APPLICATION NO:
F/2000/3096

LOCATION:
Sunny Side Nine Mile Ride, Wokingham.

APPLICANT:
Hodson Developments Ltd C/O The Graham Whitehouse Practice

PROPOSAL:
Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

EARLIEST DATE FOR DECISION: **01/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/02/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hodson Developments Ltd
C/O The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

Application Number: F/2000/3096

Parish: **WOKINGHAM WITHOUT**

Location: **Sunny Side, Nine Mile Ride, Wokingham.**

Proposal: **Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.**

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. 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 or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The stairwell and ensuite bathroom/shower room windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. 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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. 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
7. 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
8. 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 as shown on the approved layout plan No. 1695/SKO1 Rev. B. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
10. 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
11. 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.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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

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

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

Reason
9. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

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

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

Informative
1. The approved plans comprise the following:-
1695/SKO1 Rev B, 02 Rev A, 03 Rev B and 04 Rev B.

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:

South East Area Local Plan Policies STV1 and SBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 22/03/2001

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2000/3096 and F/2001/3103

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

NHBC Building Control Services Ltd.
Ash House
Dencora Business Park
Breckland Linford Wood
MK14 6ET

Dear Sirs

PLANNING PERMISSION F/2000/3096 AND F/2001/3103
SITE: PINE CREST, THREE BIRCHES & SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

I note that you have submitted applications for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Numbers F/2000/3096 and F/2001/3103 have condition(s) attached to them. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. AO/F/2001/3103
Your ref. JS/LW

Hodson Developments
Forge lane
Hallowell Road
Northwood
Middlesex
HA6 1DP

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

Dear Mr Sanghera

PLANNING APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, AND
PLANNING APPLICATION F/2000/3096
PROPOSED ERECTION OF DETACHED DWELLING AT SUNNYSIDE, NINE MILE RIDE, CROWTHORNE – CONDITIONS 2 - MATERIALS

Thank you for your letter of 18 July and enclosed materials schedule. I confirm the proposed materials are acceptable for construction of the dwellings for the above developments.

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

Yours sincerely

MRS A ODELL
Senior Planner

(See file 3096

Hodson
DEVELOPMENTS

Our Ref: JS/LW

18th July, 2001

Wokingham District Council
Planning Services,
PO Box 157
Civic Offices,
Shute End,
Wokingham
RG40 1BN

Dear Sirs,

re: Nine Mile Ride, Crowthorne
Planning Permission No. F/2001/3103

I have pleasure in enclosing herewith a schedule of finishes for our development mentioned above together with samples thereof and a site layout for your information.

? where are these)

I look forward to your confirmation that all is in order as soon as possible.

Yours faithfully,
HODSON DEVELOPMENTS LTD

Jim Sanghera

PLA... 45940
POL
DC AO
APP
CS
COPIES TO:

Angela,
there was nothing else with this letter!
Ian.

Forge Lane
Hallowell Road
Northwood
Middlesex
HA6 1DP
Telephone: 01923 820855
Fax: 01923 823520
e mail: HODSONDEV@aol.com

Registered in England No: 2850626. Registered Office: 37 Warren Street London W1P 5PD.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/3096

Applicant : Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Location : Sunny Side, Nine Mile Ride, , Wokingham.
Proposal : Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.01.

Date Registered : 27/12/2000

Earliest Date for Decision : 01/02/2001

Latest Consultation Date/Site Notice Expiry Date : 01/02/2001

This application will have expired on: 21/02/2001. 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 : Wok. W/O p.c: No objection.
Tree officer: No objection subject to conditions.
HW officer: No objection to revised plan subject to conditions.

Planning Issues : 1. Effect on street scene
2. Effect on neighbouring properties
3. Parking / turning

Application Number: F/2000/3096

Appraisal : Site within settlement.

Prevs recent refusal No. F/2000/2649 due to disparate detached garage in front garden obtrusive in street scene.

1, Effect on street scene.

