your Ref: F/2000/2942

12th February 2002

Wokingham District Council
Planning Services
Shute End,
Wokingham
Berks RG40 1WR

PLANNING SERVICES	HPT 53133
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	FILE:

Dear Sirs

PROPOSED ERECTION OF ONE DETACHED DWELLING, DETACHED GARAGE AND NEW ACCESS – GREENACRES, PARK LANE, CHARVIL.

Condition 2 of the Approval document requires the submission of and approval in writing to the use of external materials.

Accordingly, the following samples accompany this letter and for which we seek your Council's approval:-

1. Facing bricks:
   ARBON Brick Co. Ltd
   Multi-red sand faced facings.

2. Roof tiles:
   REDLAND plain tiles – colour:
   Breckland Brown.

Your assistance and approval at the earliest would be appreciated.

Yours faithfully,

Derek Slade

Derek Slade
THE TLJ PARTNERSHIP

ENCL.

Our ref: SU77NE/3/15
Your ref: F/2000/2942

Date: 7 February 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	2968
POL	TLS
DC NL	ENF
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CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:

Nicola Lake
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Ms Lake

ERECTION OF DETACHED DWELLING - CONDITION 19

I write with regard to your letter dated 5 February 2002 concerning the above condition.

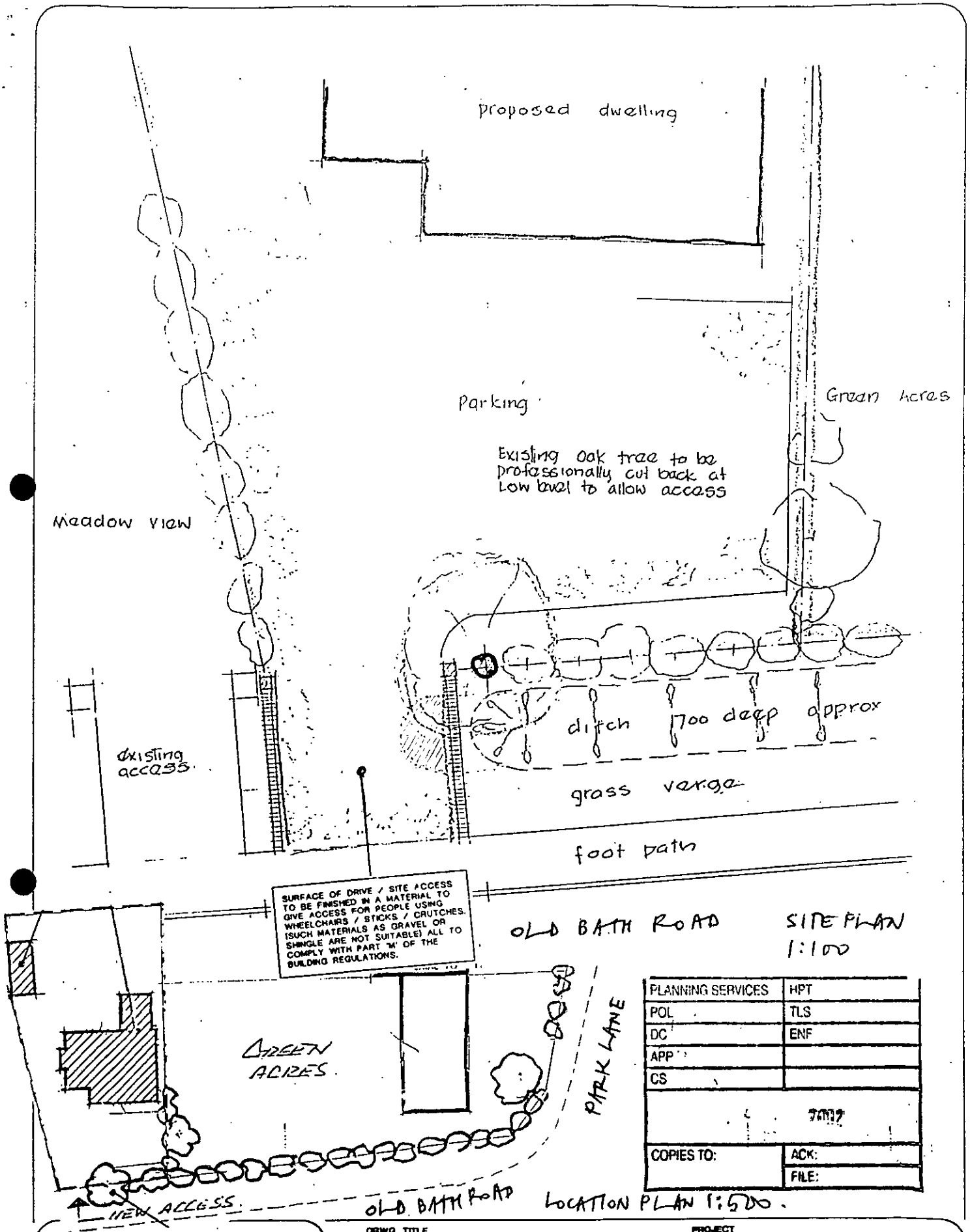
I understand that the 'ditch' in question is not a continuous watercourse, and I can therefore confirm that the agent/applicants's proposal to fill a small end-section of the ditch beneath the proposed driveway is acceptable to the Environment Agency, and that we do not require any further information in relation to condition 19.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Direct Tel : 01276 45 4323
Direct Fax : 01276 45 4352
email: sarah.paxman@environment-agency.gov.uk



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	FILE:

The TLJ Partnership.
CHARTERED ARCHITECTS
86, Easton Street, High Wycombe, Bucks. HP11 1NB.
Tel. 01494 522561 Fax. 01494 446142
E. mail geoffatt@partnership.demon.co.uk

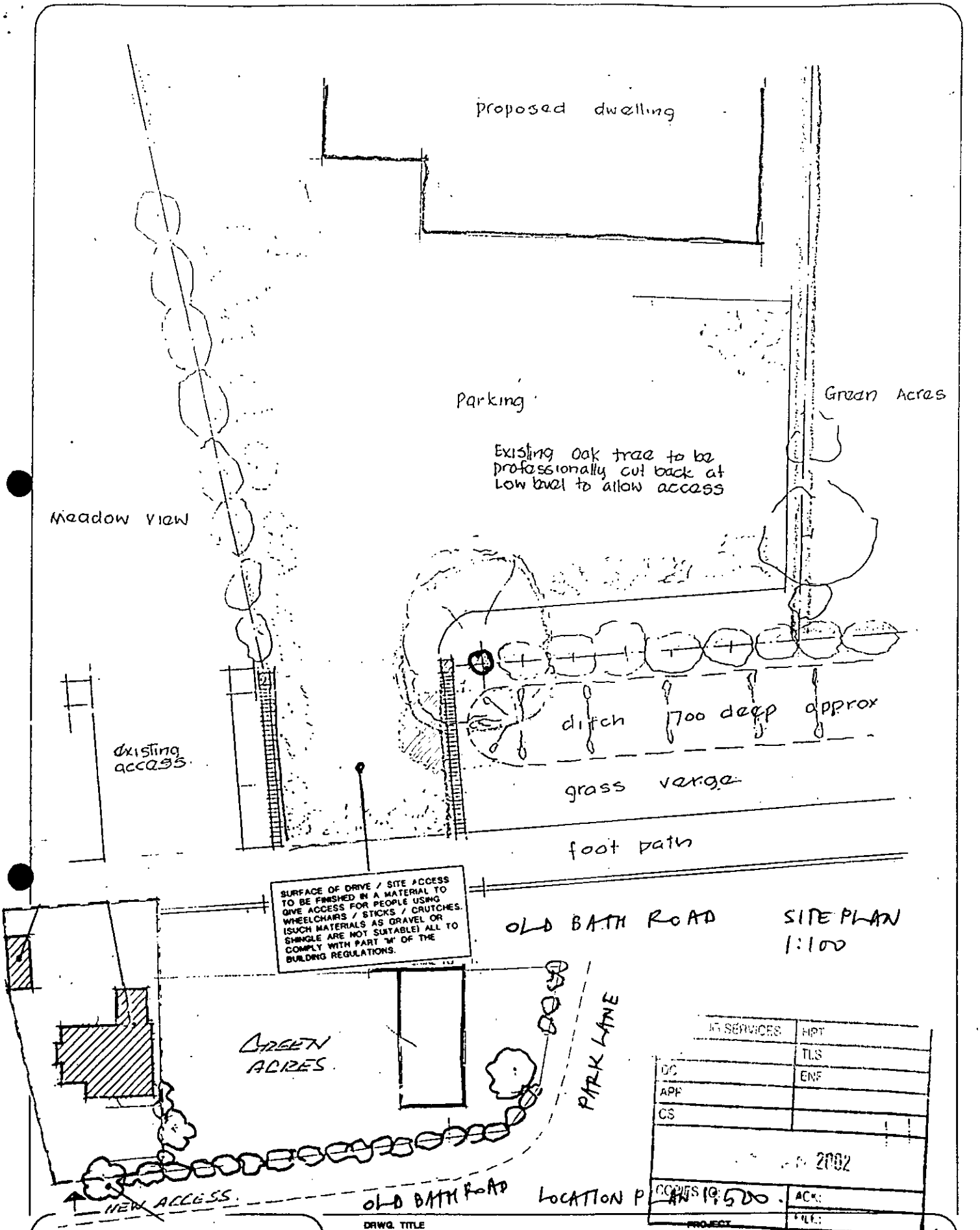
DRWG. TITLE
DETAIL OF ACCESS - VERGE AND DITCH CROSSING.

