APPLICATION NO:
F/2001/5286

LOCATION:
Illetas Poplar Lane, Winnersh Wokingham.

APPLICANT:
Elite Homes Ltd

PROPOSAL:
Proposed erection of 3 dwellings (Amendment to consent F/2001/3760)

EARLIEST DATE FOR DECISION: **16/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2002

CASE OFFICER: **Emy Circuit**

APPROVED

D1 399

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Elite Homes Ltd
P O Box 1400
Maidenhead
Berkshire
SL6 1GU

Application Number: F/2001/5286

Parish: **WINNERSH**

Location: **Illetas, Poplar Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 3 dwellings (Amendment to consent F/2001/3760)**

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. Immediately following the implementation of this permission, 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 buildings, extensions or alterations

permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. The bathroom and WC windows in the development hereby permitted shall not at any time be glazed other than with obscured glass.

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. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
8. 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
9. 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
10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space herein approved has been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

Condition
11. 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
12. 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
13. The landing windows in the side elevation of the house on plot 2 shall not at any time be glazed other than with obscured glass.

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 character of the premises and the residential and visual amenities of the occupiers of adjoining 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 safeguard visual amenities.

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

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

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

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

Informative
1. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
2. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

Informative
3. This permission relates to the application as amended with revised drawing numbers 2039/20B, 21C, 22A and 23C submitted to the Local Planning Authority on 4th July 2001, showing resiting of the 3 dwellings and reduction in the width of the houses on plots 1 and 2 and does not approve the proposals as originally submitted.

Informative
4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

Informative
5. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

Informative
6. The landscaping scheme to comply with condition 11 should incorporate additional planting along the Poplar Lane frontage, to include several trees.

Informative
7. You are advised, in compliance with The Town & 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 EN1
Loddon Area Local Plan policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5 and LT5
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, WBE1 and LT7.

Anna Cronin
Head of Planning & Transportation
Date: 06/02/2002

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 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 November 2001
My ref: EXC/F/2001/3760/
Your ref:

Mr C L Robinson
Elite Homes
PO Box 1400
MAIDENHEAD
Berkshire
SL6 1GU

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 Mr Robinson

SUBMISSION OF BRICK SAMPLES TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2001/3760 - PROPOSED ERECTION OF THREE DETACHED DWELLINGS AT ILLETAS, POPLAR LANE WINNERSH

I write regarding the brick samples submitted in relation to condition 2 of the above consent and am pleased to confirm that the following are considered acceptable:

main brick – Ibstock Surrey multi reds
detail brick – Ibstock Leicester reds

I look forward to receiving a tile sample shortly. If you have any queries regarding this application please contact Emy Circuit on 0118 974 6479.

Yours sincerely

MLT

M L Thorp
Principal Development Control Officer

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

8 November 2001

Dear Ms Circuit

5280

Re Proposed development of Illetas Poplar Lane Winnersh Planning Application No. F/2001/3760

Please find attached samples of the bricks and tiles we will be using on the above development:

The main bricks are to be Ibstock Surrey red multis and the bricks for the solider course and banding are Ibstock Leicester reds. The tiles for the roof are to be dreadnought red clay and I am awaiting a copy of their brochure which I will forward to you as soon as I receive it.

I would be grateful if you could confirm that these materials are acceptable as soon as possible as we would like to start ordering them

Thank you.

Yours sincerely

Christopher L. Robinson

Recd 1.30pm 6.12.01

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

5 December 2001

Dear Ms Circuit

5280

Re Proposed development of Illetas Poplar Lane Winnersh Planning Application No. F/2001/~~3760~~

Please find attached samples of the tiles we will be using on the above development.

The tiles for the roof are to be dreadnought with a mix of 70% Brown Antique and 30% Light Brindle see attached samples.

I would be grateful if you could confirm that these materials are acceptable as soon as possible as we would like to start ordering them

Thank you.

Yours sincerely

Christopher L. Robinson

Directors: C. Lewis, Robinson & S.D. Ferguson.
Registered in England No. 1873440. VAT No. 417380556

NHBC

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 21 February 2002
My ref: EXC/F/2001/5286
Your ref:

Mr C L Robinson
Elite Homes
PO Box 1400
MAIDENHEAD
Berkshire
SL6 1GU

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 Mr Robinson

SUBMISSION DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3760 - PROPOSED ERECTION OF THREE DETACHED DWELLINGS AT ILLETAS, POPLAR LANE WINNERSH

I write with regard to the details submitted to comply with conditions of the above planning permission, which was issued on 6 February 2002. I note that you refer to planning permission F/2001/3760 in your letters but this consent has been amended by planning permission F/2001/5286 and it is my understanding that your intention is to implement the revised scheme. In any case the same conditions apply to both permissions and, therefore, my comments apply to both.

The approved details are as follows:

Condition 2: brickwork in Ibstock Surrey Multi Reds with details in Ibstock Leicester Reds and Dreadnought tiles in a mix of 70% Brown Antique and 30% Light Brindle, in accordance with your letters dated 8 November 2001 and 5 December 2001,

Condition 9: a slab level the same as the original bungalow, 0.686 metres below the level of the road as indicated on the drawing accompanying your letter of 10 December 2001, received on 8 February 2002 and your letter of 18 February 2002.

I am awaiting comments from the landscape officer regarding landscaping and boundary treatments and will contact you again when I have received this advice. In the meantime, if you have any queries regarding this application please contact Emy Circuit on 0118 974 6479.

Yours sincerely

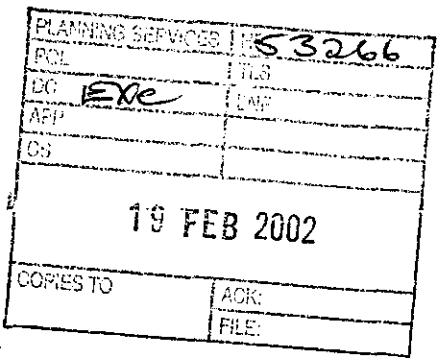
M L Thorp
Principal Development Control Officer

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



18 February 2002

Dear Ms Circuit

Re: Development of Illetas Poplar Lane Winnersh Planning App. No. F/2001/~~3760~~ 5280,

Further to our letter of 10 December 2001 concerning the slab levels for the above development we are writing to confirm that the new slab levels for all three houses are the same as they were for the bungalow that previously occupied the site.

Yours sincerely

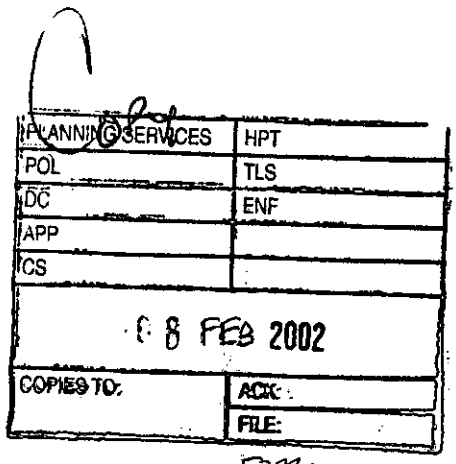
Christopher L. Robinson

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



10 December 2001

Dear Ms Circuit

Re: Development of Illetas Poplar Lane Winnersh Planning Application No. F/2001/3760 5286

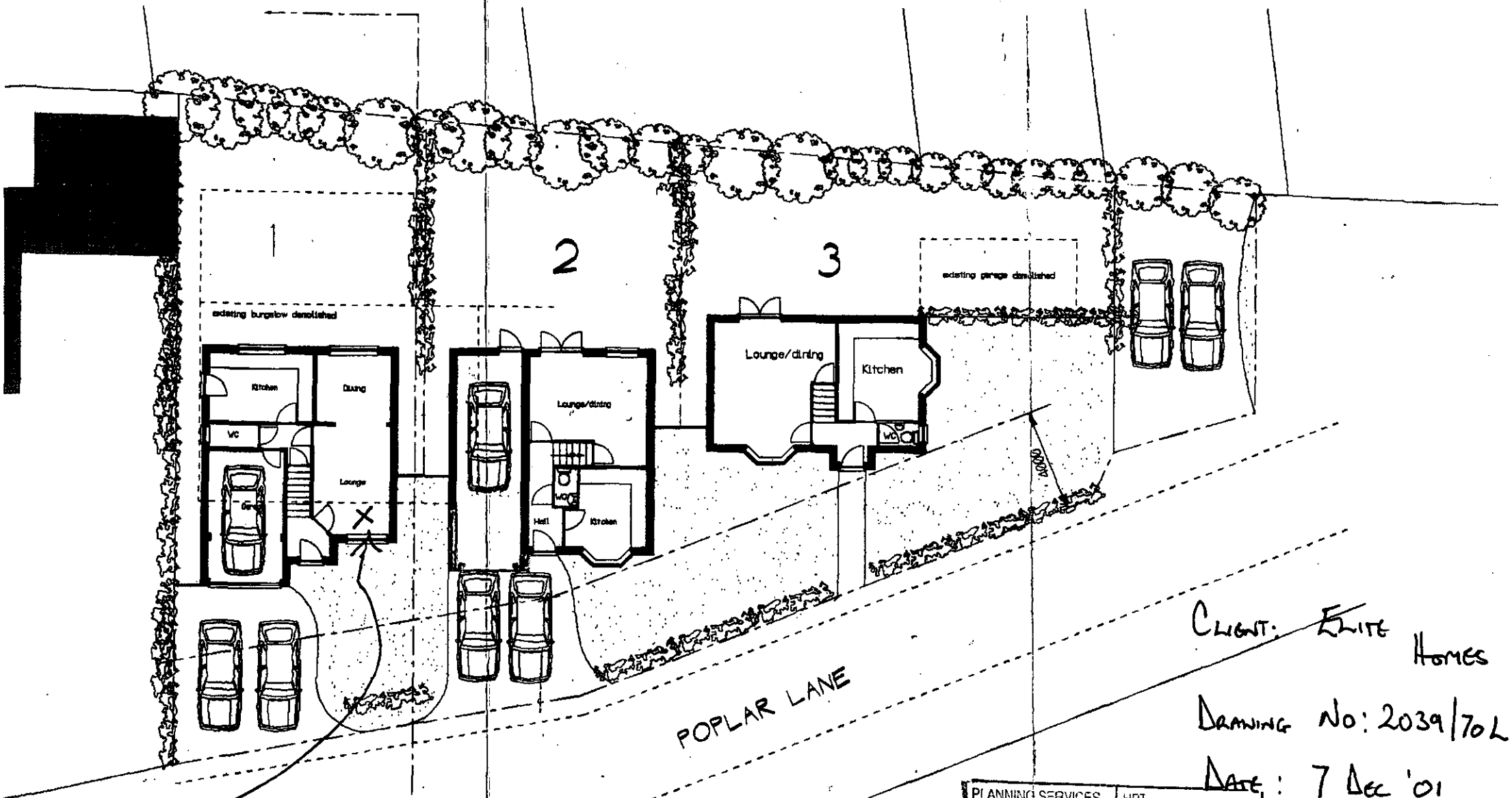
Please find attached a drawing showing the slab levels of the proposed houses.

I would be grateful if you could confirm that these are acceptable as soon as possible as we have now demolished the bungalow and have started on the foundations.

Thank you.

Yours sincerely

Christopher L. Robinson



SLAB LEVEL OF HOUSES 0·686M BELOW ROAD LEVEL.

ROAD LEVEL TAKEN AS ZERO

PLANNING SERVICES	HPT
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0 8 FEB 2002

COPIES TO: ACK: FILE:

CLIENT: ELITE HOMES

DRAWING No: 2039/70L

DATE: 7 DEC '01

PROJECT: DEVELOPMENT AT ILLEGAS WINNGREH

TITLE: SLAB LEVELS OF HOUSES.

Catherine, details of trees now provided but still no additional planting - any comments please?

Emy.

NB slight changes to layout approved - garage on plot 2 further forward + conservatory on plot 3

Emy

Size & species of tree is acceptable.

A hedge can be planted on the garden side of the front boundary fence & not on the verge.

We want to soften the visual impact of the open aspect! We need additional planting along this boundary.

Catherine.

Elite Homes Ltd.
PO Box 1400, Maidenhead, Berkshire, SL6 1GU
Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196



PLANNING SERVICES | HPT 52919
POL | TLS
DC EXE | ENF
APP
CS
08 FEB 2002
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FILE:

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

6 February 2002

Dear Ms Circuit

Re: Development of Illetas Poplar Lane Winnersh Planning App. No. F/2001/3760, Landscape scheme

Further to your letter concerning our landscape plan, we can now confirm the actual names of the trees we are proposing to plant.

As indicated on the drawing we intend to plant a six foot Cherry Blossom tree (Prunus Amanogowe) in the front garden of each plot. We do not intend to plant low hedging in front of the houses as the boundary is right on the road with a very small grass verge. We believe that an open look would be more beneficial and provide more space for pedestrians. We would be grateful if you could confirm that this is acceptable.

Whilst writing we notice from our files that we haven't had a reply from you with regard to our letters of 5th and 10th December 2001. We would be grateful if you could look into this and reply accordingly. In order to assist you we have enclosed copies.

We look forward to hearing from you.

Yours sincerely

Christopher L. Robinson

Directors: C. Lewis-Robinson & S.D. Ferguson.
Registered in England No. 1873440. VAT No. 417380556
NHBC

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 19 November 2001

Location:	Illetas, Poplar Lane, Winnersh, Wokingham
Proposal:	Proposed demolition of existing dwelling and erection of three detached dwellings.
Application Number:	F/2001/3760

In response to your informal consultation for the above application, the landscape comments are as follows:

The landscape scheme shown on drawing no 2039/23CL is not acceptable. The applicant will need to define the front of each property along Poplar Lane. This could be achieved by planting a hedgerow and to include several small trees. The applicant will need to provide a plan showing the location of the hedgerow and trees, full species name, planting densities or numbers and size of plant at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

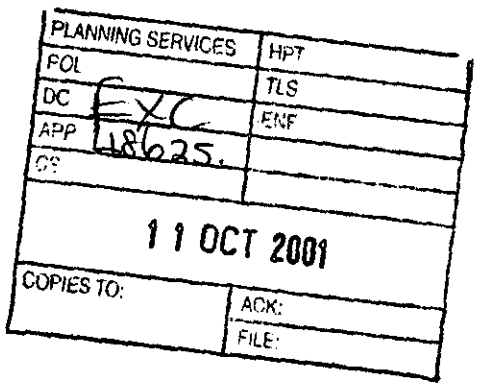
spoke to Chris Robinson 19/11

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



10 October 2001

Dear Ms Circuit

Re Proposed development of Illetas Poplar Lane Winnersh Planning Application No. F/2001/3760

Please find enclosed a drawing showing details of landscaping and fencing for the above development which will be required when the planning consent is issued after the 106 agreement has been completed.