Current proposal now removes this and has single integral garage instead. Will be adjust 1.5m. (main part front elevation) further forward than the existing house, but still in line with The Oaks and would still have 2.8m gap this side (other side same as existing house) therefore consider effect on street scene now acceptable.

2, Effect on neighbours

Three Birches Proposed house will be slightly further forward and to the rear compared with the existing, so consider its effect on 3 Birches (which does have windows in the side) would not be unacceptably worse than the existing dwelling effect loss of: outlook and daylighting and would remove side windows of existing house. — Proposed windows are only landing and bathroom. Rear balcony at first floor and front windows replaced by revised plan omitting them plans and consider this now acceptable.

Re: The Oaks (This property owned by the applicants). — Proposed dwelling clears the 45° daylighting standards re: the nearest rear windows The Oaks and as only a first floor bathroom with (+ utility door below) on side, consider unacceptable overlooking would not be caused.

3, Parking

H.W. Officer considers revised plan acceptable, subject to conditions.

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

(tick appropriate box)

Application Number F/2000/3096
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C044	R044	☒ first floor or above side elevations of the dwelling
			~~and~~ ensuite bathroom/shower room
4	C045	R045	☒ stairwell and ~~bathroom~~ windows ☒
			side elevations
5	C070	R070	
6	C100	R100	
7	C049	R049	
8	C122	R122	after 'provided' insert" as shown on the
			approved layout plan No. 1695/SK01 Rev B
9	C139	R139	☒ 5
10.	C153	R153	
11	C130	R130	
	Informative		The approved plans comprise the following:-
			1695/SK01 Rev B; 02 Rev A, 03 Rev B &
			04 Rev B.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

[signature]
~~18/3/07~~
22/3/07

RECORD OF SITE VISIT

SITE ADDRESS: Sunny Side Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2000/3096

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.1.01

2. DESCRIPTION OF SURROUNDINGS Established residential properties fronting south side of 9MR.

3. DESCRIPTION OF SITE/BUILDING Existing L-shaped 2 storey house with attached single garage with pitched roof on west side - has side windows in east side elevation on both floors

4. RELATIONSHIP TO ADJOINING PROPERTIES The Oaks has rear facing in part nearest but no side windows & also in rear wing, with gr. floor porch structure at side of rear wing (2 storey house). 3 Bushes is bungalow with side ~~wing~~ windows in W. side

5. SITE CONSTRAINTS

TREES Oaks on frontage & some scots pines down east side of front garden.

ACCESS/PARKING From 9MR.

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fencing, except for front east side which is 2'6" + front hedge.

OTHERS

Tel: (0118) 974 6445

Date: 12.2.01

My ref: F/2000/3096

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/3096
Sunny Side, Nine Mile Ride, , Wokingham.
Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22.2.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/3096**
Sunny Side, Nine Mile Ride, , Wokingham.
Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6445

Date: 12.2.01

My ref: F/2000/3096

CONFIDENTIAL

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

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/2000/3096
Sunny Side, Nine Mile Ride, , Wokingham.
Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding..

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 12.2.01

My ref: F/2000/3096

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/3096
Sunny Side, Nine Mile Ride, , Wokingham.
Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding..

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 16th February 2001

Location: Sunny Side, Nine Mile Ride, Wokingham Without.

Proposal: Replacement dwelling and garage (Duplicate application)

Application Number: F/2000/2649 and F/2000/3096

In response to your various consultations dated for the above application, the arboricultural comments are as follows:

I would recommend that if planning permission is granted that a condition be attached requiring that the Oak at the front of the site and the Pines adjacent to the left-hand boundary be adequately protected during demolition and development.

Neil Etherington
Senior Arboriculturist

Date: 17 January 2001

To: Adam Coggins, Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/3096

Location: Sunny Side, Nine Mile Ride, Wokingham.

Proposal: Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Parking layout. Drawing no 1695/SK01B.