PROJECT
GREEN ACRES, OLD BATH R/D CHARVIL, READING RG10 9TU

EMPLOYER
R. MURPHY, ESQ

SCALE	DRAWN.
1:100	
	CHECKED

JOB No.	DRWG.	Date.	REV.	Date.
5525	SK2			



JS SERVICES	HPT
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DC	ENF
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- 2002

COPIES TO: ACK:

PROJECT FILE:

The TLJ Partnership.
CHARTERED ARCHITECTS
86, Easton Street, High Wycombe, Bucks. HP11 1NB.
Tel. 01494 522581 Fax. 01494 446142
E. mail geoff@tljpartnership.demon.co.uk

DRWG. TITLE
DETAIL OF ACCESS - VERGE AND DITCH CROSSING.

SCALE 1:100 DRAWN. CHECKED

GREEN ACRES, OLD BATH RD CHARVIL, READING RG10 9TW

EMPLOYER
R. MURPHY, ESQ

JOB No.	DRWG.	Date.	REV.	Date.
5525	SK2			

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 5 February 2002
My ref: NL/F/2000/2942.
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

Ms Sarah Paxman.
The Environment Agency.
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ

Dear Ms Paxman,

PROPOSED DETAILS FOR CONDITION 19 OF APPLICATION F/2000/2942 FOR THE ERECTION OF A DETACHED DWELLING AT GREEN ACRES, PARK LANE CHARVIL.

I write regarding the above stated development and the details for condition 19.

The proposed development was granted planning permission on the 16 January 2001. Condition 19 required details of the means of crossing the existing drainage ditched for the formation of the new access. The agent for the applicant have stated that only a very small area of the drainage ditch would be located under the driveway and as such they would wish to fill in that section terminating the ditch approximately 1.4m earlier than at present. Could you please let me have your comments on the proposed development. I have enclosed a copy of the agent's letter and plan, as well as a copy of the decision notice.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E-mail geoff@tljpartnership.demon.co.uk

PLANNING SERVICES	HPT 52 398
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28 JAN 2002	
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	FILE:

Djs/lb/5525
Your Ref: 2000/2942

28TH January 2002

Ms. Nicola Lake
Wokingham D.C.
Planning Services
PO Box 157 Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

PROPOSED ERECTION OF 1 DETACHED DWELLING AND GARGE PLUS FORMATIONS OF REAR ACCESS, GREENACRES,, PARK LANE, CHARVIL.

We refer to your telephone call to this office on Friday 25th January 2002, in which you stated that Condition 19 of the Notice of Planning Permission has still to be discharged.

This Planning Condition, the state of the existing ditch in terms of what its purpose is and our proposal for the construction formation of the crossing were all noted in our letter to your Council of 11th December 2001 and only now – 5 weeks later – are we being given any advice – which is that we need to send further details for consultation to take place with the Environment Agency.

We are planning to start work on site in mid February and to be informed at this stage that further consultation is necessary is, in our opinion, less than satisfactory.

In the hope that you will endeavour to obtain a speedy response from the Environment Agency, we enclose 4 copies of our drawing 5525/SK2 (2 for your Council and 2 for onward transmission to EA, on which the existing ditch is shown and which currently terminates as indicated with no onward underground pipework) cut back as indicated in ORANGE and showing the proposed access construction as it passes over the end of the ditch.

The sketch also includes a reference to the surface of the drive/access being suitable for access by persons using wheelchairs or on crutches etc, pea-shingle or gravel not being compliant with part III of the Building Regulations.

If there is anything further you require we would appreciate a telephone call in the first instant, to avoid the delays already experienced.

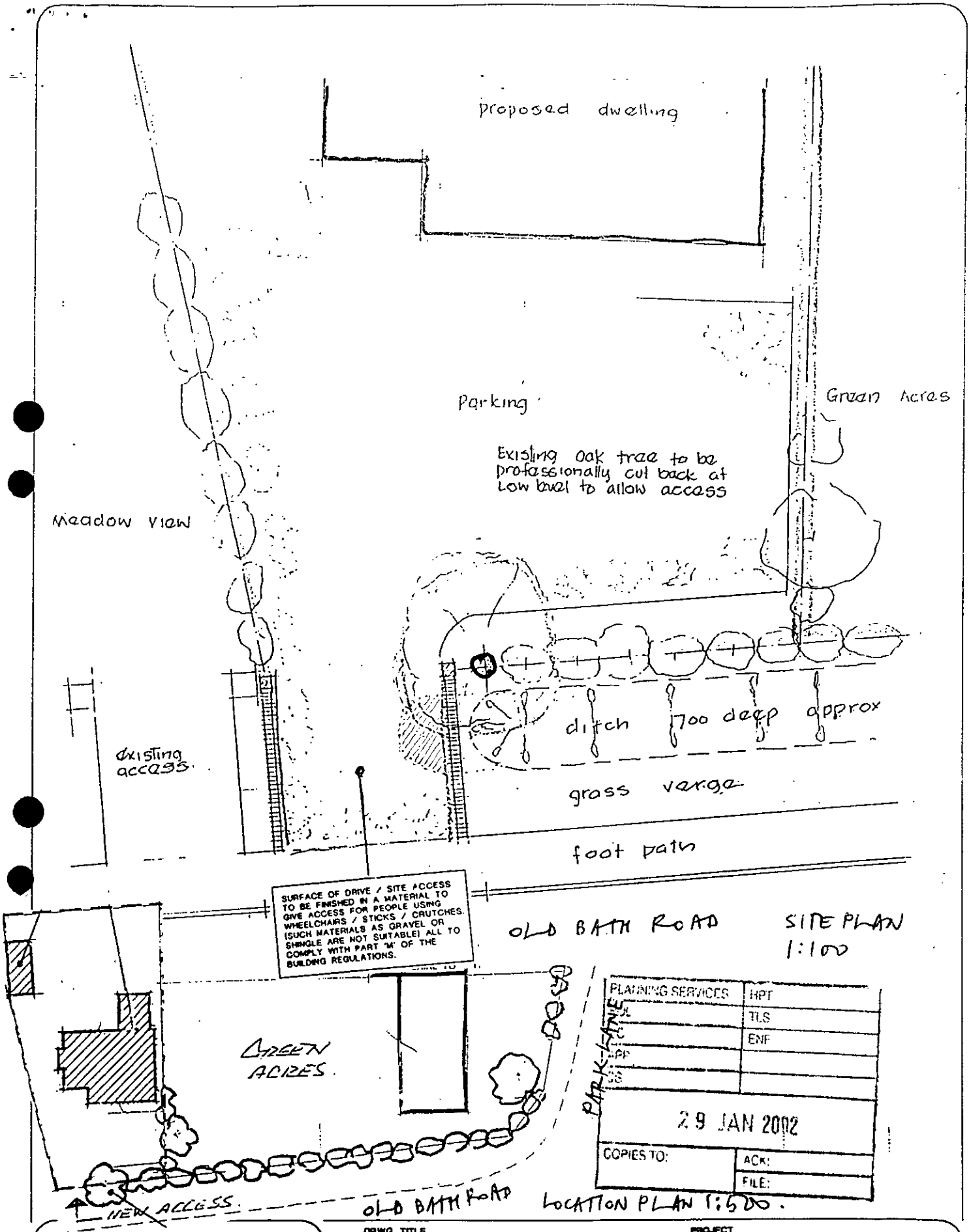
With thanks for your assistance.