If you have any questions please do not hesitate to call

Thank you.

Yours sincerely

Christopher L. Robinson

Directors: C. Lewis-Robinson & S. D. Ferguson.
Registered in England No. 1873440. VAT No. 417380556

NHBC

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 21 February 2002
My ref: EXC/F/2001/5286
Your ref:

Mr C L Robinson
Elite Homes
PO Box 1400
MAIDENHEAD
Berkshire
SL6 1GU

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 Mr Robinson

PROPOSED MINOR AMENDMENT TO PLANNING PERMISSION F/2001/5286 - ERECTION OF THREE DETACHED DWELLINGS AT ILLETAS, POPLAR LANE WINNERSH

I write in response to your letter of 18 February 2002 regarding proposed amendments to the above consent. I note that you refer to planning permission F/2001/3760 in your letter but this consent has been amended by planning permission F/2001/5286 and it is my understanding that your intention is to implement the revised scheme.

In any case, condition 4 of both permissions restricts permitted development rights, including those for alterations permitted by Class A of Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) Order 1995. This would include insertion of additional windows. Hence, planning permission would be required for the insertion of the two additional windows proposed - at first-floor in the side elevation and ground-floor in the rear elevation. Omission of the ground-floor WC window from the side elevation from the side elevation would be acceptable as a minor amendment.

I hope this information is of assistance to you. If you have any queries regarding this application please contact Emy Circuit on 0118 974 6479.

Yours sincerely

MLT

M L Thorp
Principal Development Control Officer

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

PLANNING SERVICES | HPL 53326
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DC EXC | ENF
APP |
CS |
20 FEB 2002
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Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

18 February 2002

Dear Ms Circuit

5286

Re: Development of Illetas Poplar Lane Winnersh Planning App. No. F/2001/3760,

Further to our telephone conversation please find enclosed drawings showing the proposed new and replacement windows.

As you can see we have removed the downstairs side window on the West elevation and moved it to the first floor to provide light to the stairwell that has been re-sited. The downstairs WC has been moved to between the Kitchen and Dinning room and a new obscure window is shown, in order to provide light to this area. Both of these windows are to be obscure glazed.

We have checked our planning consent and can find no conditions attached to it that prevents us from adding windows. In light of this we would be grateful if you could confirm that these are minor amendments which do not need a new application.

We look forward to hearing from you.

Yours sincerely

Christopher L. Robinson

enc.

PLA...	HPT
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DC	
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20 FEB 2002

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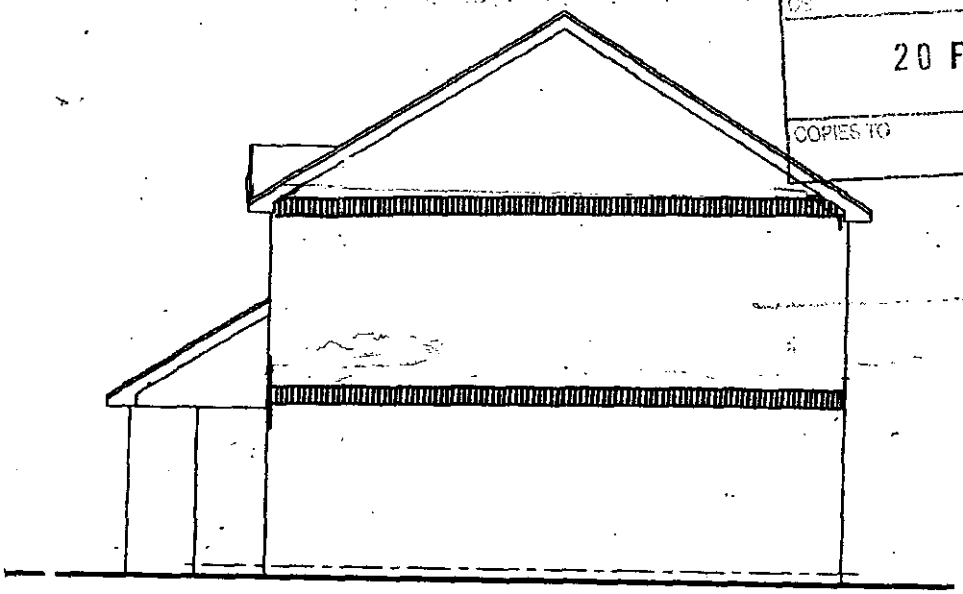
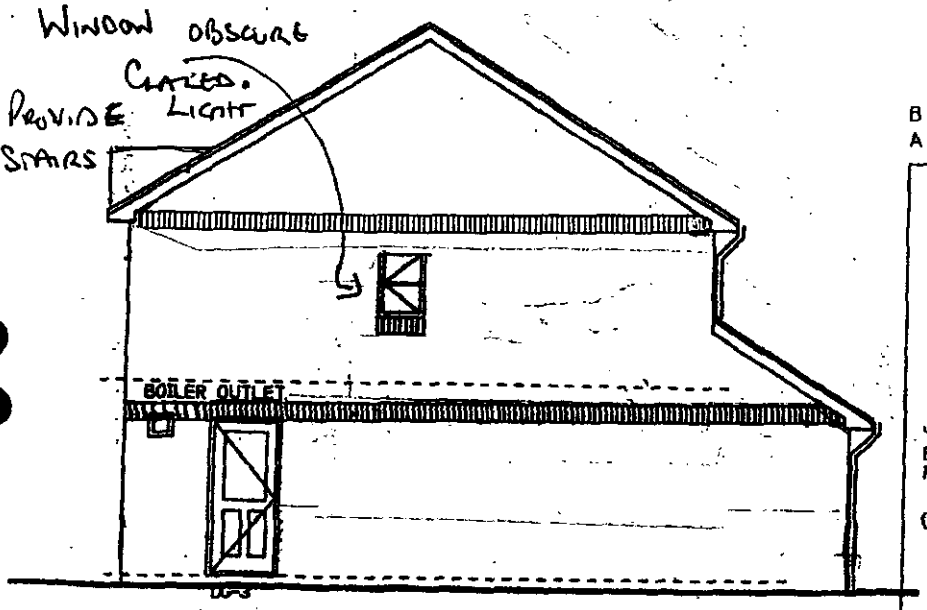


SIDE ELEVATION

NEW WINDOW OBSCURE CLAZED. LIGHT TO PROVIDE TO STAIRS



SIDE ELEVATION

B 28.06.01 Reduced in size
A 18.04.01 Minor amendments

JG ROBERTSON

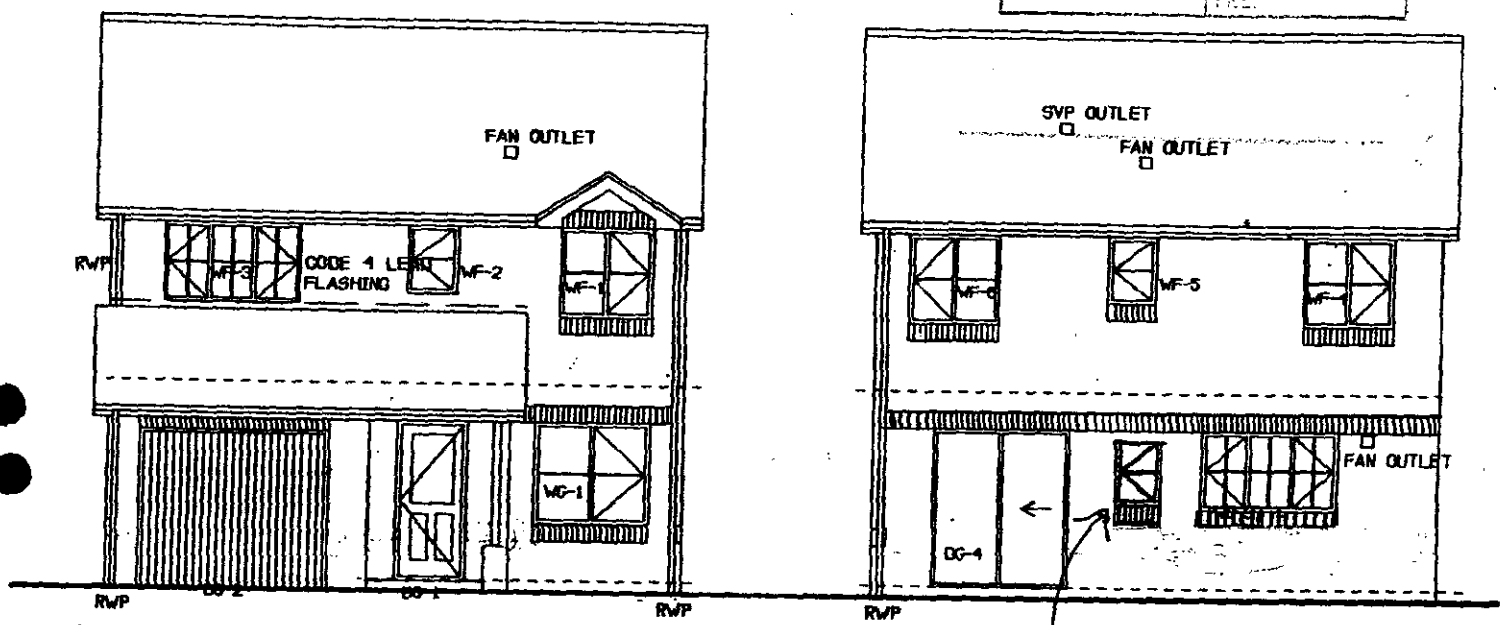
John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724056
Fax 01252 727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot 1 4 bed house	Drwg. No	2039/20BA

20 FEB 2002	
COPIES TO	ACK.
	FILE



Front Elevation

Rear Elevation

NEW WINDOW OBSCURE GLAZED

PAGE 2

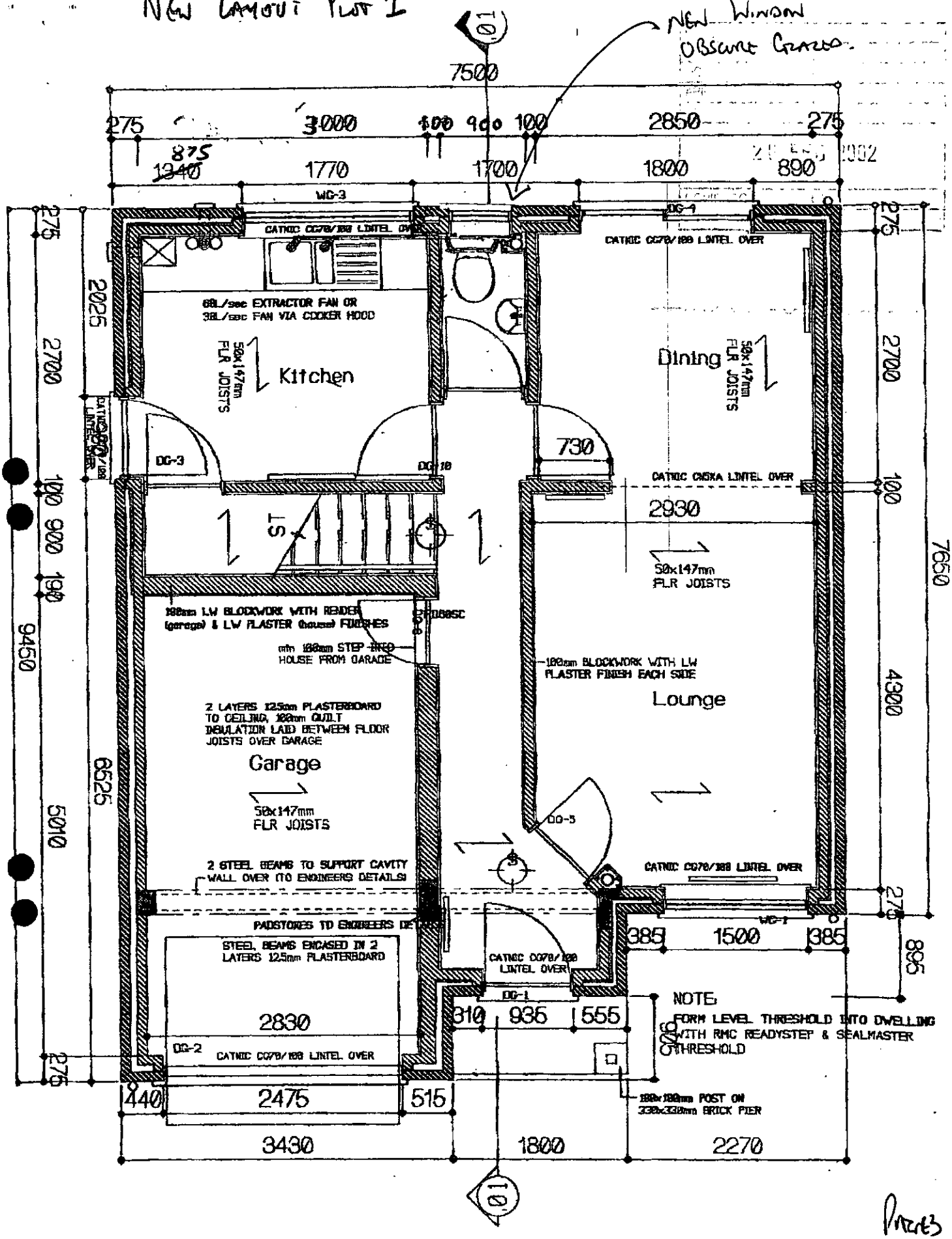
DRWG. NO

2039/20BA.

ELITE HOMES.

PLOT 1 POPLAR LANE WINNERSH.

