[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1746

LOCATION:
65 London Road, Wokingham.

APPLICANT:
G Hatton C/O Day Tannner Partnership

PROPOSAL:
Proposed boundary wall to front of dwelling with archway

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G Hatton
C/O Day Tannner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1746

Parish: **WOKINGHAM**

Location: **65, London Road, Wokingham.**

Proposal: **Proposed boundary wall to front of dwelling with archway**

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

Reason

1. The proposed development by virtue of its design, materials and siting is considered to be inappropriate to the location and would have a detrimental impact to the visual amenity and character of the area. As such, the proposed development would be contrary to Wokingham District Local Plan (Consolidated Document November 1999) Policies WBE1 and WBE12 and Local Plan Policies SBE1 and SBE2 of the South East Area Local Plan.

John Mitchell
Development Control Manager
Date: 18/08/2000

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.

Application Number F/2000/1746
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its design, ~~choice~~ materials + siting ~~location~~ is considered to be inappropriate to the location + ~~the~~ would have a detrimental impact to the visual amenity & character of the area. As such, the proposed development would be contrary to local plan policies: WBE1 + WBE12 of WDLP (Consolidated Doc Nov 1999) & policies SBE1 + SBE2 of the SDALP.

18/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 65 London Road Wokingham.

APPLICATION NUMBER: F/2000/1746

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18/7/

1 SITE/STATUTORY NOTICE DISPLAYED ? Tree (RHS) entrance to driveway

2. DESCRIPTION OF SURROUNDINGS
Predominantly hedging with horses & road fronted with some wooden gates.
No 63. has fencing at front. All Saints St. Church - wall. Properties opp All St. Church have low walls (app 30cm - 1m at front)

3. DESCRIPTION OF SITE/BUILDING
set back from road.
Gable end of 61 along boundary with driveway are

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Hedging at side with 71.
Shrubs at front & open (for driveway access)

OTHERS

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1746

Applicant : G Hatton C/O Day Tannner Partnership.

Location : 65, London Road, , Wokingham.
Proposal : Proposed boundary wall to front of dwelling with archway

Site Notice Displayed ? :

YES	NO	DATE
✓		18/7

Date of Neighbour Notifications : .....

Date of Site Visit : 18/7

Date Registered : 12/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 07/08/2000. 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 :

WOLC TC : 14/7 - No objection

Landscape : Recs refusal - out of character with this part of Wokingham & not appropriate to locality.

Cons Architect : 27/6 : - concerns over design

Highways : 11/7 - No comments.

Neighbours/N : 71 London Rd 15/8 - No objection in principle concerned over her own hedging in relation to the d'ment.

Planning Issues : (I'd say Relevant)

1) Impact upon neighbouring properties . WDLP : WBE1 SDALP : SBE1 + SBE2

2) Impact upon the character of the area WDLP . WBE1 + SDALP : SBE1, SBE2, +

3) Impact upon highway safety .

Application Number: F/2000/1746

Appraisal :

. Development: proposed front boundary wall with archway. It would be located from the front of Nº 61 to roadside, across the front of the plot (13.5m) & then be alongside the boundary with Nº 71.
The height of the wall would be 2m, the 3 pillars would be ≃ 2.35m high & the archway 3.2m high (3.6m to the top of the diamond displaying house Nº) - the archway would be be over a width of 5m (vehicle access to site).

1) impact upon neighbouring dwellings
The proposed wall enclosure would have no adverse impact to neighbouring properties in terms of being overbearing or overshadowing. Nº 71 raised concerns that existing boundary hedging between the two properties would remain & the plans show that this is so.