Yours sincerely,

Derek Slade

D.J. Slade
THE TLJ PARTNERSHIP

c.c. R. Murphy



The TLJ Partnership.
CHARTERED ARCHITECTS
66, Easton Street, High Wycombe, Bucks. HP11 1NB.
Tel. 01494 522581 Fax. 01494 446142
E. mail geoff@tljpartnership.demon.co.uk

DRWG. TITLE
DETAIL OF ACCESS - VERGE AND DITCH CROSSING.

PROJECT
GREEN ACRES, OLD BATH RD CHARVIL, READING RG10 9TJ

EMPLOYER
R. MURPHY, ESQ

SCALE	DRAWN.
1:100	CHECKED

JOB No.	DRWG.	Date.	REV.	Date.
5525	SK2			

6327
CAROL CALLABY

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

DJS/LB/5525

11TH December 2001

Carol Callaby
Wokingham District Council
Environmental Services Dept
Engineering Services
PO Box 153 Shute End
Wokingham
Berks RG40 1WL

HO/HP
FILE REF H6/1
CUSTOMER FIRST REF 20014937
13 DEC 2001
HO
GW.
CC

Dear Mrs Callaby

APPLICATION FOR DROPPED CROSSING – GREENACRES, PARK LANE, CHARVIL

In response to your letter of 21st November 2001, our client has completed an application form for the construction of a vehicular access (footway crossing), which is enclosed together with his cheque in the sum of £60.00.

With regard to question 2 of the application form, whereas the crossing is intended for domestic use, during the course of construction of the new dwelling it will be necessary for some heavy goods vehicles, particularly those delivering sand and bricks to the site, to reverse into the site for the purpose of off-loading and we would ask you to bear this in mind when laying the sub-base.

There is a ditch alongside the proposed new access into which water from a road gully on the corner of Park Lane discharges, the depth of the ditch being approximately 800mm. We have yet to agree the final detail of the remainder of the new crossing (from back of footpath to edge of site) with your engineering services department but it is likely that we would ask our ground work contractors to excavate to a depth of at least 600mm and backfill and consolidate with type 1 materials, prior to ground works starting in earnest.

Condition 19 of the granting of planning permission for this dwelling (F/2000/2942) makes it necessary for us to submit a detailed scheme for the crossing of the ditch. Investigation of the ditch has shown that it is merely for the discharge of surface water from the Park Lane belmouth with Old Bath Road and that the ditch terminates by our clients proposed access, with no further continuation pipework.

We wonder, therefore, whether what we are now proposing by way of construction of the cross-over is sufficient to discharge Condition 19 and we await your comments in due course.

~~Spoke to~~
With thanks for your assistance.

Yours sincerely,

Derek Slade

Derek Slade
THE TLJ PARTNERSHIP.

– Paul Wright – 25-01-02
I explained that the condition required the ditch to be crossed not filled in. If they want to in-fill they need to contact us with plans showing their proposal and that we would send it to the Environment Agency. – Condition has not been discharged

Planning

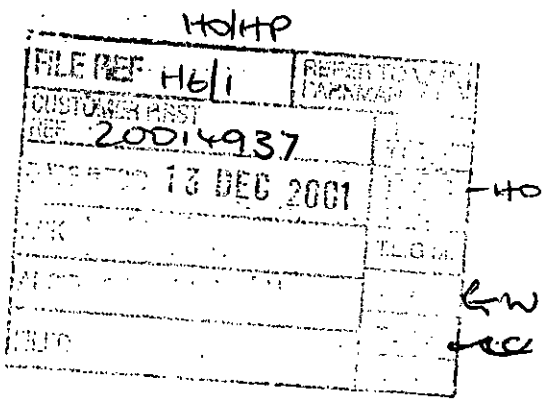
The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

DJS/LB/5525

11TH December 2001

Carol Callaby
Wokingham District Council
Environmental Services Dept
Engineering Services
PO Box 153 Shute End
Wokingham
Berks RG40 1WL



Dear Mrs Callaby

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Planning

With thanks for your assistance.

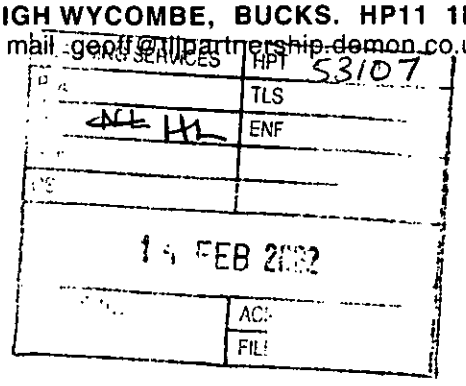
Yours sincerely,

Derek Slade

Derek Slade
THE TLJ PARTNERSHIP.

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk



DJS/LB/5525
Your Ref: F/2000/2942

13th February 2002

Wokingham District Council
Planning Services
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

PROPOSED ERECTION OF ONE DETACHED DWELLING, DETACHED GARAGE AND NEW ACCESS – GREENACRES, PARK LANE, CHARVIL.

Condition 12 of the Approval document requires the submission of details of "slab levels" for approval prior to commencement of development.

With reference to the enclosed drawing 5525/L06 B, we have indicated both existing site levels and the proposed ground floor finished level and would be pleased to receive your Council's approval at the earliest.

Yours faithfully,

D.J. Slade
THE TLJ PARTNERSHIP.

ENCL.

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E-mail geoff@tljpartnership.demon.co.uk

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17 JAN 2002	
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Previous letter 1d 50910

DJS/LB/5525
Your Ref: F/2000/2942

16th January 2002

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham, Berks. RG40 1WR

Dear Sirs

GREENACRES, PARK LANE, CHARVIL, READING, BERKS. – ERECTION OF ONE DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS.

With reference to our letter of 11th December 2001, we look forward to receiving your formal approval to amend Condition 18 of this permission in accordance with the comments made in Mrs. Catherine Brimble's letter of 28th November 2001.

Yours faithfully,

D.J. Slade
THE TLJ PARTNERSHIP

- left lla

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CS	

13 DEC 2001

COPIED ACK

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 445142 E. mail: geoff@tljpartnership.demon.co.uk

DJS/LB/5525
Your Ref: F/2000/2942

11th December 2001

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

GREENACRES, PARK LANE, CHARVIL, READING – ERECTION OF 1 DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS.

With reference to application number F/2000/2942 for which your Council gave approval on the 16th January 2001, we have recently been in correspondence with your landscape architect Catherine Brimble, on the matter of condition 18 of the granting of permission which states that "a Buffer Zone 5 metres wide alongside the ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences".

I enclose a copy of Catherine Brimble's letter dated 28th November 2001 from which you will note that Condition 18 as issued is inappropriate to our clients site and it is suggested that we write to the Development Control Manager to request an amendment to Condition 18, more appropriate to the situation.

This is, therefore, a formal request to amend Condition 18 in accordance with the comments made in Mrs Brimble's letter.

With thanks for your assistance.