Comments are required by 27/01/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITIONAL APPROVAL

1. C122, R122.
2. C137 (INSERT: dwelling), R137
3. C128, R128.
4. C129, R129.
5. C130, R130.
6. C139, (INSERT: 5 metres), R139. – NOTE TO FO: This is not the case currently.
7. C140 (INSERT: 5 metres), R140.

Adam Coggins. 19/01/01

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 08 January 2001

Application Number: F/2000/3096

Proposal: Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Sunny Side, Nine Mile Ride, , Wokingham.

Applicant:
Hodson Developments Ltd C/O The Graham Whitehouse Practice.

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).

Comment

(1) Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

(2) Turning area must be provided clear of the parking area so that vehicles can enter and leave the site in forward gear.

(3) If gates are to be provided than they must be set back at least 5 metres from the highway boundary. (currently they are 3 metres back).

Signed: _____ **Print name:** Adam Coggins 10/1/01

Date: 25 January 2001

To: Adam Coggins, Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/3096

Location: Sunny Side, Nine Mile Ride, Wokingham.

Proposal: Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Revised parking layout. Drawing no 1695/SK01 Rev BA.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Comments as previous, dated 19/01/01

Adam Coggins 01/02/01

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3096**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2000/3096

Proposal:
Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Location:
Sunny Side, Nine Mile Ride, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2001. 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

08 January 2001

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 16 January, 2001
My ref. AO/F/2000/3096
Your ref. GW/ps/1695

The Graham Whitehouse Practice
Fairfield house
Fairfield Road
Burgess hill
West Sussex
RH15 8QB

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

Dear Mr Whitehouse

PLANNING APPLICATION F/2000/3096
PROPOSED ERECTION OF DETACHED DWELLING AND DEMOLITION OF EXISTING DWELLING AND OUTBUILDING AT SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

I refer to the above application. Following advice I have received from the highway officer please submit revised layout plans showing the following:

1. Parking layout of 4 cars within the curtilage of the property – each space to be 4.8m (5.5m in front of garage) x 2.4m. (this can include the integral garage).

2. Turning area clear of the parking area so that vehicles can enter and leave the site in forward gear.

3. If gates are provided they must be set back by at least 5m from the highway boundary (currently they are 3m back).

It is important that the additional information is submitted to me within two weeks, i.e. by 31 January, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Adam Coggins on 0118 974 6330 or me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

cc: Adam Coggins

38560

PLANNING SEC
DL
CS
AMO
11 JAN 2001
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: F/2000/3096

Date. January 10, 2001

PROPOSED: ERECTION OF DWELLING

LOCATION: SUNNYSIDE, NINE MILE RIDE, WOKINGHAM W.O.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached.

Standard Planning Condition C070

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1695

21st December 2000

Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR
fao: Ms. A. Odell - Planning Dept.

27 DEC 2000* 3096

Dear Ms. Odell

re: Sunnyside, Nine Mile Ride, Crowthorne - Proposed erection of replacement detached dwelling & garage and demolition of existing dwelling and outbuildings (recently determined under Planning App.ref. F/2000/2652)

I am pleased to enclose the following for your consideration as a detailed application under The Town & Country Planning Act:-

- 6 copies duly completed and signed planning application form Part 1
- Copy of Section 66 Certificate A
- 6 copies each of my drawings nos. 1695/SK1A, /SK2A, /SK3A & /SK4A inclusive.

I trust that upon examination you will find the application to be in order, but should you have any queries, please do not hesitate to let me know.

This is of course a proposal which follows the recent refusal of duplicate applications for a replacement dwelling on this site.

I have carefully considered the reason for refusal and the informative attached to the above Notice of Refusal and we have of course also discussed the matter briefly by telephone.

The adjoining property, Three Birches, has recently had a Planning Consent for an attached garage projecting in front of the building line and you will see that as agreed, we have used that line as an approximate guide for the front of the revised layout. We have also, as agreed, removed the detached garage to the front of the property altogether in favour of an integral garage.