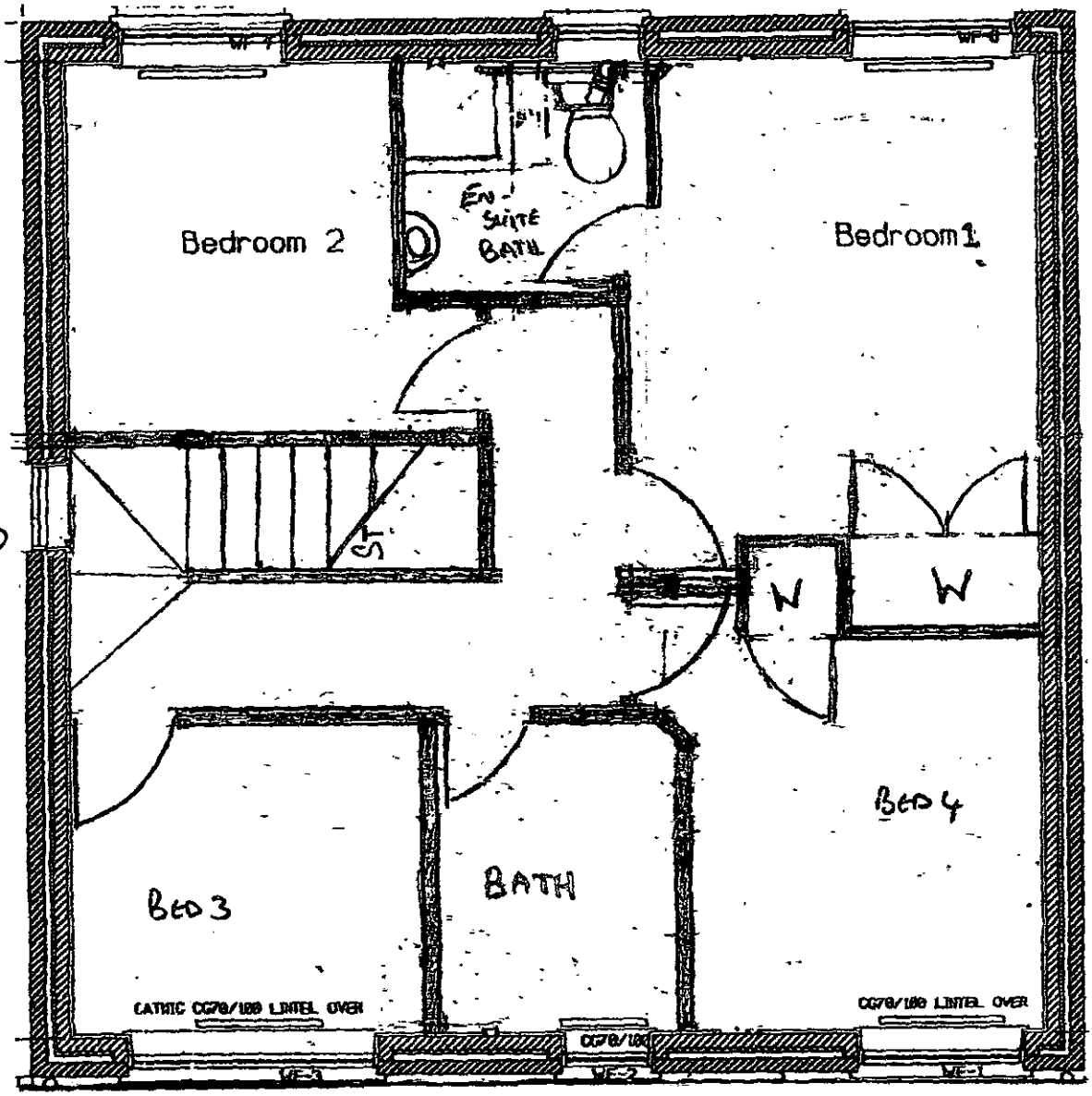
NEW LAYOUT PLOT 1



Ground Floor Plan

Plots

2039/20BA.



NEW WINDOW OBSCURE GLAZED TO PROVIDE LIGHT FOR STAIRS.

PLANNING SER
POL
D2
APP

Page 4

2039/20BA.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5286

Applicant : Elite Homes Ltd .

Location : Illetas, Poplar Lane, Winnersh, Wokingham.
Proposal : Proposed erection of 3 dwellings (Amendment to consent F/2001/3760)

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 4.12.01

Date Registered : 22/11/2001

Earliest Date for Decision : 16/12/2001

Latest Consultation Date/Site Notice Expiry Date : 16/12/2001

This application will have expired on: 17/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

See report to DC 9 Jan '02

Application Number: F/2001/5286

Appraisal :

See Development control report
9 January 2002

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

Application Number F/2001/5286
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As per report to Development
			Control 9 January 2002

RECORD OF SITE VISIT

SITE ADDRESS: Illetas Poplar Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5286

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

PLANNING SERVICES | HPT
TLS
EXC | ENF
CS
06 FEB 2002
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FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/WIN/14
EXT: 6526

TO: Emy Circuit
Planning

YOUR REF:

DATE: 6th February 2002

SECTION 106 AGREEMENT - ILLETAS, POPLAR LANE, WINNERSH
ELITE HOMES LIMITED - PLANNING APPLICATION NO. F/2001/5286

Attached for your information is a copy of a completed S.106 Agreement. I would be grateful if you could now issue the planning consent.

Please note that the payment of £300 in respect of the financial contribution towards trimming back hedges and trees which overhang the highway was received on completion of the S.106 Agreement dated 6th November 2001, relating to planning application no. F/2001/3760. The sum was paid in under cost centre code UX113 8815.

Please do not hesitate to contact me if you have any questions.

Regards.

Kate Wells

Enc.

DATED 5th February 2002

WOKINGHAM DISTRICT COUNCIL

and

ELITE HOMES LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
relating to the development of
"Illetas", Poplar Lane, Winnersh, Berkshire

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

KAW/106/WIN/14
mm/S106 agreement - elite homes

THIS AGREEMENT is made the 5th day of February Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and ELITE HOMES LIMITED whose registered office is at St. Anne's House Guildford Road Lightwater Surrey GU18 5RA (Company No. 49064) ("the Applicant")

WHEREAS:

A. The Applicant is the estate owner/owner in fee simple of the land shown edged red on the plan annexed hereto and known as "Illetas" Poplar Lane Winnersh Berkshire ("the Site")

B. On the 22nd day of November 2001 the Applicant made an application for planning permission ("Application No. F/2001/5286") for the erection of three dwellings the demolition of one dwelling known as "Illetas" and associated development ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. On the 6th November 2001 the Applicant and the Council completed an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of the site and Planning Application No. F/2001/3760 ("the 2001 Agreement")

E. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2001/5286 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/5286

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into

Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

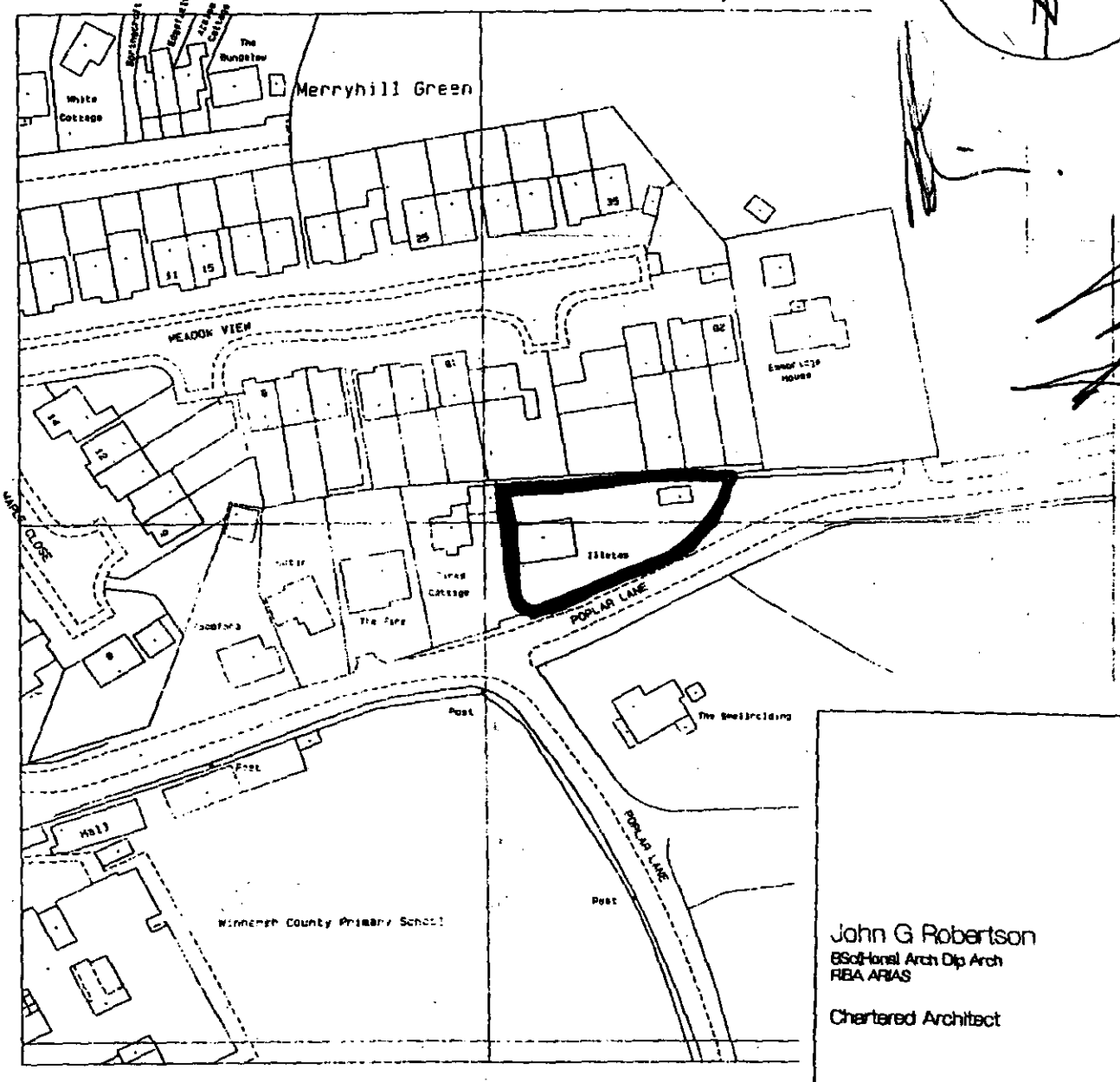
3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

4.1 that the terms conditions and obligations set out in the 2001 Agreement shall apply fully in all respects to the planning application and subsequent planning consent F/2001/5286

4.2 to pay the Council on the execution of this Agreement the Council's reasonable legal fees for the preparation of this Agreement

IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written



09.APR.2001* 3760

J G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252-724056
Fax 01252-727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	Nov. '00
Project	Proposed development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:1250
Title	Location Plan	Drwg. No	2039/06

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Elite Homes Ltd
P O Box 1400
Maidenhead
Berkshire
SL6 1GU

Application Number: F/2001/5286

Parish: **WINNERSH**

Location: **Illetas, Poplar Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 3 dwellings (Amendment to consent F/2001/3760)**

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. Immediately following the implementation of this permission, 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 buildings, extensions or alterations

permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. The bathroom and WC windows in the development hereby permitted shall not at any time be glazed other than with obscured glass.

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. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
8. 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 no time on Sundays or Bank or National Holidays.

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

Condition
11. 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
12. 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
13. The landing windows in the side elevation of the house on plot 2 shall not at any time be glazed other than with obscured glass.

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 character of the premises and the residential and visual amenities of the occupiers of adjoining 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 safeguard visual amenities.

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

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

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

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

Informative
1. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
2. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

Informative
3. This permission relates to the application as amended with revised drawing numbers 2039/20B, 21C, 22C and 23C submitted to the Local Planning Authority on 4th July 2001, showing re-siting of the 3 dwellings and reduction in the width of the houses on plots 1 and 2 and does not approve the proposals as originally submitted.

Informative
4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

Informative
5. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

Informative
6. The landscaping scheme to comply with condition 11 should incorporate additional planting along the Poplar Lane frontage, to include several trees.

Informative
7. You are advised, in compliance with The Town & 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 EN1
Loddon Area Local Plan policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5 and LT5
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, WBE1 and LT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

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.

DRAFT

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Emy Circuit** **Development Control**	☎	**6479**
TO :	**Colin Lawley** **Legal**	**DATE :**	**11 January 2001**

ILLETAS, POPLAR LANE, WINNERSH – O/2001/3623

A previous application F/2001/3760 was approved by the Development Control Committee on 22 August, subject to conditions and a Section 106 Agreement to secure a financial contribution of £300 and implementation of work to the highway by the applicant. This legal agreement has been signed, the payment of £300 received and the decision notice was issued on 6 November 2001.

The above application, for amendments to the approved scheme, was approved at the meeting of the Development Control Committee on 9 January 2002, subject to conditions and a legal agreement to carry forward the previous agreement for highway works. Please can you prepare the necessary agreement.

Enclosed are:
- a draft decision notice
- a copy of the application form
- a copy of the s.66 certificate
- a site location plan

If you require any further information please contact Emy Circuit on extension 6479.

M L Thorp,
Principal Development Control Officer

DEVELOPMENT CONTROL COMMITTEE 09.01.02
MEMBERS UPDATE

70 STURGES ROAD, WOKINGHAM
Application F/2001/4467

4 additional letters of objection have been received following the submission of revised plans. The objections can be summarised as follows:

- increased traffic which would affect pedestrian safety
- building would be close to 68 Sturges Road resulting in loss of light, devaluation of property and increased noise and pollution
- increased congestion
- proposal would set a precedent for 72 Sturges Road
- proposal would be out of character with the area
- inadequate boundary treatment
- access would be required from neighbouring property to enable construction
- loss of privacy due to overlooking

The grounds for objection are the same as those reported in the agenda.

In addition the agent has confirmed in writing that the proposal would not result in encroachment outside the red line of the site.

6 JOHNSON DRIVE, FINCHAMPSTEAD
Application O/2001/5362

Additional Consultations

Finchampstead parish Council: As reported plus
"This site has been recommended by the Planning Inspectorate in the Draft Local Plan, as one of the sites in Finchampstead that should remain undeveloped."

11 additional letters of objection –grounds as already in agenda report, plus insufficient parking provision.

FORMER FLUIDRIVE ENGINEERING, MOLLY MILLARS LANE, WOKINGHAM
Application F/2001/3255

The first sentence of condition 29 should read:

"Within 6 months of occupation a detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority."

CAISTER, SANDHURST ROAD, FINCHAMPSTEAD
Application O/2001/5327

Additional comments received

Finchampstead Parish Council – 'Councillors have expressed concern (as in the previous application) about traffic movement that will be generated to and from the site onto the busy Sandhurst Road at this point. Perhaps road safety aspects could be incorporated in a Section 106 agreement to provide facilities to combat the danger.

3 letters of objection on grounds of:

- unsafe access
- loss of TPO'd trees (area W1)
- previous refusals for housing development
- disturbance to wildlife
- settlement boundary incorrectly shown
- allowing proposal would set an unfortunate precedent

I letter withdrawing previous concerns providing layout is as shown on revised plan in relation to plot 3, and the 4 trees at the rear of the garage on plot 3 are retained.