Yours faithfully,

Derek Slade

Derek Slade
THE TLJ PARTNERSHIP

Tel. 0118 974 6470 (Direct Line)
Email. Catherine.brimble@wokingham.gov.uk
Date. 28 November 2001
My ref. CJB/F/2000/2942
Your ref: DSL/LB/5525

RECEIVED 29 NOV 2001



Mr Derek Slade
The TLJ Partnership
86 Easton Street
High Wycombe
Bucks
HP11 1LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Slade

PROPOSED ERECTION OF ONE DETACHED DWELLING AND GARAGE PLUS FORMATION OF NEW ACCESS – GREENACRES, PARK LANE, CHARVIL, READING

Thank you for your letters dated 20th September and 13th November 2001. I apologise for not replying sooner, however I have now had a chance to look at the site.

I agree that the existing hedge is reasonably thick with a number of hedgerow trees and this is shown to be retained on the site plan. Provided that this hedgerow is retained intact during the construction of the dwelling, and none of it is removed except to gain access into the site (a width of 4m as shown on the drawing) then I would agree that any additional planting would not be necessary. If any part of the hedgerow is damaged during the construction period then appropriate replacement planting will need to be provided.

I suggest that you write to the Development Control Manager in relation to the amendment of Condition 18 in line with the above, as the condition cannot be discharged as it stands.

If you have any further queries regarding the landscape issues on this site please don't hesitate to contact me.

Yours sincerely

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6463 (Direct Line)

Date. 3 September, 2001

My ref. JM/MLT/F/2000/2942

Your ref. DJS/LB/5525

Mr D J Slade
TLJ Partnership
86 Easton Street
High Wycombe
Buckinghamshire
HP11 1LT

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 Slade,

RE: ERECTION OF ONE DETACHED DWELLING AND GARAGE AT LAND ADJACENT TO GREENACRES, PARK LANE, CHARVIL. (F/2000/2942)

Thankyou for your letter which was received on 27 July 2001.

I can inform you that the submission of the landfill gas investigation report, which recommended the incorporation of gas protection measures into the building structure, as described in BRE reports 212 and 414, is considered acceptable and, therefore, condition 16 of F/2000/2942 can now be discharged.

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

MLT

M L THORP

Principal Development Control Officer

File: F.2000.2942
Greenacrea Park
Lane Charvil

JKM

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22 AUG 2001

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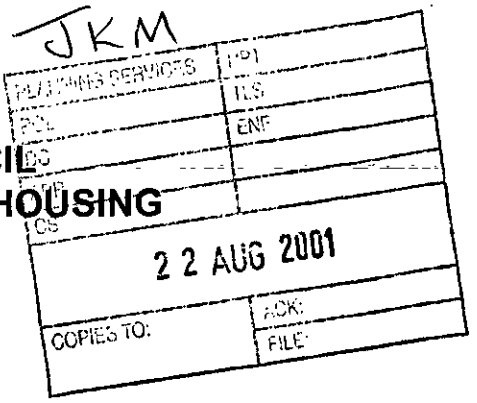

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Joss Miller
Development Control

Your Ref: F/2000/2942

From: Tom Payne
Environmental Health

My Ref: TJP/LGA/jm

Date: August 21,2001

LANDFILL GAS INVESTIGATION
ERECTION OF ONE DETACHED DWELLING AND GARAGE
'GREENACRES', PARK LANE, CHARVIL, READING

I am in receipt of the gas investigation letter report compiled by JacobsGIBB Ltd dated 24 July 2001.

I concur with the general assessment and final recommendation to incorporate gas protection measures into the building structure, as described in Building Research Establishment Reports 212 and 414.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc. Paul Eggleton, Building Control

Date: 03 August 2001

Resent 20/8/01.
(Lost in post?)

To: Case Officer

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

Application Number: F/2000/2942

Location: Green Acres, Park Lane, Charvil, Reading.

Proposal: Proposed erection of one detached dwelling and garage plus formation of new access.

Applicant: Mr & Mrs R Murphy C/O Colin Weston.

Case Officer: Joss Miller

The new plans show the following: Landfill gas investigation report.

Comments are required by 10/08/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

1970

(RING ONE)

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

App No. ~~F/2000~~/2942 (Planaps) / (Ludhouse) Date Rec. 27/7/01

Location: Greenacres Park Lane

Parish Charnil

Applicant: Mr & Mrs R Murphy

Description of attached plans Landfill gas investigation report

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Env. Health

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER TM

Consultations Sent by Admin. on 03.08.01

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. f/2000/2942 (Planaps) // 0... (Ludhouse) Date Rec. 27/7/01

Location: Greenacres Park Lane

Parish Charnil

Applicant: Mr & Mrs R Murphy

Description of attached plans Landfill gas investigation report

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Env. Health

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER CM

Consultations Sent by Admin. on 03.08.01

Yellow - Part One Copy
Green - Officer's Copy

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

DJS/LB/5525
Your Ref: F/2000/2942

26th July 2001

Mrs Joss Miller
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

JKM

46162

PLANNING
POL
DC
APP
CS
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DETAILS TO COMPLY WITH CONDITIONS

2942

Dear Mrs Miller

'GREENACRES', PARK LANE, CHARVIL. READING

With reference to Condition 16 of the granting of Planning Permission for this proposal, we have had a soil investigation undertaken by Jacobs Gibb of London Road, Reading their Report, dated 24th July 2001 is enclosed.

Assuming your Council accepts both the method of investigation and the conclusions of the Report, we suggest we follow the recommendations made, in that a gas proof membrane will be provided in conjunction with a ground-bearing slab and granular layer.

Such measures are not currently shown on our recent Building Regulations application, nor have they been requested. For reference the Application No. is FP/2001/2023.

Yours sincerely,

Derek Slade

D.J. Slade
THE TLJ PARTNERSHIP

c.c. Mr & Mrs R Murphy.

RECEIVED 25 JUL 2001

JACOBS GIBB

JacobsGIBB Ltd
GIBB House, London Road
Reading, Berkshire
RG6 1BL, UK
Tel: +44 (0)118 963 5000
Fax: +44 (0)118 949 1054

Contact: Jane Thrasher
Email: jthrashe@gibb.co.uk

Our Ref: JT/E730/J21272A

Date: 24 July 2001

TLJ Partnership
86 Easton Street
High Wycombe
Bucks
HP11 1NB

For the attention of Mr Derek Slade

2942

DETAILS TO COMPLY WITH CONDITIONS.

Dear Mr Slade

Green Acres, Park Lane, Charvil
Landfill Gas Investigation

We have pleasure in enclosing details of the findings of our landfill gas investigation for Green Acres, Charvil. This letter report presents the results of the gas investigation and recommendations for gas protection measures to be included in the building design.

It is proposed to build a two storey detached dwelling and separate garage on former back gardens of two properties in Park Lane, Charvil. A landfillll gas investigation is required under Condition No. 16 of the Planning Permission from Wokingham District Council. TLJ Partnership commissioned JacobsGIBB Ltd. (JacobsGIBB) to carry out the investigation in your letter DJS/LB/5525 of 27th June 2001.

OBJECTIVE

The objective of the study has been to carry out a detailed investigation to determine the present and likely future impact of landfill gas on the proposed dwelling.

BACKGROUND INFORMATION

Site Location

The Green Acres, Park Lane site is located in Charvil, off the A3032 Old Bath Road, at NGR SU 778 755. The site comprises parts of the back gardens of two semi-detached domestic residential properties, Green Acres and Ifleigh.

A general site location plan is presented in Figure 1, with the site layout shown in Figure 2.

Site Setting

According to BGS Geological Map (Sheet 268, Reading) the Green Acres site is located on gravels of the Thames Valley River Terrace Deposits, which comprise well graded sands and gravels with varying amounts of silts and clays, likely to be between 5m and 10m thick. The gravels are underlain by Cretaceous Upper Chalk. Groundwater is likely to be present in the River Terrace Deposits, which are classified as a Minor Aquifer, but the depth to groundwater in the area is not known.