2) impact upon the character of the area
The site lies opposite Wokingham conservation area along one of the main through routes for access in/out of Wokingham Town centre and situated along a greenroute (WDLP) and is some properties in the immediate vicinity have means of enclosures fronting the highway i.e. All Sts Church has a brick wall, Nº 68 has fencing at front & the properties opp All St. Church (on side of Nº 65 towards Wokingham town centre) have low brick walls at the front 30cm - 1m high.
The proposed d'ment at Nº 65 is considered to be out of keeping with the surrounding area. Both the landscape + cons. architect consultations to this application raised objections i.e. the materials selected are not appropriate to the locality + that the design options of contrast are inappropriate to the location. It is felt that due to the fact that Nº 65 is set back from the road, the wall/archway would be a focal point & that as the design/materials are considered to be inappropriate in relation to the surrounding properties/ and locality - there would be an adverse negative impact to the streetscene & greenroute.

just outside of a green corridor (SCAP).

* Policy WBE12 seeks to resist d'ment that would detract from the visual quality of the routes - it is considered that the proposed d'ment would be contrary to this policy

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

3) Impact upon highway safety:
Highway dept had no comments to make therefore it is considered that the proposed d'ment would have no -ve impacts to highway safety.

Received by Wokingham District Council

Application No: F/2000/1746

Proposal:
Proposed boundary wall to front of dwelling with archway

Location:
65, London Road, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

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

Tel: (0118) 974 6492

Date: **23 June 2000**

My ref: F/2000/1746

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1746
65, London Road, , Wokingham.
Proposed boundary wall to front of dwelling with archway

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1746**
65, London Road, , Wokingham.
Proposed boundary wall to front of dwelling with archway
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6492

Date: **23 June 2000**

My ref: F/2000/1746

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1746**
65, London Road, , Wokingham.
Proposed boundary wall to front of dwelling with archway
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JUN 2000	Map No. 75B Site 0.05
Officer: NAB	Application No. F/2000/1746
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED BOUNDARY WALL TO FRONT OF DWELLING WITH ARCHWAY

Location: 65 LONDON ROAD

Parish: WOKINGHAM Ward: Wescott

Applicant: G HATTON

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control : .....
(Landscape) .....
Trees .....
(Conservation Officer) Opposite conservation area .....
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 (BABTIE) .....
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: (Archaeological Site)

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

NEIGHBOURS:

St N+ All Saints Church, Norreys Avenue, Wokingham.
51, 66, 68, 61 & 71 London Road

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 15/8 Time

WHILE YOU WERE OUT

Name MISS Pacione

Of 71 London Rd.

Phone No. 9781672. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 65 London Rd → Alterations

Hatten. – No objection in principle but concerned re hedging on her side & not maintaining frontages of driveways along London Rd.

15/8
12.50pm 65 London Rd → ~~Kitted~~ London Rd.

surface water sewer - in wrong position is actually on 65 not 71 London Rd. Actually comes under garage.
– Hedging at front between the two properties.

Signed Hatten.

TO: DEVELOPMENT CONTROL
Natalie Brown

FROM: Environmental Design

DATE: 25th July 2000

Location: 65 London Road Wokingham

Proposal: Proposed boundary wall to front of dwelling with archway.

Application Number: F/2000/1746

In response to your consultation dated 23rd June 2000 for the above application, the landscape comment is as follows:

This application should be refused. The proposed materials for the wall and archway are an affront to the character of this part of Wokingham. The materials for this roadside feature should reflect the local character and sense of identity, shown in the adjacent cottages and the church and churchyard wall immediately across the road.

The materials selected for the application are not appropriate to the locality. It is suggested that the wall and archway should be predominantly of red brick to match local brickwork.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
POL | HPT
DC | TLS
APP | ENF
CS
14 JUL 2000
COPIES TO: | ACK: | FILE:

Case officer: Natalie Brown

Application Number: F/2000/1746

Proposal: Proposed boundary wall to front of dwelling with archway.

Site Address: 65 London Road, Wokingham.

Applicant: G Hatton C/O Day Tanner Partnership

Your observations are required in respect of this application by **17/07/2000**

No objection

SIGNED: _____ **DATE:** 13/07//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Natalie Brown **Date:** 23 June 2000

Application Number: F/2000/1746

Proposal: Proposed boundary wall to front of dwelling with archway

Parish: WOKINGHAM TOWN

Site Address:
65, London Road, , Wokingham.

Applicant:
G Hatton C/O Day Tannner Partnership.

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).