Add the following condition No. 14.
Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.
Reason: In the interests of residential amenity.

Add the following informatives
1. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.
2. The details required to be submitted in a subsequent reserved matters application under condition No.1 should include road surface materials.

THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE.
Application F/2001/3636. Pages 1894-1905.
The following additional conditions, and informatives are recommended:

12. Prior to the start of development upon the site full details of the voids located in the sides and rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The building shall then be constructed using these details, which shall there after be retained and maintained. At no time shall these voids be blocked up or obstructed internal or externally.

13. A full survey of water voles, by a registered specialist, together with full details of any mitigation measures and a proposed timetable, which maybe required, shall be submitted to and approved in writing by the local planning authority.

14. No areas of hard standing, pathways and other forms of artificial surfacing shall be laid down upon the site, other than those approved under condition 10 of this decision notice for use as a parking area for no more than 2 cars.

15. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for both the application site and the meadow area (outline in blue on the submitted drawing) shall be submitted to and approved in writing by the local planning authority prior to the start of works upon the site. The management plan shall focus upon the continuation of the wild meadow appearance of the site and shall not include species of plant that are considered to have a domestic appearance.

Informatives.

3. The prior written consent of the Environment Agency shall be required for any proposed works or structure in, under, over or within 8 metres of the brink of the Hennerton Backwater.
4. This permission relates to the application as amended with revised plans Sheet 6 submitted to the Local Planning Authority on the 16 August 2001, showing the revision of the boathouse roof pattern, a reduction in its width, the insertion of voids in the side elevations and the reduction of the site area.

TOUTLEY BARN, OLD FOREST ROAD, WINNERSH
Application F/2001/4769, Pages 1906-1914

Reasons 6 and 7, on page 1911 should be combined as follows:

"6. The parking plan provided exceeds the Council's maximum car parking standards for B8 use but does not include lorry parking and the retention of unnecessary parking would be harmful to the rural character of the area."

Reason 8 should be renumbered as reason 7.

208 COLEMANSMOOR ROAD, WOODLEY.
Application F/2001/5286. Pages 1941-1947.
Condition 5 needs to be amended so that the second line should read "...vehicle parking herein approved has been provided."

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH JANUARY 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mrs C Smith.

Also present Mrs P Bray, Frank Browne, Mr JL Earnshaw, Mrs T Marinos and Mr D Swindells.

PART I

152. MINUTES

The Minutes of the meeting of the Committee held on 5th December 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments:-

1) Minute No. 137 page 1738, resolution 1) reference should be made to the terraced block, rather than the whole development being out of character.

2) Minute No. 137 page 1738, resolution 3) the deletion of the word "due".

153. APOLOGIES

Apologies for absence were submitted from Mr MJ Bryant and Mr AJ Ross.

170. APPLICATION NO: 2001/5286, ERECTION OF THREE DETACHED DWELLINGS (AMENDMENT TO F/2001/3760), IIIETAS, POPLAR LANE, WINNERSH, FOR ELITE HOMES LTD

The Committee considered a report about this application set out on Agenda pages 1947 to 1958.

Mrs P Bray, the local Member attended the meeting and spoke in support of the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 to carry forward the previous agreement.

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/5286 be approved subject to the conditions set out on Agenda pages 1950 to 1953.

Development Control Ref No:	Received	Parish
F/2001/5286	22.11.01	Winnersh

Applicant: Elite Homes Ltd

Location: Illetas, Poplar Lane, Winnersh

Proposal: Erection of three detached dwellings (amendment to F/2001/3760)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Planning History –
Illetas was a single-storey dwelling, located on a 0.08 hectare site, within the Identified Settlement of Winnersh. While the application site lies within the settlement, the land to the south and east is designated as Countryside. Poplar Lane, which serves a number of dwellings, as well as Winnersh County Primary School and commercial premises to the south of the application site, has a semi-rural character, due to its narrow width, lack of footpaths or defined kerbs and well established vegetation to either side.

In 2000 an application for four dwellings (two-pairs of semi-detached houses) was submitted (F/2000/2991) but this was withdrawn prior to determination. A subsequent application for three detached houses (F/2000/3760) was approved by the Development Control Committee on 9 April 2001, subject to conditions and a s106 agreement to facilitate improvements to the condition of Poplar Lane. The s106 has now been completed, the agreed sum of £300 has been transferred to the Council and the decision has been issued. The existing bungalow has now been demolished.

Proposal –
The proposal is for amendments to the existing permission for the erection of three, two-storey, detached dwellings. Changes to the detailing of the brickwork are proposed for all three dwellings. Other than this the proposed changes would be as follows:

Plot 1 - The only changes would be to the first-floor, internal layout.
Plot 2 - The depth of the house would be increased on the western side, to enable a dining area to be provided at the rear of the garage, which would be brought forward by 2.4 metres, so its roof would provide a continuation of the canopy over the entrance door and bay window. This would give an overall depth of 8.8 metres compared to 8.6 previously approved. The first-floor set back above the garage would remain the same. The rear door to the garage would be replaced with a dining room window. The first-floor layout would also be revised, resulting in a change in the location of the landing window in the east side elevation.
Plot 3 - A conservatory would be added at the rear of this house. It would be single-storey with a maximum projection of 2.2 metres, width of 3.4 metres and ridge height of 3.4 metres. Small dormers would be added above the first-floor

The proposal is before the Development Control Committee because it is for an amendment to an application that was originally determined by the committee.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions and a s106 to carry forward the previous legal agreement to this planning permission.

Background Papers

Held by: Planning Reception
Division: Environmental Services
Dept: Development Control

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

COMMITTEE REPORT

BACKGROUND

Consultations -

- ***Highway Officer*** – recommend conditions and s106 agreement as for F/2001/3760
- ***Landscape Officer*** – no objection, subject to suitable landscaping scheme, to include additional planting along the Poplar Lane frontage, such as a hedge and small trees
- ***Countryside Officer (Biodiversity)*** – The bat survey providing for F/2001/3760 provided sufficient information, the site is on the edge of the newt consultation zone and an informative regarding Great Crested Newts is proposed
- ***Winnersh Parish Council*** – "no comment"
- ***Local Residents*** – no comments received

Appraisal – the main issues are:

A. The principle of development (Loddon Area Local Plan policies LTV1 & LH1; Wokingham District Local Plan (Deposit Draft) policies WOS2 & WH1)
B. Impact on the residential amenity of neighbouring residents (Loddon Area Local Plan policies LBE2 & LBE5; Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1)
C. Impact on the character of the surrounding area (Loddon Area Local Plan policies LTV6, LBE1, LBE2 & LH1; Wokingham District Local Plan (Deposit Draft) policies WOS3, WH1, WBE1 & WH1)
D. Highway issues (Loddon Area Local Plan policy LT5; Wokingham District Local Plan (Deposit Draft) policy WT7)
E. Ecological issues (Loddon Area Local Plan policy LC10; Wokingham District Local Plan (Deposit Draft) policy WNC3)

A. The principle of development
The principle of development has been established by the previous permission for three dwellings.

B. Impact on the residential amenity of neighbouring residents
The main impact of the proposed changes to the house on plot 2 would be on plot one, as the garage would project forward, adjacent to the boundary but this would not have an unduly detrimental effect on the amenity of future residents. As the landing window would now be located further forward in the flank wall it is considered it should be obscure glazed to prevent unacceptable overlooking of the front windows of the house on plot 3.

The depth of the garden of the proposed dwelling on plot 3 would be 6.4 metres at the point where the conservatory would be, which would leave 4.2 metres to the rear boundary. Given the difference in levels between the application site and the rear gardens of the properties in Meadow View, and the position of the conservatory doors in its side elevation it is not considered there would be an adverse impact on occupants of neighbouring properties.

C. Impact on the character of the surrounding area
The main impact, in terms of the street scene, would be the changes to the dwelling on plot 2 and, as the garage would not project significantly further forward than the approved canopy, it would remain slightly set back in relation to the house on plot 1 and the first-floor set back would be retained, it is not considered that the proposed alterations would cause the dwelling to appear unacceptably prominent or cramped. The other changes would be relatively small scale and add interest to the appearance of the proposed dwellings.

D. Highway issues
Due to concerns regarding increased use of a substandard road, the Highway Officer negotiated improvements/repairs to Poplar Lane and the existing consent was subject of a legal agreement, committing the applicant to a financial contribution of £300, to facilitate the pruning, and to carry out repairs to the road. The works would comprise of trimming back hedges and trees that overhang the highway, mainly around the bend in the road, cutting back the verge where it has encroached on the highway, making good potholes, provision of two passing places and widening the carriageway around the bend. The financial contribution has been received but the applicant has not yet carried out the improvements to the highway and a s106 agreement would be required to transfer the previously agreed works to this approval.

E. Ecological issues
Prior to granting the previous consent, a bat survey was provided, which confirmed that that there was no evidence of bats in the bungalow, garage or shed and the proposal would not have an adverse impact on individual bats or local bat populations.

The property is on the edge of the consultation zone for Great Crested Newts. It is not considered necessary to require submission of a mitigation scheme but an informative is recommended.

Conclusion – The proposed amendments would not have a significant impact in terms of the character of the area or residential amenity of neighbouring residents and are considered acceptable.

Recommendation – GRANT planning permission subject to subject to a s106 agreement to carry forward the previous agreement and the following conditions:

CONDITIONS:

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

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.

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.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. The bathroom and WC windows in the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

7. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

8. 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.

9. 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.

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

11. 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.

12. 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.

13. The landing windows in the side elevation of the house on plot 2 shall not at any time be glazed other than with obscured glass.

REASONS

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

7. To safeguard visual amenities.

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

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

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

11. In the interests of visual amenity.

12. In the interests of visual amenity.

13. To safeguard the residential amenities of the occupiers of neighbouring properties.

INFORMATIVES

1. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

2. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

3. This permission relates to the application as amended with revised drawing numbers 2039/20B, 21C, 22A and 23C submitted to the Local Planning Authority on 4th July 2001, showing resiting of the 3 dwellings and reduction in the width of the houses on plots 1 and 2 and does not approve the proposals as originally submitted.

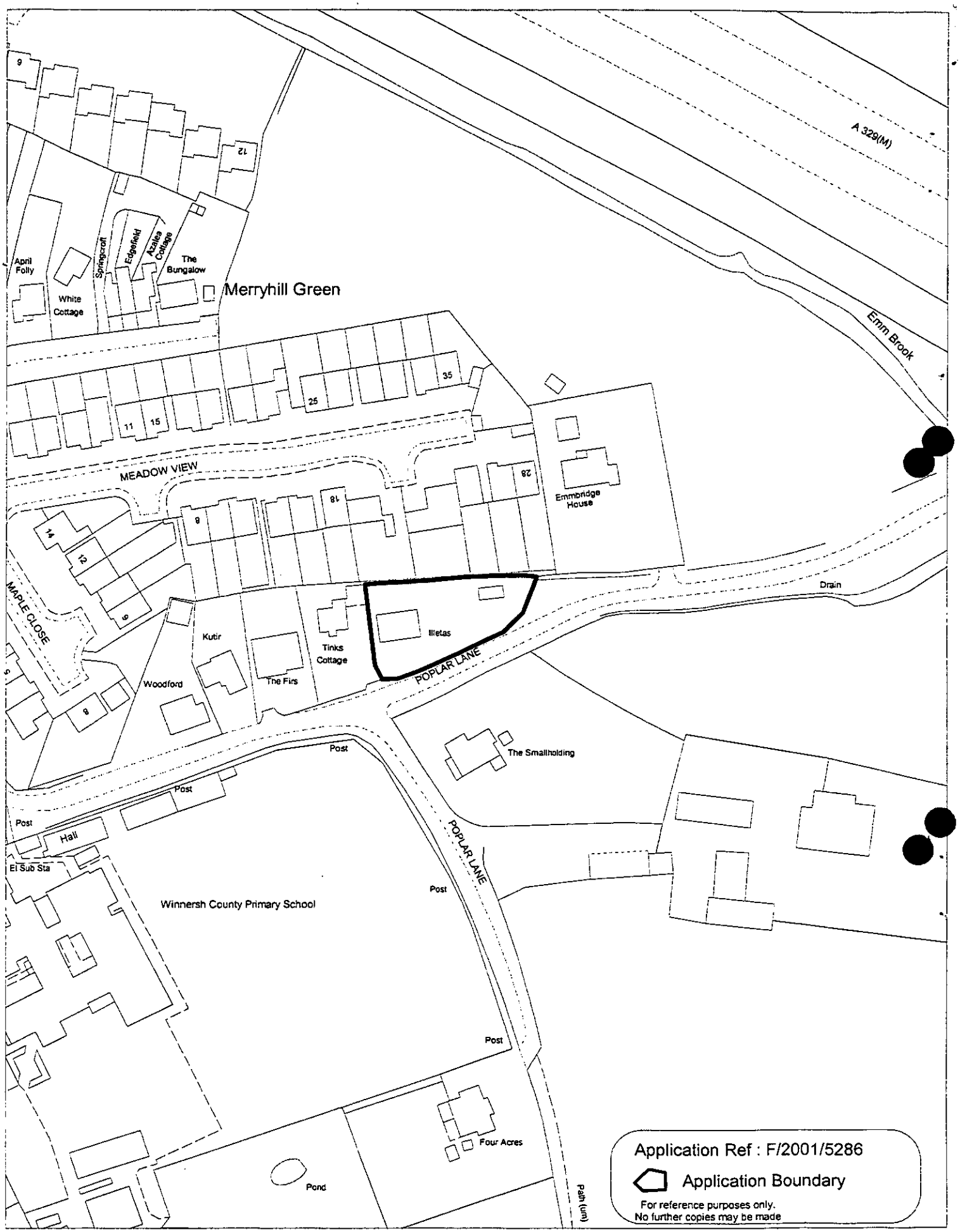
4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

5. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

6. The landscaping scheme to comply with condition 11 should incorporate additional planting along the Poplar Lane frontage, to include several trees.