The Green Acres site comprises parts of two back gardens. The Green Acres garden is currently laid to grass and plant beds, with an old shed. The Ifleigh garden is partially paved and partially laid to grass, with an old shed. The gardens are not believed to be underlain by any buried services.

Former Landfill Activities in the Charvil Area

Information from Wokingham District Council has revealed that there are three former landfill sites within 250m of the Green Acres site. They are known as "Strathmore Drive", "The Wee Waif" and "Behind the Village Hall".

- "Strathmore Drive" is located directly north of Green Acres across the Old Bath Road (SU 773 758). The site is believed to have been filled with mixed waste in 1950s and early 1960s, with closure prior to1962. A survey of all of the service ducts on this site was carried out by the Environment Agency in 1994 and revealed no gas was present. The landfill is located on gravels of the River Terrace Deposits. The site is currently occupied by private residential properties with gardens, believed to have been constructed in the 1960s and 1970s.

- "The Wee Waif" is located 170m west of Green Acres (SU 772 757). The site is believed to have been filled with mixed waste in the early 1970s. A survey of all of the service ducts on this site was carried out by the Environment Agency in 1990 and revealed a highest gas reading of 10ppm. A second survey was undertaken in 1994 and revealed no gas. The landfill is located on gravels of the River Terrace Deposits. The site is currently occupied by a hotel.

- The "Behind the Village Hall" site is located approximately 100m south west of Green Acres (SU 773 775). The site is believed to have been filled with inert waste in the 1970s. No records of any monitoring at this site have been found by WDC. The landfill is situated directly on the Upper Chalk.

Potential Hazards and Migration Pathways

The site is located within 250m of three former landfills where there is potential for landfill gas generation in the aged waste, or residual gas to be present in the ground. The hazards associated with landfill gas include explosion of methane, and asphyxiation or poisoning from high levels of carbon dioxide. Although previous investigations reported by Wokingham District Council did not report elevated gas levels, the former landfill sites do not appear to have been investigated in sufficient detail for it to be possible to establish the presence of gas in the ground.

Landfill gas may migrate off-site from the former landfills within the permeable River Terrace Gravels that underlie the development site. Gas hazards are most likely to occur with the build-up of gas in an unventilated confined space, for example service ducts or cupboards.

SITE INVESTIGATION

Approach

A phased approach was adopted for the study, with preliminary investigation leading to more intensive investigation depending on the results of the initial studies.

The preliminary investigation, described in this report, comprised a spiking survey, with the benefit of being quick and cost effective, and giving wide coverage across a site, with little disturbance to the site and surroundings. Disadavantages of spike surveys are that they are less accurate than borehole investigations and do not permit repeated monitoring at the same location. Spike surveys also will not pick up gas migration in deeper pathways, which may be important for assessing risks to existing houses, or where there are believed to be low permeability strata or structures at or near the surface. Smearing in clay rich soils and soft ground may block pores preventing gas migration into the spike hole. The method is however considered appropriate at Green Acres because the

site is currently undeveloped and the underlying geology is understood to be gravels of generally good permeability. Should the spike survey identify elevated gas concentrations then more detailed investigation using monitoring wells would be considered.

The spiking survey was carried out on a herringbone grid pattern, with a grid spacing of approximately 5m,. The herringbone grid pattern was selected to give representative coverage and maximise the likelihood of picking up any linear features.

Methodology

The gas survey of the site was generally carried out in accordance with the guidelines outlined in the London Environmental Supplement "Methane and the Development of Derelict Land" (G.N. Pecksen, 1985) and Waste Management Paper (WMP) No. 27 – Landfill Gas (DETR, 1989).

The monitoring methodology was as follows:

- Gas monitoring by spike survey using a steel probe to be driven manually into the ground to a depth of 1.0 metre, and removed prior to gas monitoring.
- The soil gas was measured by a portable Analox 1200 Infra-red Gas Analyser (Geotechnical Instruments) and a portable Flame Ionisation Detector (Gas Tec, Research Engineers Ltd).
- Sampling was undertaken on a herringbone grid with approximately 5m centres covering both back gardens. Additional monitoring holes were located in the proposed footprint of the house and garage, giving a total of 27 monitoring locations.

The survey was carried out on 10th July 2001. The weather conditions were wet and windy, with atmospheric pressure relatively low and falling.

General Procedure for Monitoring for Gas

The site gas survey was carried out using the intrinsically safe instrument Analox 1200 Infra-red Gas Analyser (Geotechnical Instruments) for personal and pre monitoring followed by monitoring using a more sensitive Flame Ionisation Detector (FID).

Technical specifications for the Analox 1200 Infra-Red Gas Analyser

The technical specifications for the Analox 1200 Infra-Red Gas Analyser are as follows:

• Range	0 - 100% by volume
• Detection Limit	0.1% methane +/- 0.05% by volume
• Response Time	40 seconds
• Sample flow rate	300 - 400 cc
• Operating temperature	0°C to 40°C

Technical specifications for the Flame Ionisation Detector

The technical specifications for the Gas Tec portable Flame Ionisation Detector are as follows:

• Range	0 – 10,000ppm
• Detection Limit	1ppm methane
• Response Time	2-3 seconds
• Sample flow rate	900ml/m
• Operating temperature	0°C to 40°C

Almost all combustible organic compounds will be detected. The FID cannot distinguish between methane and other ionizable compounds such as other hydrocarbon gases. A reading of 10ppm indicates all ionizable compounds, which have generated an ion current proportional to 10ppm methane, i.e. 10ppm methane equivalent units. The FID readings give an indication of the total ionizable compounds present and their concentration relative to the calibration gas (methane).

RESULTS

The results of the gas survey undertaken with the Analox 1200 Infra-red Gas analyser and the Gas Tec portable FID are shown in Table 1 below.

The locations of the spike testing are shown in Figure 3.

Table 1 Results of the gas monitoring

Location	Methane (%)	Carbon Dioxide (%)	Oxygen (%)	Atmospheric Pressure	FID (ppm combustible gases as methane)
1A	0	1.1	20.3	1000	0
1B	0	0.9	20.3	1000	0
1C	0	0.3	20.6	1000	0
1D	0	0.3	20.6	1000	0
2A	0	1.7	20.4	1000	10
Near 2A	0	1.3	19.9	1000	5
2B	0	1.7	19.9	1000	0
2C	0	0.6	20.5	1000	0
3A	0	1.0	20.3	0998	0
3B(i)	0	0.8	20.6	1000	0
3B(ii)	0	1.3	20.1	0999	0
3C	0	0.8	20.3	0999	0
3D	0	1.2	20.2	0998	0
4A	0	1.3	20.0	0998	0
4B	0	0.7	20.4	0998	0
4C	0	1.1	20.3	1000	0
4D	0	0.8	20.4	0998	0
5A	0	0.8	20.1	0998	0
5B	0	1.1	20.4	0998	0
5C	0	1.2	20.3	0998	0
6B	0	1.0	20.3	0999	0
3I	0	1.0	19.7	1000	0
3ii	0	0.7	19.8	0999	0
4I	0	1.3	19.5	0999	0
4ii	0	1.1	19.8	1000	0
5i	0	1.5	19.3	0999	0
5ii	0	1.0	19.7	1000	0

ASSESSMENT OF RESULTS

Methane is explosive in air, at concentrations between 5% v/v and 15% v/v. The 5% v/v concentration is known as the lower explosive limit (L.E.L.). However, an explosion will only occur if there is sufficient oxygen present and an ignition source. Carbon dioxide presents an asphyxiant and toxic hazard.

WMP27 provides some guidance on the new development of land adjacent to landfill sites. Where development is proposed within 250 m of a landfill site, whether operational, awaiting restoration or restored, the developer will need to take account of the proximity of the proposed development to the landfill and investigate the geology and topography of the area. Under the Town and Country Planning General Development Order 1988, planning authorities are now required to consult the regulator (i.e. the Environment Agency) on development within 250 m of a landfill site either active or closed within the last 30 years.