Highways has no comments.

Signed: _____ **Print name:** Stephanie Knowles

To:
Harold Sanders
Urban Design And Conservation Officer

- Opposite Conservation Area

DELEGATED

From: Natalie Brown

26 JUN 2000

Date: 23 June 2000

Application Number: F/2000/1746

Proposal: Proposed boundary wall to front of dwelling with archway.

Site Address:
65, London Road, , Wokingham.

Applicant:
G Hatton C/O Day Tannner Partnership.

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

NO 65 IS LOCATED ON THE EDGE OF THE CONSERVATION AREA AND ON LONDON ROAD, ONE OF THE PRINCIPAL ENTRY ROUTES INTO THE TOWN.

THE DESIGN FOR THIS PROPERTY CONTRASTS WITH ADJOINING PROPERTIES WHICH ARE VICTORIAN, TERRACED, MODEST IN SCALE AND DETAIL. THEIR FRONT GARDENS REFLECT THEIR CHARACTER AND ESTABLISH THE STREET SCENE WHICH INCLUDES THE WALLED CHURCH YARD.

NO 65 IS SET BACK FROM THE ROAD, AND THEREFORE THE MAJOR VISUAL IMPACT ↑ WILL BE THE WALL + ARCHED STRUCTURE (ON THE STREET SCENE.)

I DO NOT CONSIDER THE DESIGN OPTIONS OF 'CONTRAST' ARE APPROPRIATE TO THIS SENSITIVE LOCATION ON THE ROAD EDGE.
A MORE MODEST SOLUTION, MINUS THE ARCH SHOULD BE CONSIDERED.

Harold Sanders
CONSERVATION + DESIGN.
26.06.00

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1561

9 June 2000

DELEGATED

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12. JUN. 2000* 1746

Dear Sirs

NEW BOUNDARY WALL 65 LONDON ROAD, WOKINGHAM

In 1996 planning permission was granted for the erection of a new house on this site. Our client has lived in this house since that time and now wishes to provide a front boundary wall and entrance in keeping with the style of the house both for aesthetic and practical reasons. The practical reasoning is that the existing foliage is constantly damaged by passing vandals and a wall is felt to be more secure. Our client is quite prepared to re-plant inside the new boundary wall upon completion.

We enclose the following documents in order to submit a full planning application for the proposal:

Six copies of drawings numbers 1561/01 and 1561/02 together with site and location plans
Six copies of Householder application form
Deposit cheque in the sum of £95.00

We hope you will be able to support this application and we look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

ADDRESS 65 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
HH293	CHANSON ESTATES LTD	O/L HOUSE & GARAGE	23.5.95	REF
95/60382/O				
44612	"	O/L "	21.7.95	CA
95/60701/O				
95/63041/F	MR.G.HATTON	"	13.2.96	CA
A/96/0137	BERKS & SURREY PROP MAINT.	"	22.7.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.JUN.2000* 1746

12.JUN.2000* 1746

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

DELEGATED

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:			
1	YOUR NAME	**G Hatton Esq**			
	ADDRESS	**65 London Road**			
		Wokingham			
		Berkshire			
	POST CODE		TEL.NO		
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**			
	ADDRESS	**11-13 DUKES RIDE**			
		CROWTHORNE			
		BERKSHIRE			
	POST CODE	**RG45 6LZ**	TEL.NO	**01344 777143**	
3	SITE LOCATION	**65 London Road**			
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**Wokingham**			
		Berkshire			
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**New boundary wall to front of existing**			
		dwelling with arch over driveway			
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**no**			
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**brickwork to match house**			
		arch in blue finished metal to match			
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**no**			
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**no**			

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **n/a**	Proposed:
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**no**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 1:100 or 1:200 scale floor plans and elevations	✓	

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

* ~~None of the land forms part of an agricultural holding.~~ ✓ SIA

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

* None of the land forms part of an agricultural holding.

SIGNED Martin Ives. ON BEHALF OF **G Hatton Esq**

DATE 8th June 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

CONFIDENTIAL

APPLICATION NUMBER F/2003/1746
65 LONDON ROAD, WOKINGHAM.