7. You are advised, in compliance with The Town & 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 EN1
   Loddon Area Local Plan policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5 and LT5
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, WBE1 and LT7



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N W E S

1954

ELITE HOMES

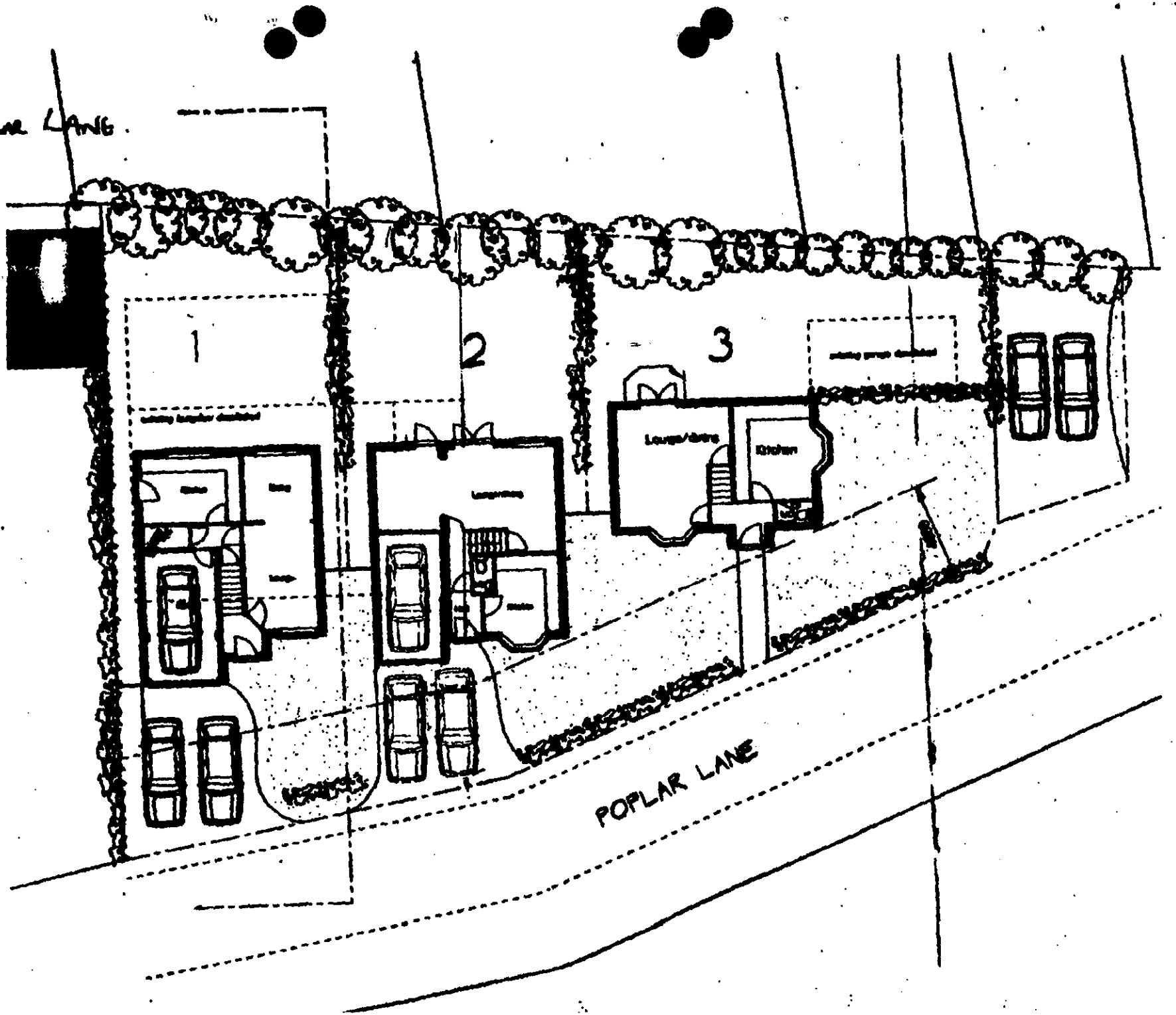
SITE: ILLETAS, POPLAR LANE.
WINNERSH

SITE LAYOUT

DRG. NO. 2039/30

SEP 2001

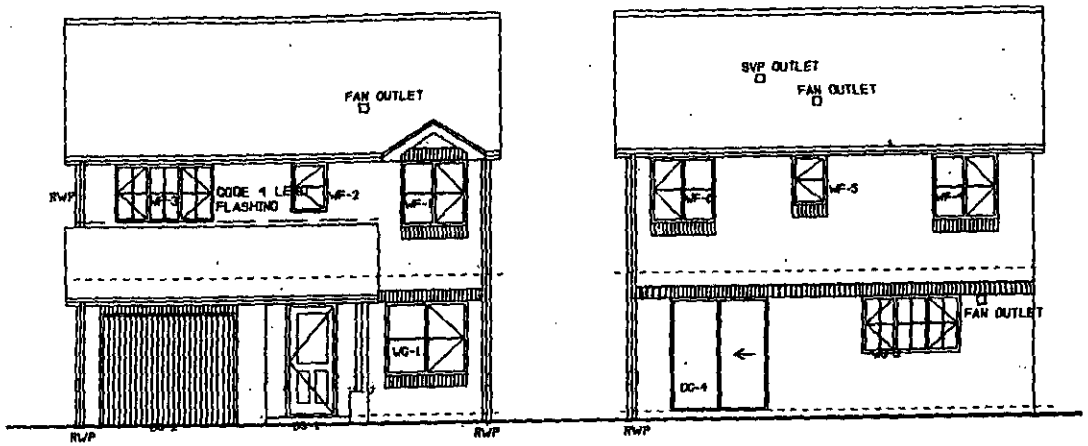
SCALE 1:200



1955

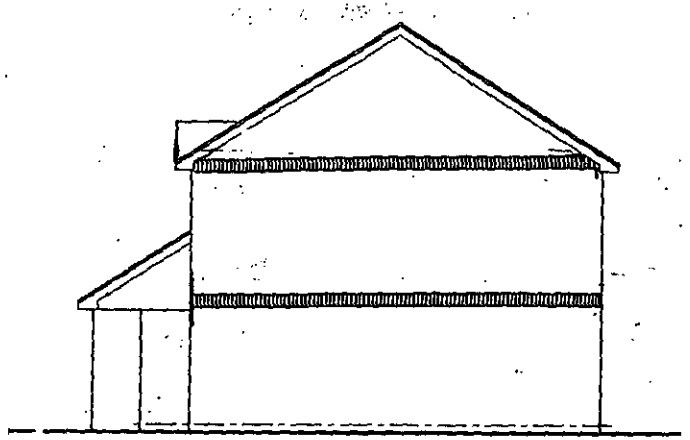
22 NOV 2001 - 5286

22.NOV.2001 5286

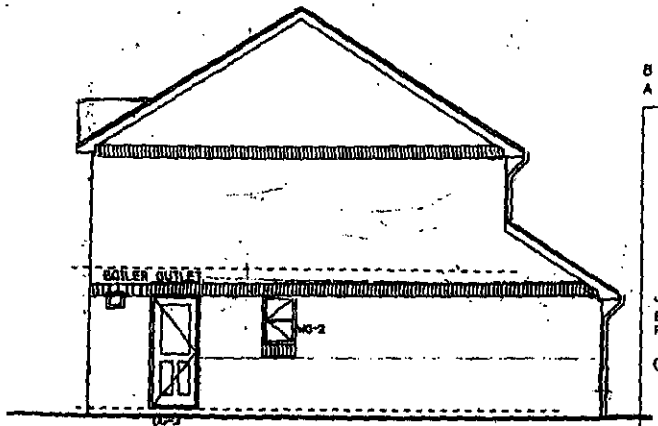


Front Elevation

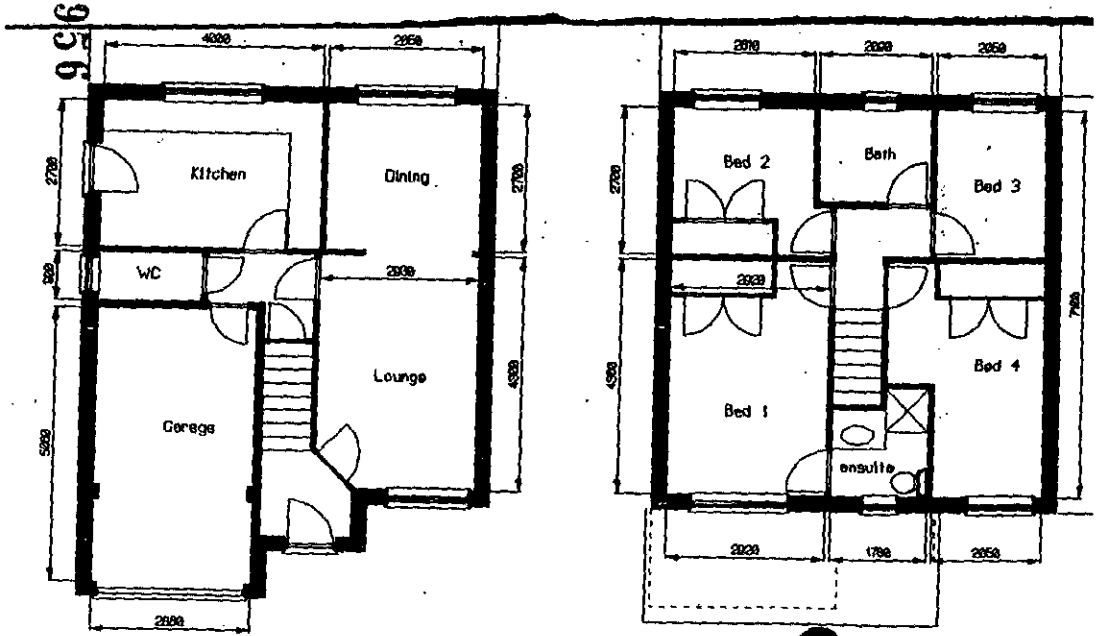
Rear Elevation

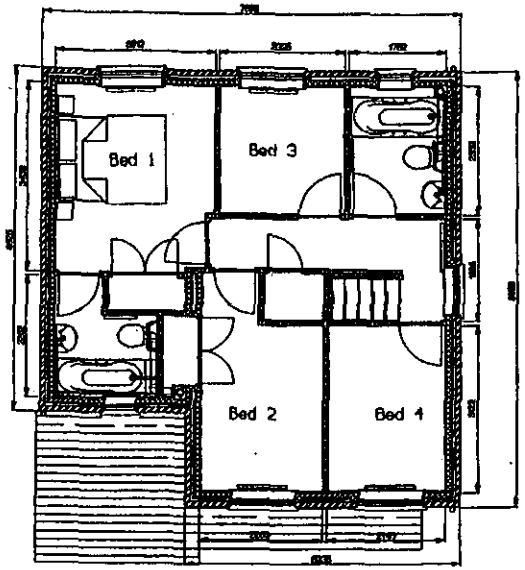


SIDE ELEVATION



SIDE ELEVATION

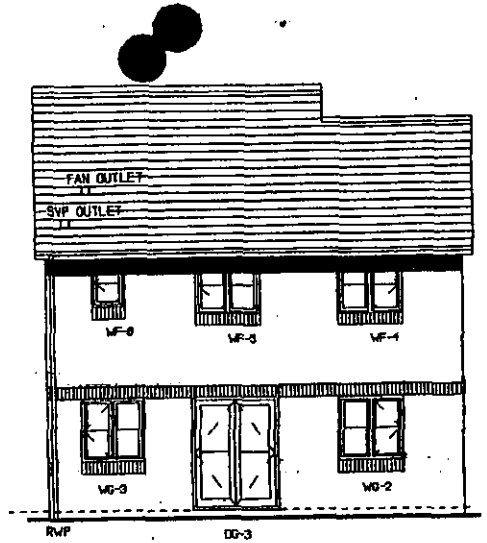

Kitchen
Dining
WC
Lounge
Garage
2700
2700
2700



FIRST

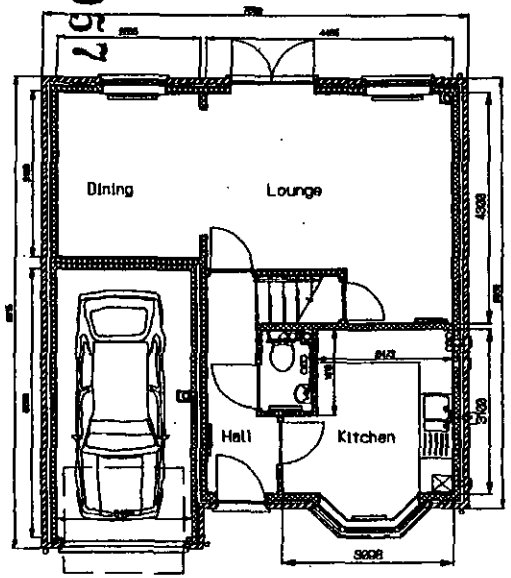


FRONT ELEVATION

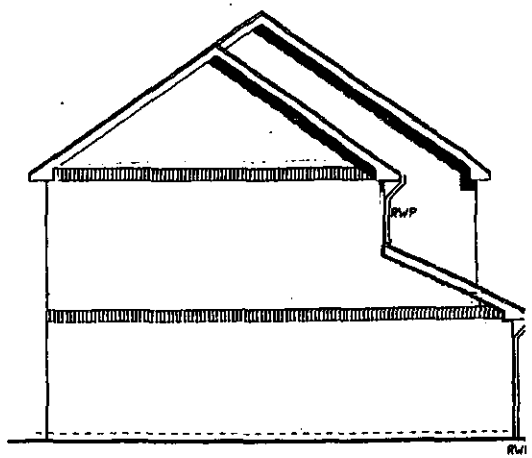


REAR ELEVATION

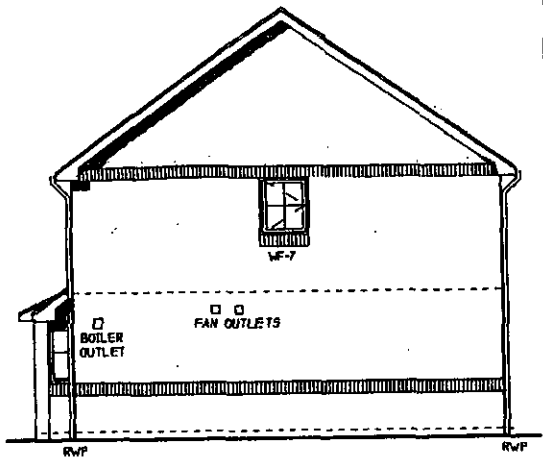
1967



GROUND



SIDE ELEVATION



SIDE ELEVATION

D 18.11.01 Dining added
C 28.06.01 Reduced in size
B 12.04.01 Minor amendments
A 06.04.01 Minor amendments