WMP27 recommends that where landfills are actively producing large volumes of gas, or have the potential to produce large quantities of gas, and housing development is proposed, no house, garden shed, greenhouse or any domestic extension should be constructed within 50m of the boundary of the infilled wastes, and no garden should extend to within 10m of the wastes. The trigger levels provided in WMP27 are 1% v/v for methane and 1.5% v/v above background for carbon dioxide.

The London Environmental Supplement Report on Methane and the Development of Derelict Land provides guidelines for the assessment of spiking surveys, reproduced in Table 1.

Table 2 Guidelines for the Assessment of Methane Concentrations from Spiking Surveys (from London Environmental Supplement Report on Methane and the Development of Derelict Land).

Methane concentration	Action required.
All readings < 100ppm (0.01%)	Generally acceptable without special precautions.
Readings up to but not exceeding 1000ppm (0.1%)	Generally acceptable without special precautions. Periodic monitoring recommended.
Reading up to but not exceeding 5%	Special design precautions unlikely. Borehole investigations required.
Reading up to but not exceeding 15%	There may be need for special design precautions, e.g. attention to service entries. Borehole investigations required.
Many readings up to 30%	Special design precautions likely with the form determined from borehole investigations. Alarm system may be required. Effect on plant growth possible.
Many readings in excess of 30%	Borehole investigation required. Special design precautions essential. Alarm system may be required. Effect on plant growth probable.

Approved Document C2 of the Building Regulations contains broad guidelines for protection measures required for new development on potentially gas contaminated ground, with reference to specific measures outlined in Building Research Establishment Report No 212. The BRE guidelines for methane and carbon dioxide are:

(a) "If methane concentrations in the ground are unlikely to exceed 1% by volume and a house or similar small building is constructed with a floor built in the manner described in BRE 212, then no further protection is required.

(b) "If carbon dioxide concentrations in the ground are above 1.5% by volume then floor constructions such as those described in BRE 212 should be considered to prevent gas ingress. For concentrations in the ground above 5% by volume these floor constructions are required."

The gas protective construction methods described in BRE 212 include a low permeability gas barrier and a high permeability venting layer. Further details of gas protective measure appropriate

to houses are described in BRE Report 414 "Protective Measures for Housing on Gas-Contaminated Land".

CONCLUSIONS

The site investigation involved gas sampling at 27 locations within an approximate area of 325 m^2, in conditions of low and falling atmospheric pressure. The density and method of monitoring is considered appropriate to the site and likely to detect any significant gas presence in the ground.

No methane was detected in the sampling locations during the monitoring visit. Methane was not detected with the Analox 1200 Infra-red Gas analyser at any of these locations, and where combustible gases were detected with the Gas Tec FID these were well below the London Environmental Supplement category of 100ppm at which further monitoring or assessment is recommended.

Carbon dioxide was detected in all spike testing holes. The concentration of carbon dioxide marginally exceeded the WMP27 1.5% v/v threshold in sampling locations 2A and 2B (2.7% v/v CO2) and equalled 1.5% v/v in spike hole 5i. The concentration of carbon dioxide fluctuated between 0.3% and 1.3% v/v in all other spike testing holes. The two exceedances are not considered significant.

Further investigation is not considered necessary.

RECOMMENDATIONS

The gas investigation found no evidence of elevated methane or other combustible gas concentrations in the ground. The levels of carbon dioxide identified in the spike holes are not considered to be significant.

There is no reason to believe that the former landfills within 250m of the site are either actively producing large volumes of gas, or have the potential to produce large quantities of gas, and therefore might represent a reason to prevent development under the WMP27 guidance.

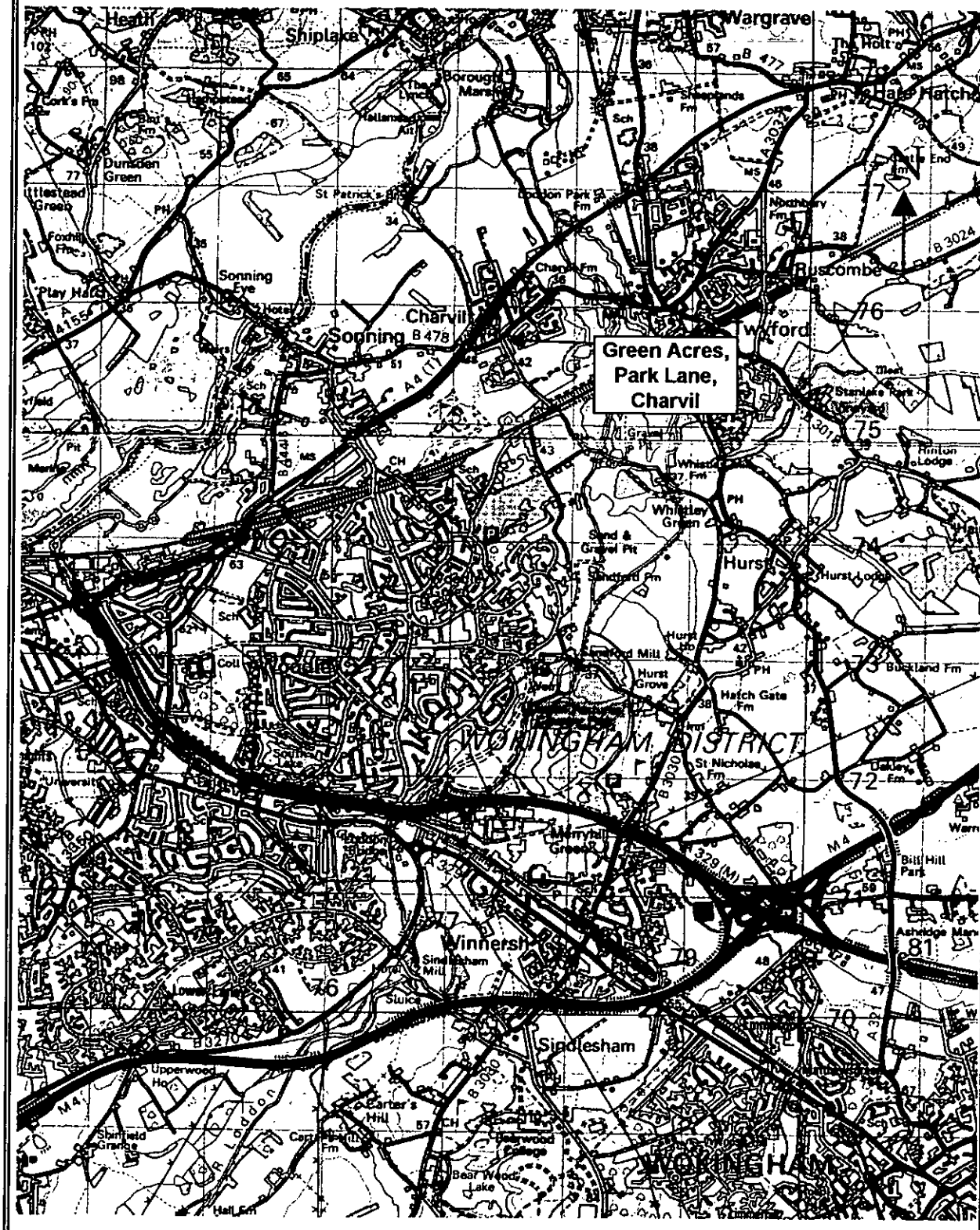
It is however recommended, as a precautionary measure because of the very close proximity of the former landfill at Strathmore Drive, that gas protection measures are incorporated into the building structure, as described in Building Research Establishment Reports 212 and 414. These protective measures may include a gas-proof membrane in conjunction with a concrete slab and granular layer, or a ventilated sub-floor void.