- [ ] **PRE-APP**
- [x] **POST-APP**
- [ ] **SAIF**
- [ ] **OTHER**

Tel: (0118) 974 6444 (Direct Line)
Email: jenifer.jackson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8 December 2003
My ref: JJ/2003.113
Your ref:
File ref:F/2000/1746

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

G I Hatton
65 London Road
Wokingham
Berkshire

Dear Mr Hatton,

RE: APPLICATION F/2000/1746 – 65 LONDON ROAD, WOKINGHAM.

Thank you for your letter addressed to Richard Lettin, a copy of which was received by Trevor Watson on 19 September 2003. The letter has been passed to me to respond direct, I apologise for the delay.

I note the contents of your letter and have looked at both the application file and the post-application correspondence between you and Natalie Brown. I would advise that the application F/2000/1746 has been determined and as such the revised scheme that you have discussed with Ms Brown will necessitate the submission of a fresh planning application. The letters that have been written by Ms Brown to your agent are very clear in terms of what may be considered to be acceptable and my view is that a meeting would not be necessary prior to submission of your new application.

In terms of the other sites that you have referred to, Ms Brown did address those relevant to your proposal in her response dated 24 December 2002. I would point out that each application is judged on its merits taking account of the character of the local area, as such a proposal on a Green Route in another settlement would not be relevant to your proposal.

In my opinion Ms Brown has set out the options available to you in submitting a fresh application, I reiterate them here as follows:

- Locate the wall along the road edge but reduce it to no more than 1.2 metres in height; or
- Set the wall back from the road edge by 1 metre to allow for landscape planting and retain the proposed wall at the height refused under F/2000/1746.

I would also reiterate that this is informal advice only and that a formal decision on this matter may only be made in response to a formal planning application. I note that Ms Brown forwarded the relevant application forms to you with her letter dated 11 October 2000.

I trust that this is clear. In the light of the correspondence on this matter that has ensued post-application, I am of the view that there is no more progress that can be made on this matter without the submission of a new planning application. Given that Ms Brown is no longer in the Priority Team, any new application may be allocated to another Case Officer.

Yours sincerely,

Mrs Jenifer Jackson
Principal Planning Officer - North Area

R Lettin Esq
Planning Office
Wokingham Unitary
Shute End
Wokingham

cc Trevor Watson

TW

19 SEP 2

CC

65 London Road
Wokingham

re. planning application ref F2002/1746
Boundary Wall, 65, London Road, Wokingham

Dear sir,

I am writing in connection with the refused application above and a subsequent "advisory" response from Natalie Brown dated 24/12/2002 (attached) which I believe implies that permission would be given for the sort of height of wall I want as long as set back one metre and "landscaped" in front. I think this latter response is helpful and with a little discussion and clarification may be satisfactory to both of us.

However such discussion has been denied me and I have been told that I must re-apply, and in the light of "nothing new" this would be referred to "Bristol" for third part arbitration to which I react as follows :-

1)This is a ludicrous waste of time when I believe we are in any case relatively close to agreement

2)The Planning Department is in existence to serve the local community and refusal to grant what would be a fifteen minute meeting is totally unacceptable treatment of one of its inhabitants