J G ROBERTSON

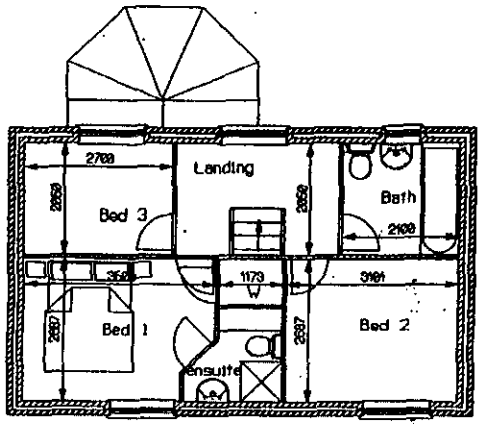
John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724858
Fax 01252 727671
18 Birch Grove HOOK
Hampshire RG27 8RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
		Drwg. No	2039/21D
Title	Plot No2		

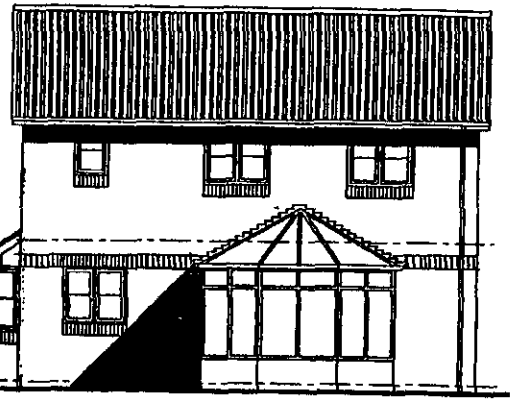
22.NOV.2001 5286



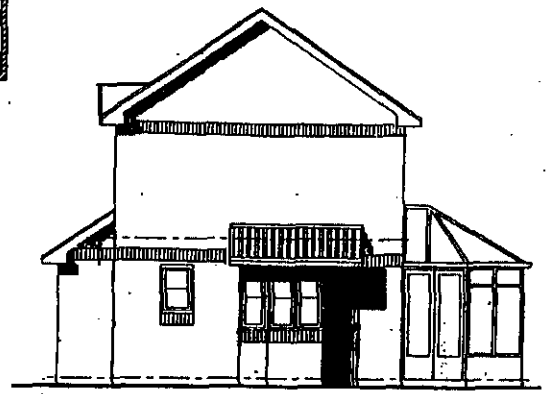
FIRST



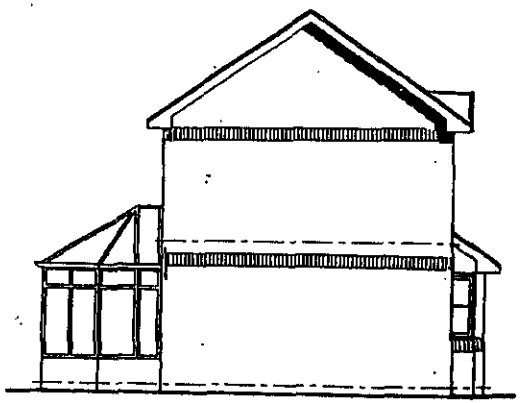
FRONT ELEVATION



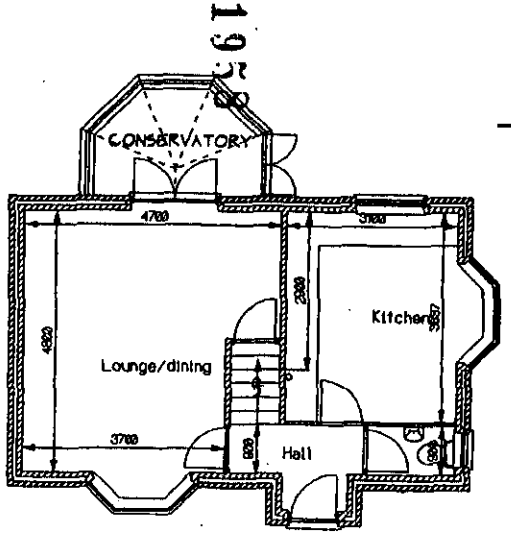
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GROUND

C 05.11.01 Ensuite added
B 31.10.01 Conservatory & dormers
A 18.04.01 Minor amendments

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724858
Fax 01252 727871
19 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

J G ROBERTSON

Client	Elite Homes Ltd.	Date	April '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot 3	Drwg. No	

Date: 03 January 2002

Your Ref:

My Ref: **Emy Circuit - F/2001/5286**

Elite Homes Ltd

P O Box 1400
Maidenhead
Berkshire
SL6 1GU

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/5286

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Proposal: Proposed erection of 3 dwellings (Amendment to consent F/2001/3760).

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.01.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 6 December 2001

Location:	Illetas, Poplar Lane, Winnersh, Wokingham
Proposal:	Proposed erection of 3 dwellings. (Amendment to consent F/2001/3760)
Application Number:	F/2001/5286

In response to your consultation dated 23 November 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The existing vegetation is shown on the site layout plan to be retained along the northern and western boundaries adjacent to existing properties.

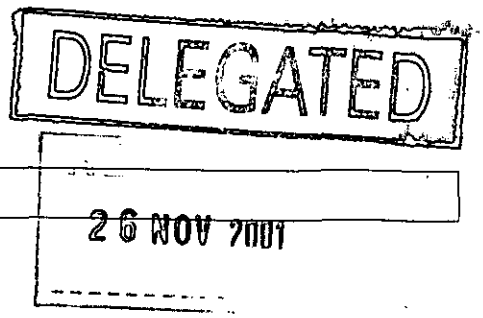
Additional planting should be provided along the site frontage adjacent to Poplar Lane. This could be achieved by planting a hedgerow and to include several small trees. The applicant will need to provide a plan showing the location of the hedgerow and trees, full species name, planting densities or numbers and size of plant at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Emy Circuit

DATE: 23 November 2001



WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5286

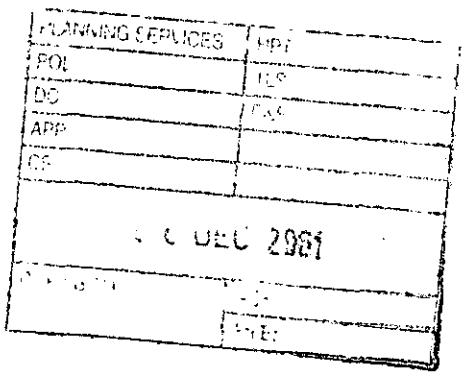
Proposal: Proposed erection of 3 dwellings (Amendment to consent F/2001/3760).

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant: Elite Homes Ltd .

Your observations are required in respect of this application **by 16/12/2001** .

No Comment



SIGNED: _____ DATE: 06.12.01

Clerk To Winnersh Parish/Town Council.

Emy Circuit

From: Andy Glencross
Sent: 30 November 2001 11:07
To: Emy Circuit
Subject: Planning Application F/2001/5286 Illetas Poplar lane Winnersh

Hi Emy

My comments on the above are as follows.

These properties are at the very edge of the newt consultation zone and consequently I propose that we do not ask for an agreed newt mitigation scheme but merely attach the following informative to any permission given.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I am satisfied that the bat survey provided prior to consent F/2001/3760 is still sufficient to cover this application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 23 November 2001

Application Number: F/2001/5286

Proposal: Proposed erection of 3 dwellings (Amendment to consent F/2001/3760)

Parish: WINNERSH PARISH

Site Address:
Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant:
Elite Homes Ltd .

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).

Comments and Conditions as per application no. F/2001/3760, including the transfer of the S106 agreement for that application to this.

Signed: _____ **Print name:** AC 23/11/01

Received by Wokingham District Council

Application No: F/2001/5286

Proposal:
Proposed erection of 3 dwellings (Amendment to consent F/2001/3760)

Location:
Illetas, Poplar Lane, Winnersh, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5286 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2001. 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 be issued 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 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(6)

Start date: ~~06 NOV 2001~~ 22 NOV 2001

Officer: ESC | Application No. F/2001/5286

Map No. 54 ... Site 0.08 .....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 3 DWELLINGS (AMENDMENT TO CONSENT F/2001/3760)

Location: ILLETAS, POPLAR LANE

Parish: WINNERSH Ward: WINNERSH

Applicant: ELITE HOMES LTD

Fee (6) Received ~~95.00~~ Required 570.00 Received 22/11, No fee on 3760. requested.

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	Agric cert deleted.	16/11 ✓	
4	Correct S 66 certificate			
5	Elevation plans	Plot 3: Side elevations do not show false dormers or bay windows for kitchen & lounge/dining room.	16/11 ✓	
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 : 23/11 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 .....

Dinton Pastures, A Glencross re Newts + Baty

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:

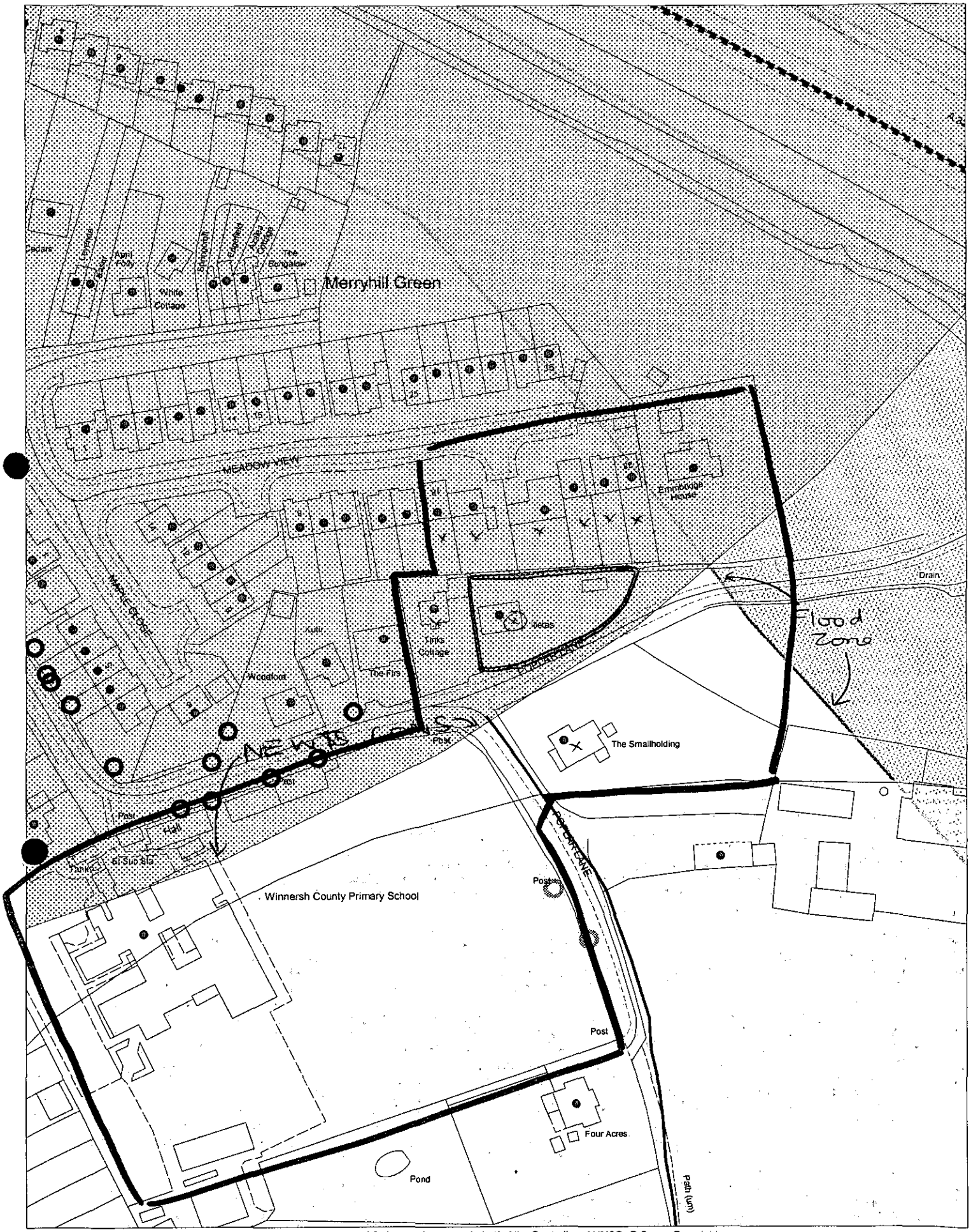
.....
.....
No pre-apps

NEIGHBOURS:

S/N + see map.

+ Pls include:- Mr & Mrs N. Battell, 22 Meadow View, Winnersh
Mr & Mrs A Woodward, 20 Meadow View, Winnersh
RG41 5PD

22.NOV.2001* 5286



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Development Control Section, Environmental Services, Wokingham District Council.
14 November 2001 Scale: 1 : 1250

N W E S

1509/ab

22.NOV.2001 5286

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	ELITE HOMES LTD
	ADDRESS	PO BOX 1600
		MAIDENHEAD BERKS
	POST CODE	SL6 1GU Tel No. 01628 633805
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	ILLEYAS POPLAR LANE WINNERSH
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.078 HA
5. Give brief details of the proposal	ABOUT THE APPLICATION	AMENDMENTS TO PLOT 2 GARAGE MOVED FORWARD. PLOT 3 CONSERVATORY ADDED + CHANGE DORMERS FIRST FLOOR WINDOWS.
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

- [x] 1:25000 Location Plan
- [x] 1:500 Block Plan
- [x] 1:100 Elevations
- [x] 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: AMENDMENTS TO PLANNING APPROVAL NO. F/2001/3760

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.
- [x] 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
- [ ] 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.

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.

FACE BRICKS, TILES TO ROOF
TO BE AGREED

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

SOAKAWAYS

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	
	TOTAL	
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 £ 95

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 Bovis Homes LTD DATE 5/11/01

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. 22.NOV.2001* 5286

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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

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

- 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 . . . . . Elliott Homes Ltd . . . .

Date . . . . . 5/11/01 . . . . . .