JacobsGIBB appreciates the opportunity to provide our professional services on this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Yours sincerely
for JacobsGIBB Ltd

Jane Thrasher
Project Manager

Stefan Waldek
Team Leader



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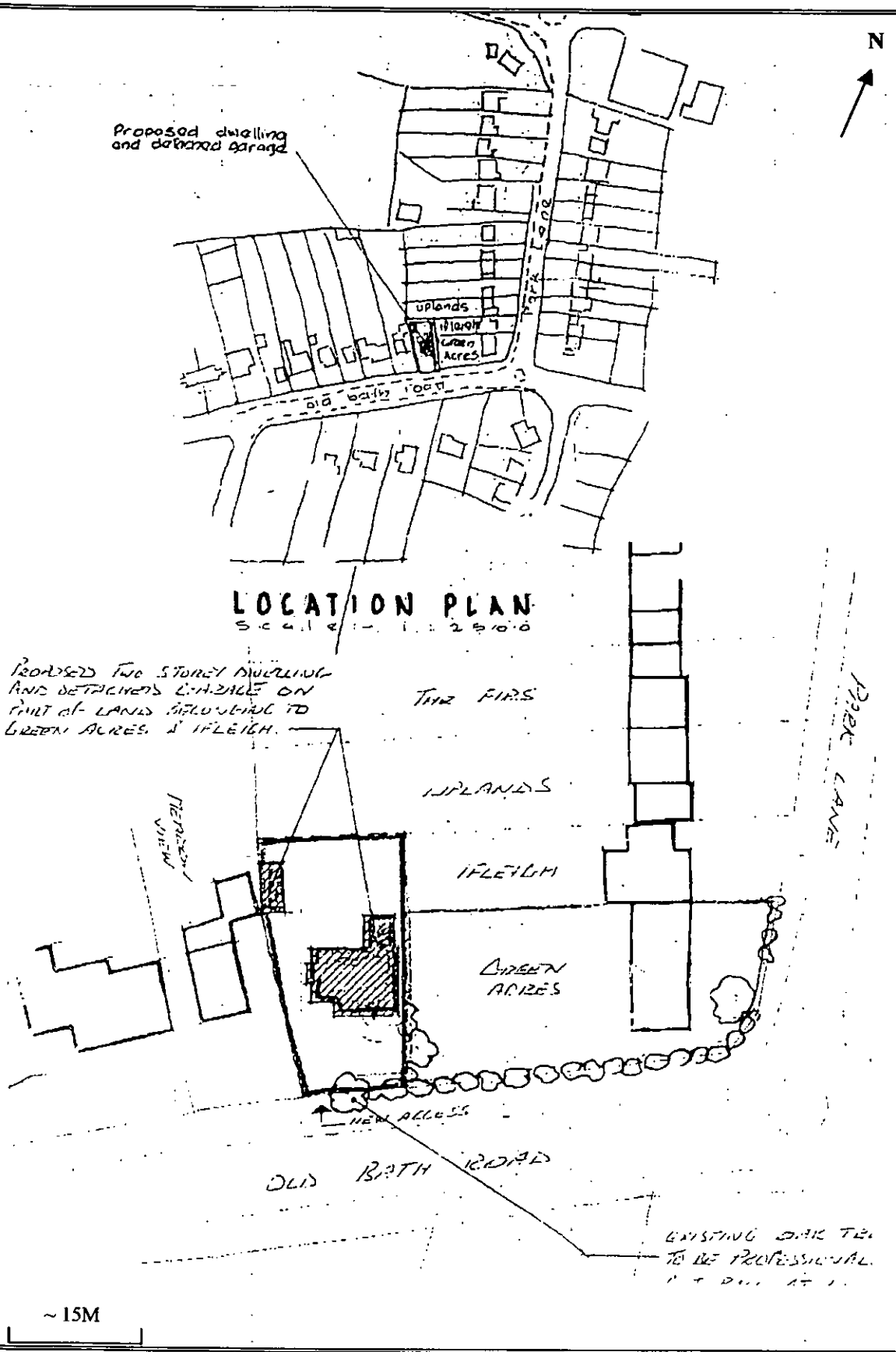
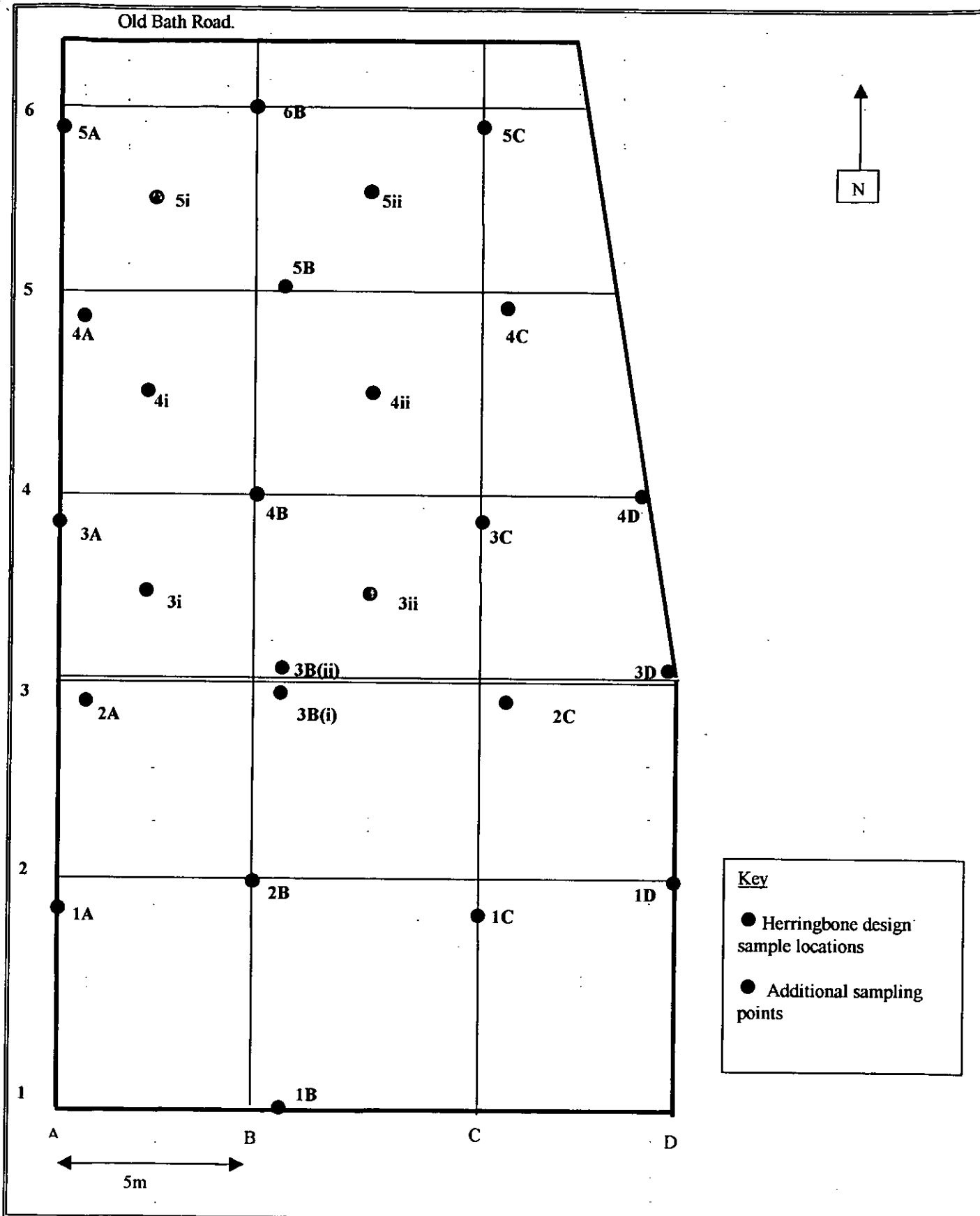
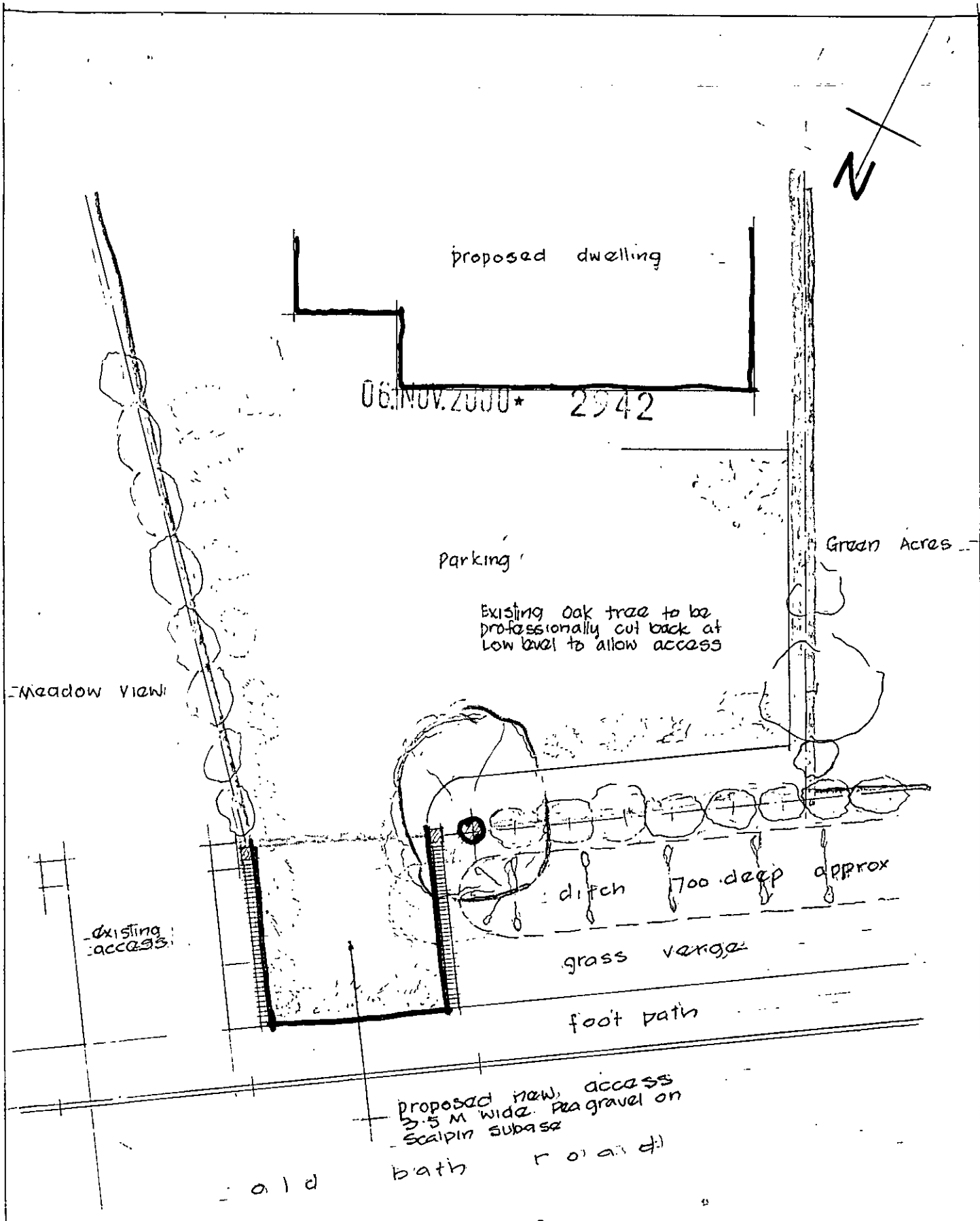
JACOBS GIBB	GREEN ACRES, PARK LANE CHARVIL GAS INVESTIGATION	FIGURE 1 SITE LOCATION	Scale: 1:50,000 Job No: J21272A Date: July 2001