The plans also show that there is sufficient space for turning of vehicles on site to obviate any necessity to reverse onto Nine Mile Ride and in addition, the entrance gates shown are recessed sufficiently to enable a car to park clear of Nine Mile Ride whilst the gates are operated.

I trust in the light of the above revisions you will consider this application to be acceptable. In view of the history of this site, I would be very grateful if you would be kind enough to keep me informed as to progress of this application so that the scheme is not refused for want of a minor amendment if necessay.

I look forward to hearing from you,

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

enclosures: ALL AS DETAILED ABOVE

cc: Hodson Developments

01344762283

PLANNING
POL
DC
APP
2
COPIES TO:

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2000 3096

Proposal erection of detached dwelling. demolition of existing dwelling and outbuilding. Amendments to plans recd 18/1 re car parking.

Site Sunny Side, Nine Mile Ride, Wokingham.

Committee's Comments

no objections.

Signed : _____
Clerk to Wokingham Without Parish Council

23 January 2001

Date: 25 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3096

Location: Sunny Side, Nine Mile Ride, Wokingham.

Proposal: Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Revised parking layout. Drawing no 1695/SK01 Rev BA.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2000/3096 (Ludhouse) Date Rec. 24.

Location: Sunnyside, Nine Mile Ride

Parish Wolc. W/o.

Applicant: Hodson Developments Ltd.

Description of attached plans Revised parking Layout.

Drawing No's: 1695/sk 01 rev.B

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:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) Adam Coggins ✓
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 AO.

Consultations Sent by Admin. on 25.01.05.

Yellow - Part One Copy
Green - Officer's Copy

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761 e-mail address: g.wp@virgin.net

Chartered Architects

PLANNING SERVICES | HPF 39052
POL
DC
APP
CS
24 JAN 200.
COPIES TO: | ACK: | FILE:

Contract PLANNING APPL. F/2000/3096

Date 23/01/01

To Angella Odell

Dear Sirs,
We enclose herewith the following drawings

Drawing No.	No. sent	Letter	Remarks
1695/sk01B	6	—	PLEASE FIND ENCLOSED AMENDED DRWGS AS REQUESTED SHOWING FOUR PARKING SPACES, 6M WIDTH TURNING AREA CLEAR OF PARKING SPACES AND REMOVAL OF GATES.
			I DO HOPE YOU FIND THIS SATISFACTORY, IF YOU HAVE ANY FURTHER QUERIES PLEASE DO NOT HESITATE TO CONTACT US AT THE ABOVE

Copy to;

Client	Contrac.	S/Eng.	Site	L.A.	Fire	Q.S.	Other(s)

Signed Robert Graham

Date: 17 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3096

Location: Sunny Side, Nine Mile Ride, Wokingham.

Proposal: Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Parking layout. Drawing no 1695/SK01B.

Comments are required by 27/01/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2000/3096 (Ludhouse) Date Rec. 16.1.01

Location: Sunnyside, Nine Mile Ride, Crowthorne

Parish Wok. Without.

Applicant: Hodson Developments Ltd.

Description of attached plans Showing parking layout.

Drawing No's: 1695/SK01B

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:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) Adam Coggins. ✓
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 AD

Consultations Sent by Admin. on 17.01.PS

Yellow - Part One Copy
Green - Officer's Copy

Date: 06 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3096

Location: Sunny Side, Nine Mile Ride, Wokingham.

Proposal: Proposed erection of detached dwelling. Demolition of existing dwelling and outbuilding.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Omission of master bedroom balcony. Drawing nos 1695/03B & /04B.

For information only.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2000/3096 (Ludhouse) Date Rec. 2/2/01

Location: Sunnyside, Nine Mile Ride

Parish Finchampstead

Applicant: Hedron Development Ltd.

Description of attached plans omitting master bedroom balcony

Drawing No's: 1695/03B & 04B

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.

Advice for information only

OTHERS:

		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 None required.