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

~~RADLETT THE FIRS~~ bungalow east side of

ADDRESS ILLETAS [redacted]PLAR LANE Thompson lottery PARISH WINNERSH E

54

PLOT No. ORD. SHEET No. SU 7871

BUILDER RENAMED - 20-11-91 NEW NAME FOUND THROUGH SEARCH - 26.6.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05082	Mr Dousk	O/App to erect 3 houses Demolish lottery on E. side	30.9.76	N/A C/A
06469	Mr Dousk	O/App to erect bungalow	9.6.77	N/A C/
BR 7275	Mr Griggs	erection of bungalow	28.10.77	APP N/
07180	" "	" "	24.11.77	N/A RE
BR 7643	" "	" "	9.1.78	APP N/
07555	"	" "	19.1.78	N/A C/
BR24926	MR CARTER	GARAGE, UTILITY ROOM	21.6.85	APP N/A
23909	"	" & PORCH	12.8.85	N/A CLA
BRA 5744	"	CHIMNEY	5.8.88	APP
F/2000/2991				
F/2001/3760	Withdrawn 6/4/01			

DATE OF COMPLETION

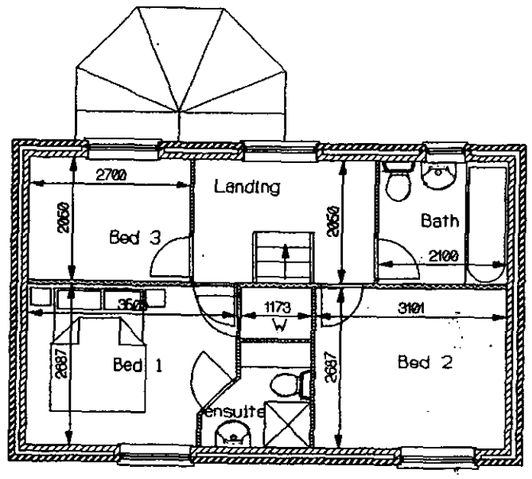
MINISTRY DECISION

SPECIAL ORDERS TPO 923 6.4.98

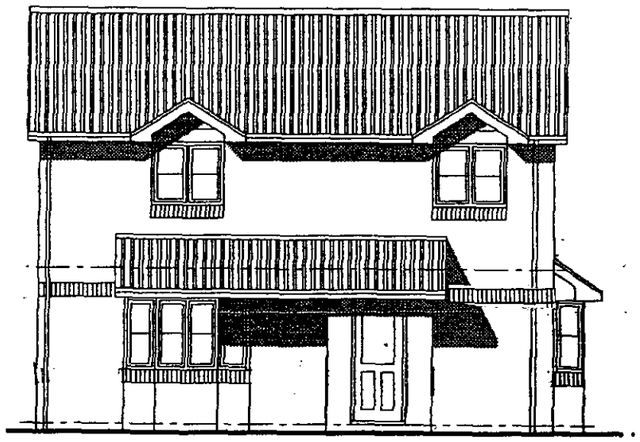
DRAINAGE

091074

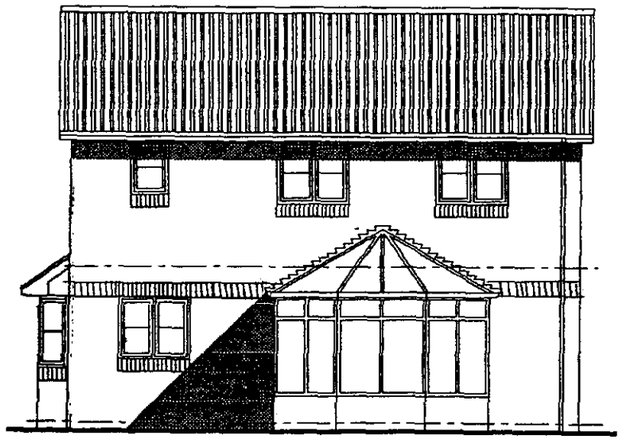
22.NOV.2001 5286



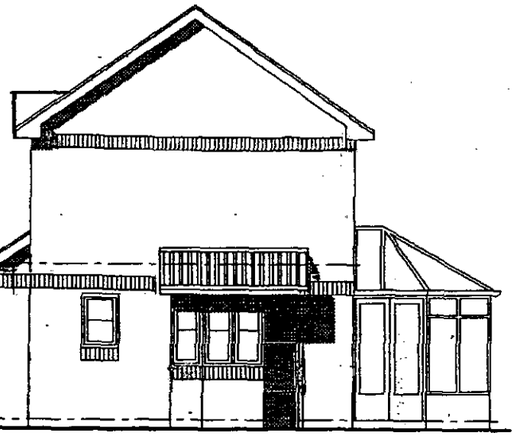
FIRST



FRONT ELEVATION



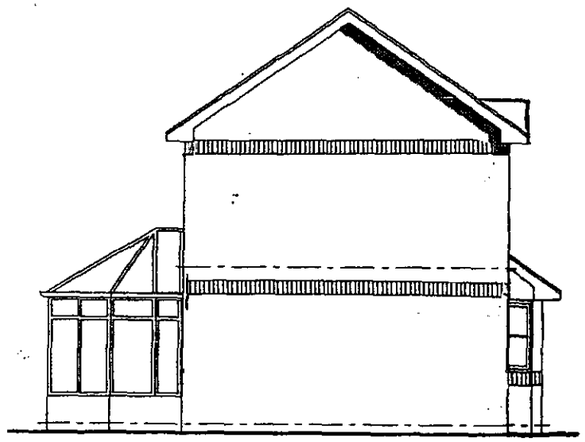
REAR ELEVATION



SIDE ELEVATION

APPROVED

C 05.11.01 Ensuite added
B 31.10.01 Conservatory & dormers
A 18.04.01 Minor amendments



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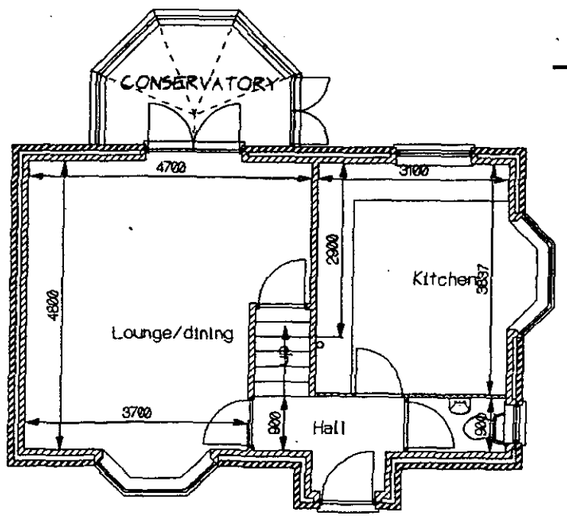

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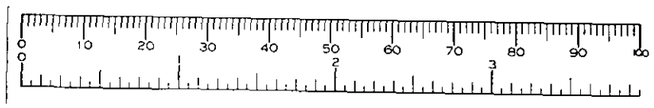

G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724056
Fax 01252 727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	April '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot 3	Drwg. No	2039/22C

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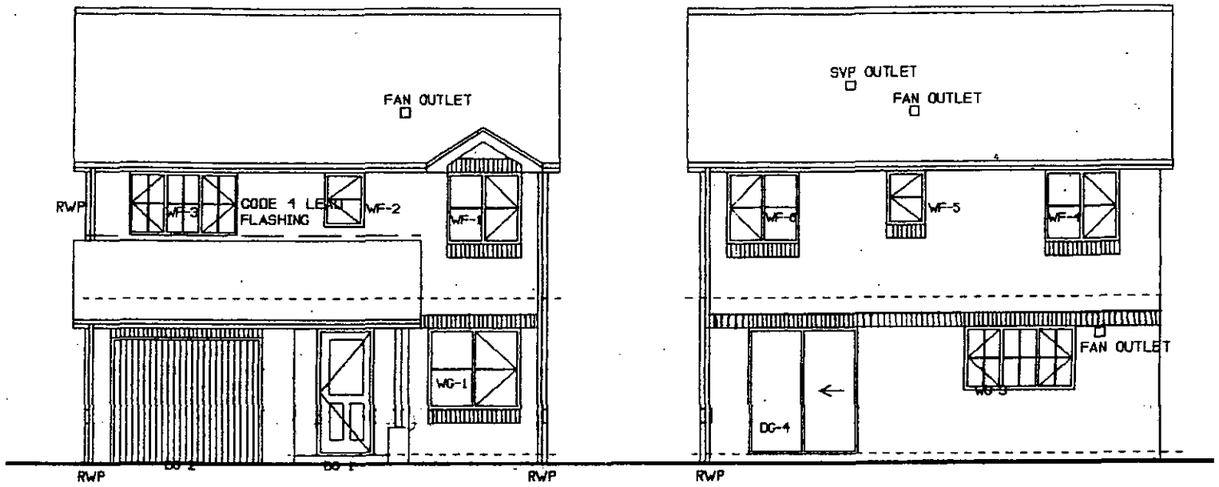
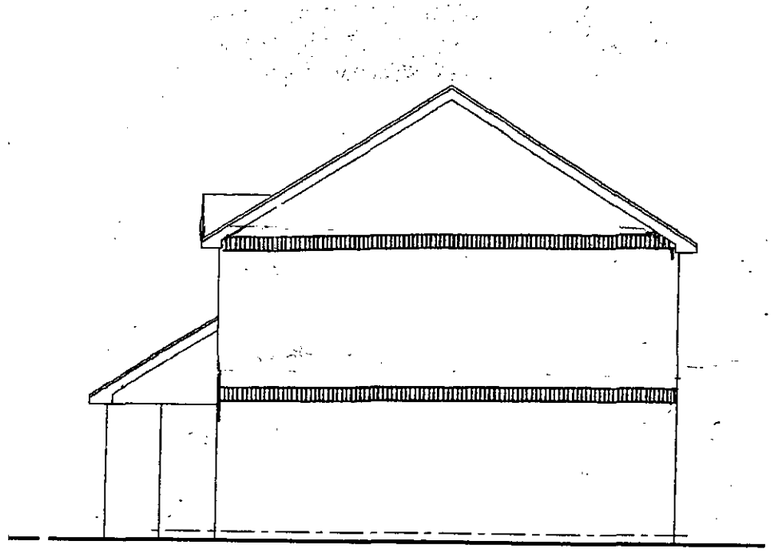


Front Elevation

Rear Elevation



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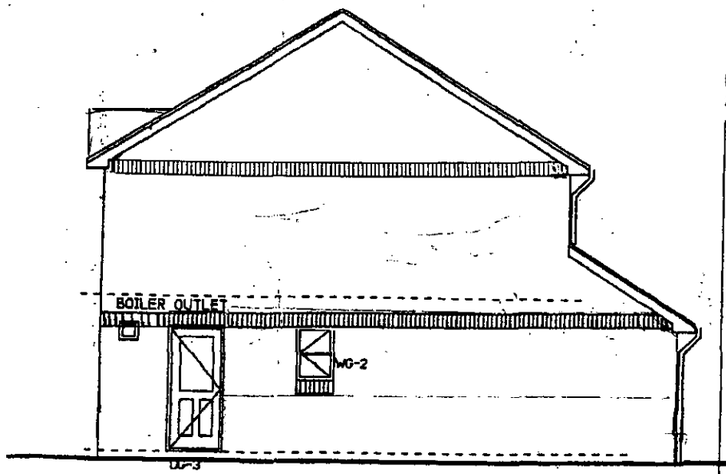
APPROVED



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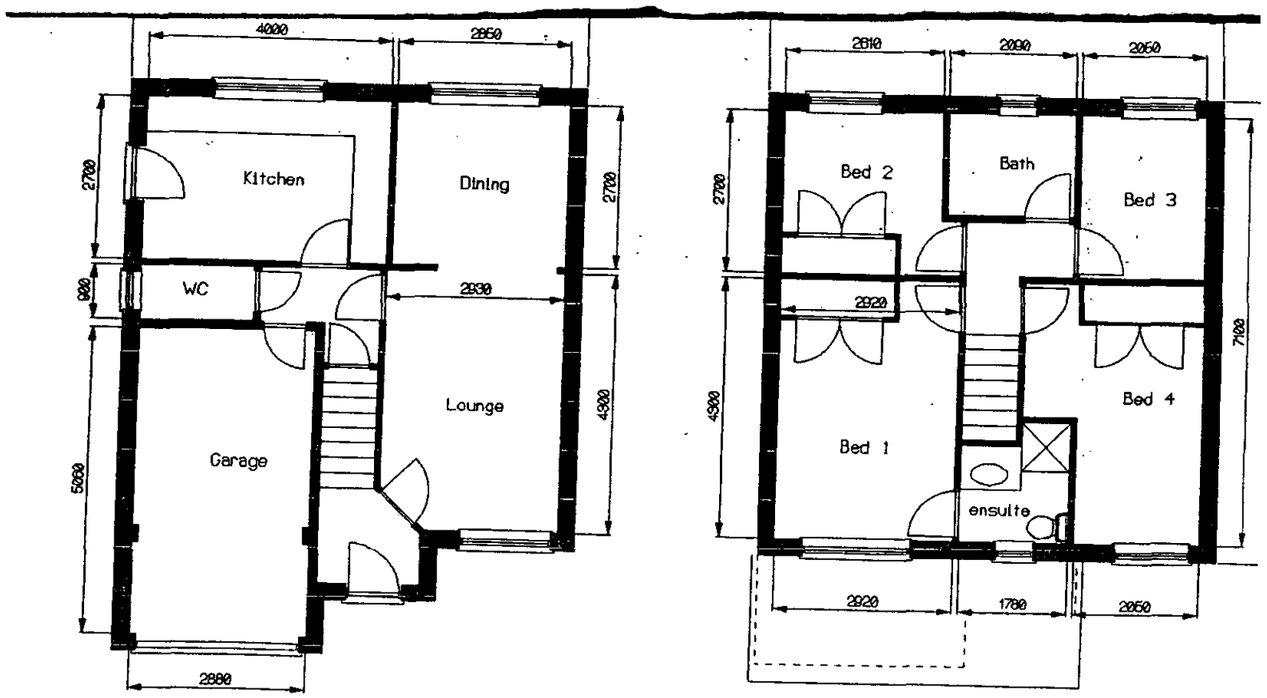
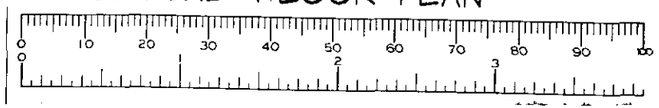


GROUND FLOOR PLAN

FIRST FLOOR PLAN



B 28.06.01 Reduced in size
A 18.04.01 Minor amendments

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724056
Fax 01252 727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.GRobertson@tesco.net

G ROBERTSON

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
		Drwg. No	2039/20B
Title	Plot 1 4 bed house		