JACOBS GIBB	GREEN ACRES, PARK LANE CHARVIL GAS INVESTIGATION	FIGURE 2 SITE LAYOUT	Scale: AS SHOWN Job No: J21272A Date: JULY 2001



JACOBS GIBB	Green Acres Charvil Landfill gas investigation	FIGURE 3 SAMPLING LOCATION MAP	Scale: AS SHOWN Job No: J21272A Date: JULY 2001

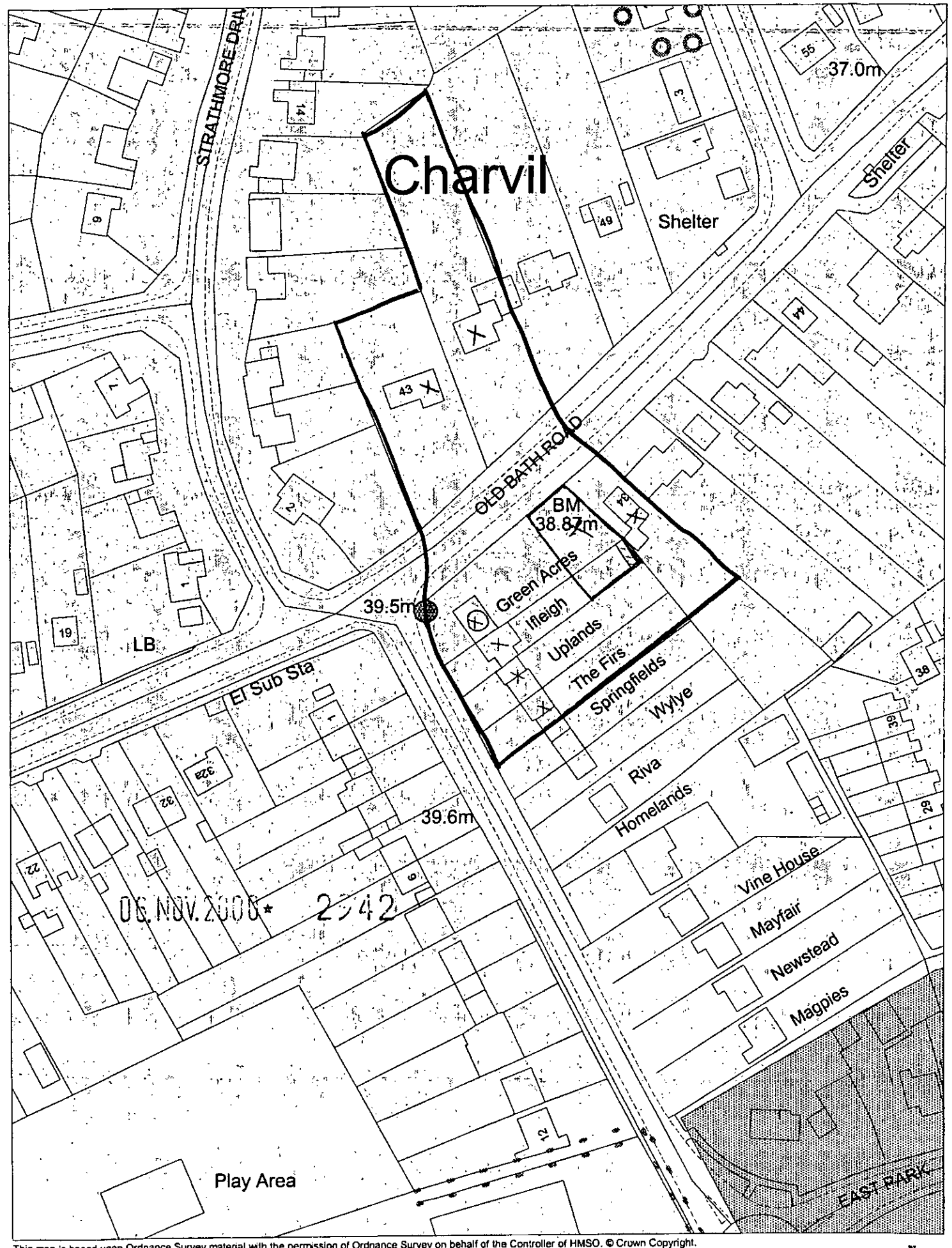


Scale :- 1 to 100

Proposed New Access
for: Proposed Dwelling & Detached Garage
at: Green Acres Park Lane Charvil
for: Mr & Mrs R. Murphy

drawn Colin WESTON
date December 2000

D.R.G No.:- CW/12/2000



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2000

Scale: 1 : 1250

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