FURTHER ACTION

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

Redate Application Ø N From

New Site Notice Ø / N

New Description

CASE OFFICER AO

Consultations Sent by Admin. on 06.02.R5

Yellow - Part One Copy
Green - Officer's Copy

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

PLANNING SERVICES	HPT 3469
POL	TLS
DC AO	ENF
APP	
CS	
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

31st January 2001

our ref: ID/ps/1695

Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR
fao: Ms. A. Odell - Planning Dept.

3096
REVISED PLAN

Dear Ms. Odell

re: Sunnyside, Nine Mile Ride, Crowthorne - Proposed erection of replacement detached dwelling & garage and demolition of existing dwelling and outbuildings (recently determined under Planning App.ref. F/2000/2652)

Further to our telephone conversation earlier today, please find enclosed our amended drawings nos. 1695/03B and 1695/04B showing the removal of the master bedroom balcony.

We trust this meets with your approval.

Yours sincerely

I. Dutton
The Graham Whitehouse Practice.

enclosures: drawings nos. 1695/03B and 1695/04B

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 DEC 2000
Officer: AO	Application No. F/2000/3096

Map No. 100 Site 0:05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed erection of detached dwellings

Demolition of existing dwelling and outbuildings

Location: Sunnyside Nine Mile Ride

Parish: Wok / Wout

Ward: WOKINGHAM WITHOUT 08-01-01

Applicant: Hodson Developments

Fee Received — Required ..... Additional ..... Refund .....

Re Submission

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Planning~~ Parking layout for 4 cars needed	08-01-01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 08:01:01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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: (Rural area)

No pre apps
C.P.R.E. ✓

NEIGHBOURS:

Site notice and see map
Consult neighbours and also residents of Sunnyside, Nine Mile Ride ✓

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. 27.DEC.2000* 3096	YOUR NAME	HODSON DEVELOPMENTS LTD
	ADDRESS	FORGE LANE · HALLOWELL RD.
		NORTHWOOD · MIDDX
	POST CODE	HA6 1DP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE GRAHAM WHITEHOUSE PRACTICE
	ADDRESS	FAIRFIELD HOUSE · FAIRFIELD ROAD
		BURGESS HILL · W. SUSSEX
	POST CODE	RH15 8QB Tel No. 01444 · 239019
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	SUNNYSIDE · NINE MILE RIDE ·
		CROWTHORNE
		BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	560m²
5. Give brief details of the proposal	ABOUT THE APPLICATION	REPLACEMENT DET. HOUSE &
		GARAGE FOLLOWING DEMOLITION
		OF EXG. DWELLING & OUTBLDGS
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.

PLANS/DRAWINGS

- 1:~~2500~~1250 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

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 ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- 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. N/A

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- 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.

PRIVATE DWELLING (RESIDENTIAL)

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.

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~~

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	
	4	
	5 or more	ONE
	TOTAL	ONE
Nos. of residential units lost through demolition or conversion		ONE
	NET CHANGE	NO 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 £ ——

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

FEE EXEMPT RE-SUBMISSION.

SIGNED [signature] ON BEHALF OF HODSON DEVELOPMENT LTD DATE 20/12/00

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.

"SUNNY SIDE",

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property O.D. SHEET No. SU.8365 (100)