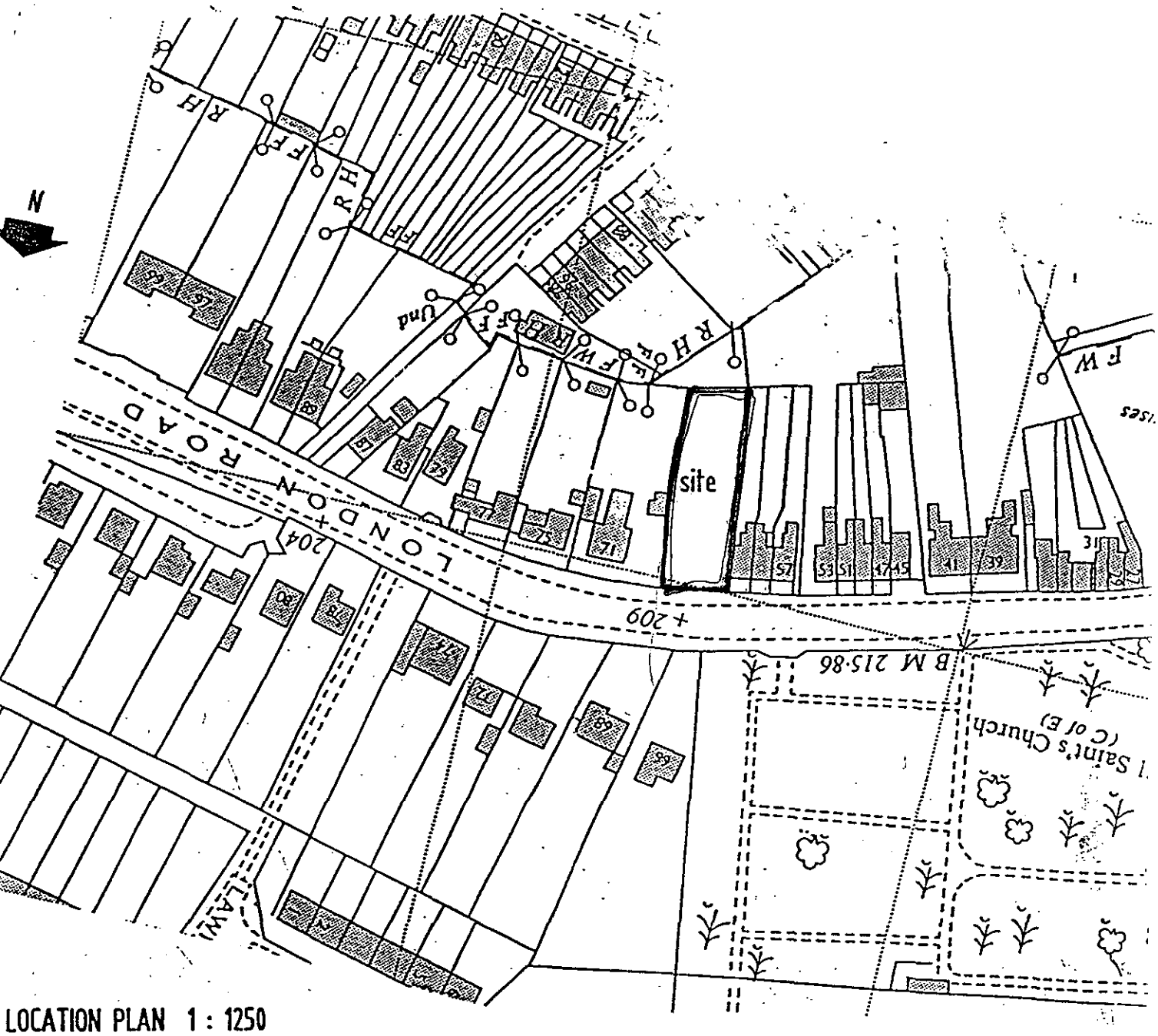
3)How does your agreement to a two metre high wall at pavement level opposite the Two Poplars pub on Finchampstead road (a similar "green route" to London Road) accord with your refusal of my application. I appended a photograph of this and other high walls in the town with my last communication with you but it was specifically ignored

It would obviously be preferable to proceed with some sort of accord between us so would appreciate a sensible discussion on the matter by telephone if you wish (07966-114199), something I was not allowed when I last called your office.

Yours faithfully

G I Hatton

Jeni
Can you discuss with Natalie and Richard on this - on the face of it the chap wants a pre-app meeting to discuss possible alternatives - perhaps to rob that simple?
Ken



LOCATION PLAN 1 : 1250

RECEIVED

12.JUN.2000* 1746

DELEGATED

G. HATTON ESQ

PROPOSED BOUNDARY WALL AT
65 LONDON ROAD
WOKINGHAM

LOCATION PLAN

1:1250 JUNE 2000

1561/04