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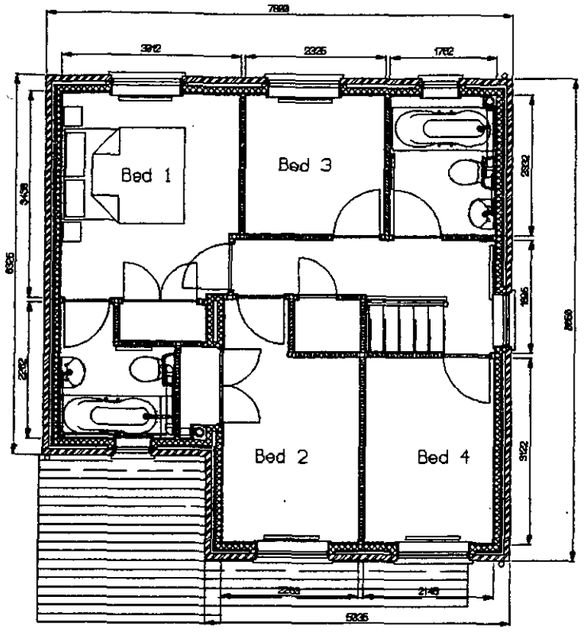

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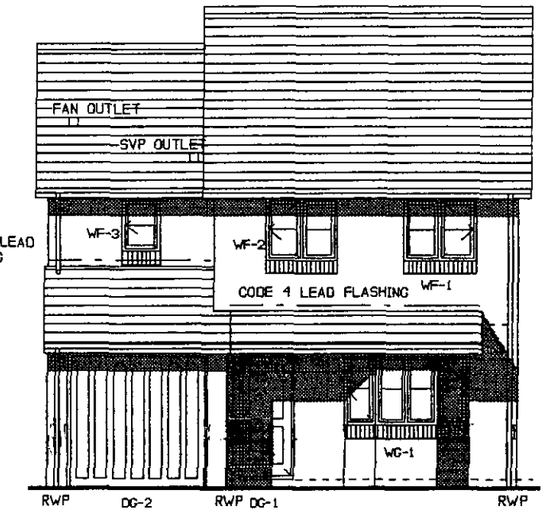

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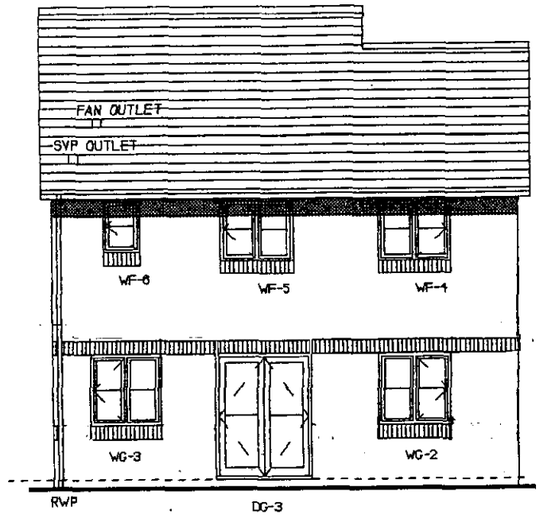
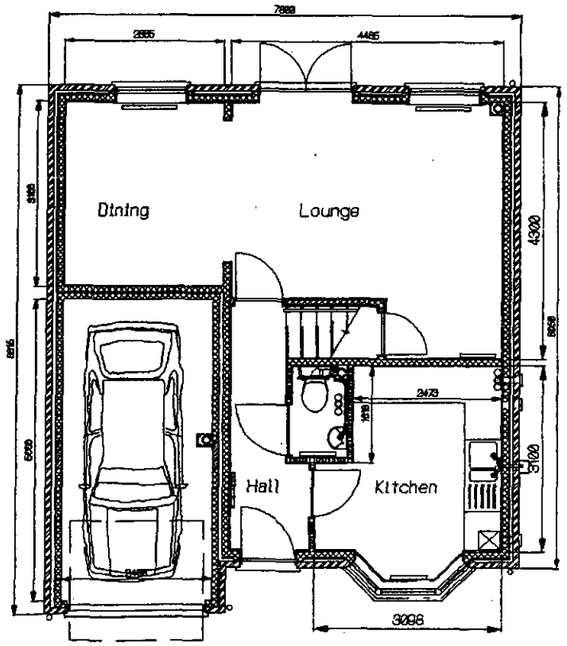


REAR ELEVATION

APPROVED



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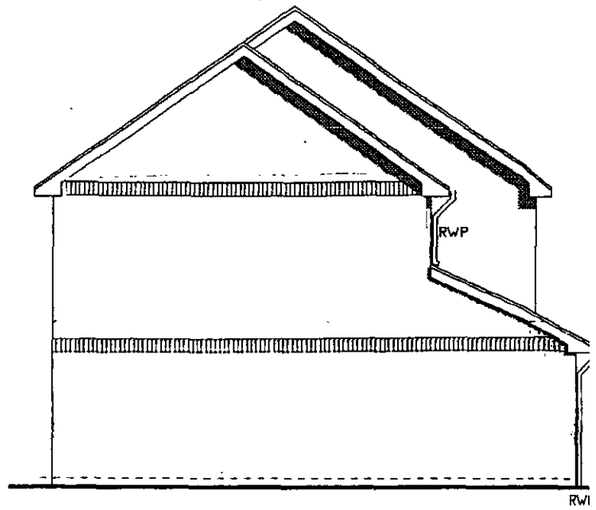

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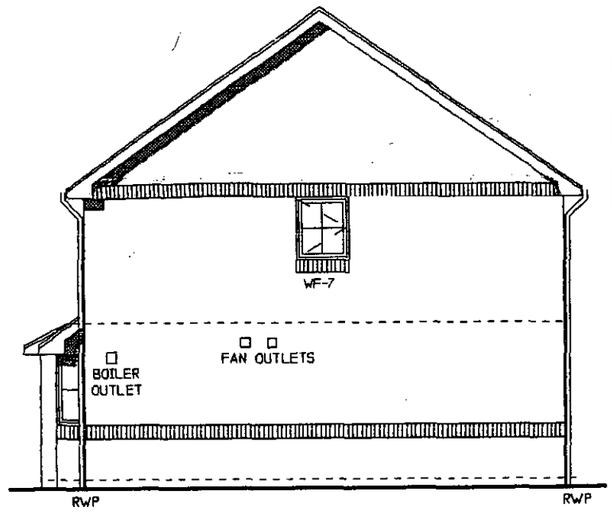

SIDE ELEVATION

D 16.11.01 Dining added
C 28.06.01 Reduced in size
B 18.04.01 Minor amendments
A 06.04.01 Minor amendments

John G Robertson
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Telephone 01252 724056
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J G ROBERTSON

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot No2	Drwg. No	2039/21D

ELITE HOMES

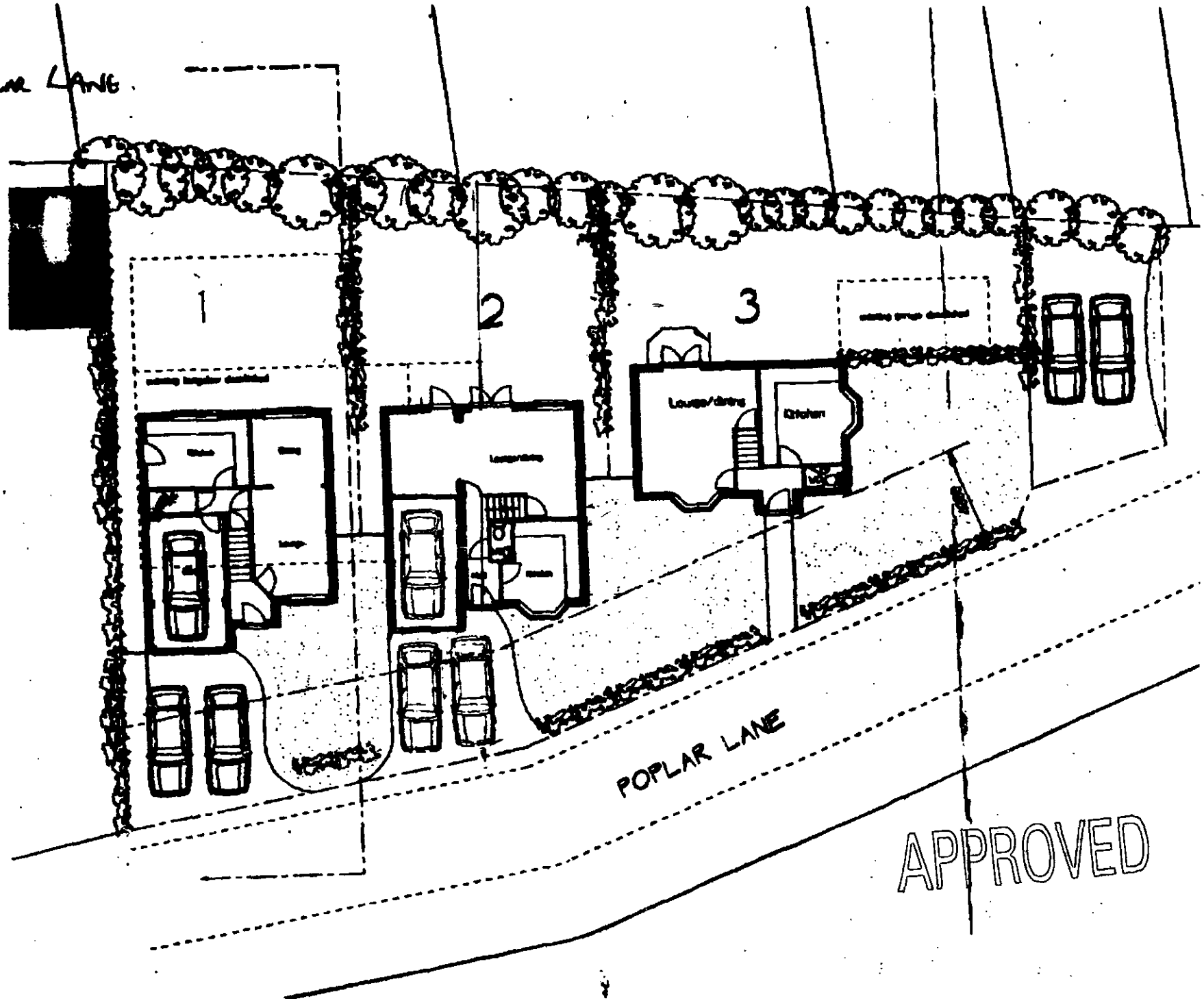
SITE: ILLGRAS, POPLAR LANE. WINNERSH

SITE LAYOUT

DRG. NO. 2039/30

SEP 2001

SCALE 1:200



APPROVED

22.NOV.2001 - 5286

Ordnance Survey®

Superplan®

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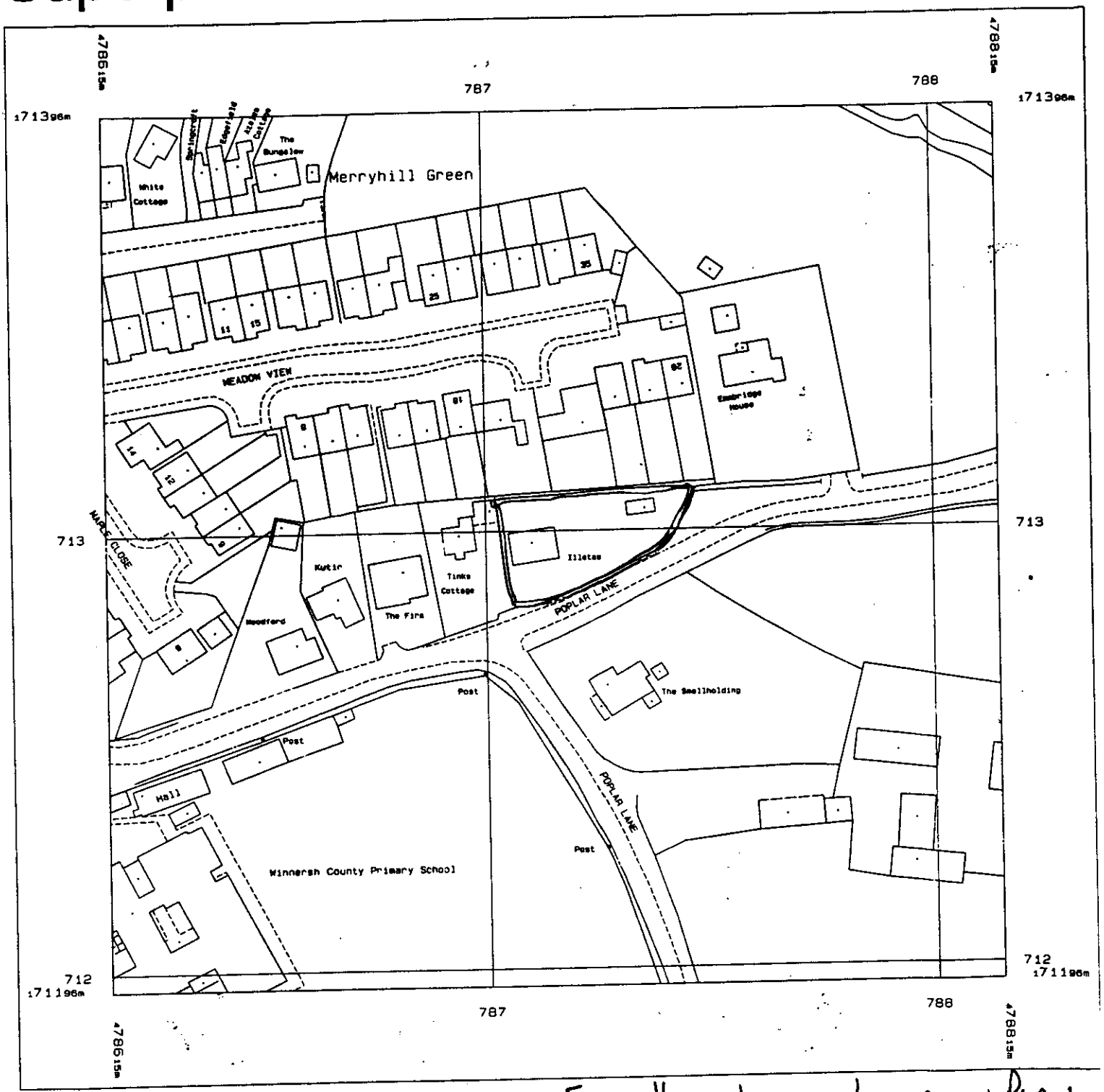
Planning Extract - 1

Site-centred



ELITE HOMES LTD, LOCATION PLAN

SITE: ILLETAS, POPLAR LANE, WINNERSH, WOKINGHAM

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7871SE

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Centre Coordinates: 478715 171296

Supplied by: Dome Guildford