BUILDER

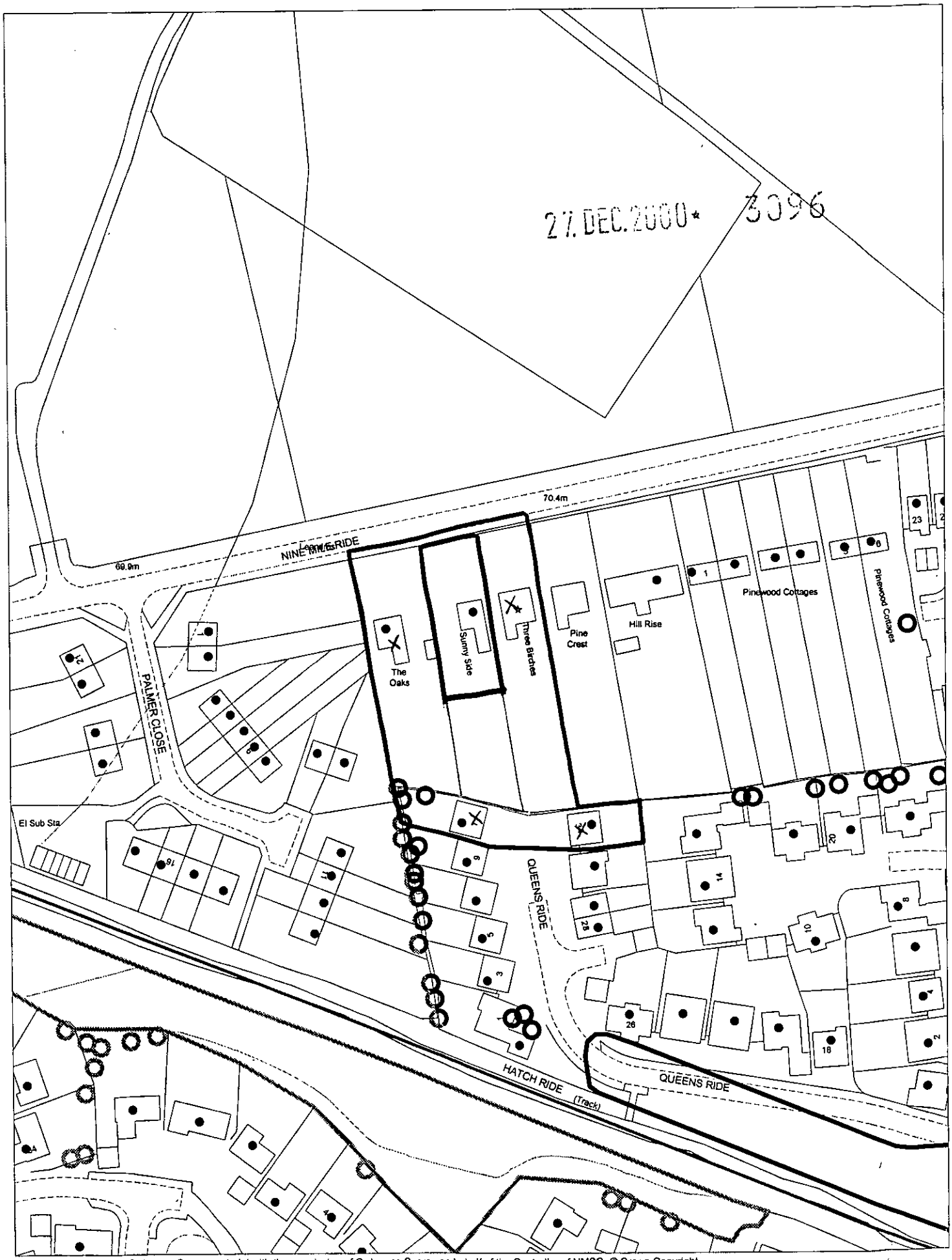
Plan No.	Applicant	Description of Development	Date of Decision	Decision	
05908	MR. S.C. McDOUGALL	2/STOREY EXTENSION	17.2.77	N/D	C/A
BR 6299	"	"	30-3-77	APP	N/A
11025	"	"	5. 8. 79	N/A	C/A
BR 11156	"	Bedroom over Kit & WC	30. 7 79	App	N/A
BR 17185	"	GARAGE	16.7.81	APP	a/A
BRA 10725	"	"	19.8.91	APP	
38362	"	GARAGE	20.11.91		C/A
F/2000/2649	Hodson Developments	Replacement Det Dwelling	27.11.00		REF
F/2000/2652	"	" (Duplicate App)	28.11.00		REF
F/2000/2705 F/2000/2725	Land R/O. Hodson Dvlpmnts				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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

Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001

Scale: 1 : 1250

N W E S