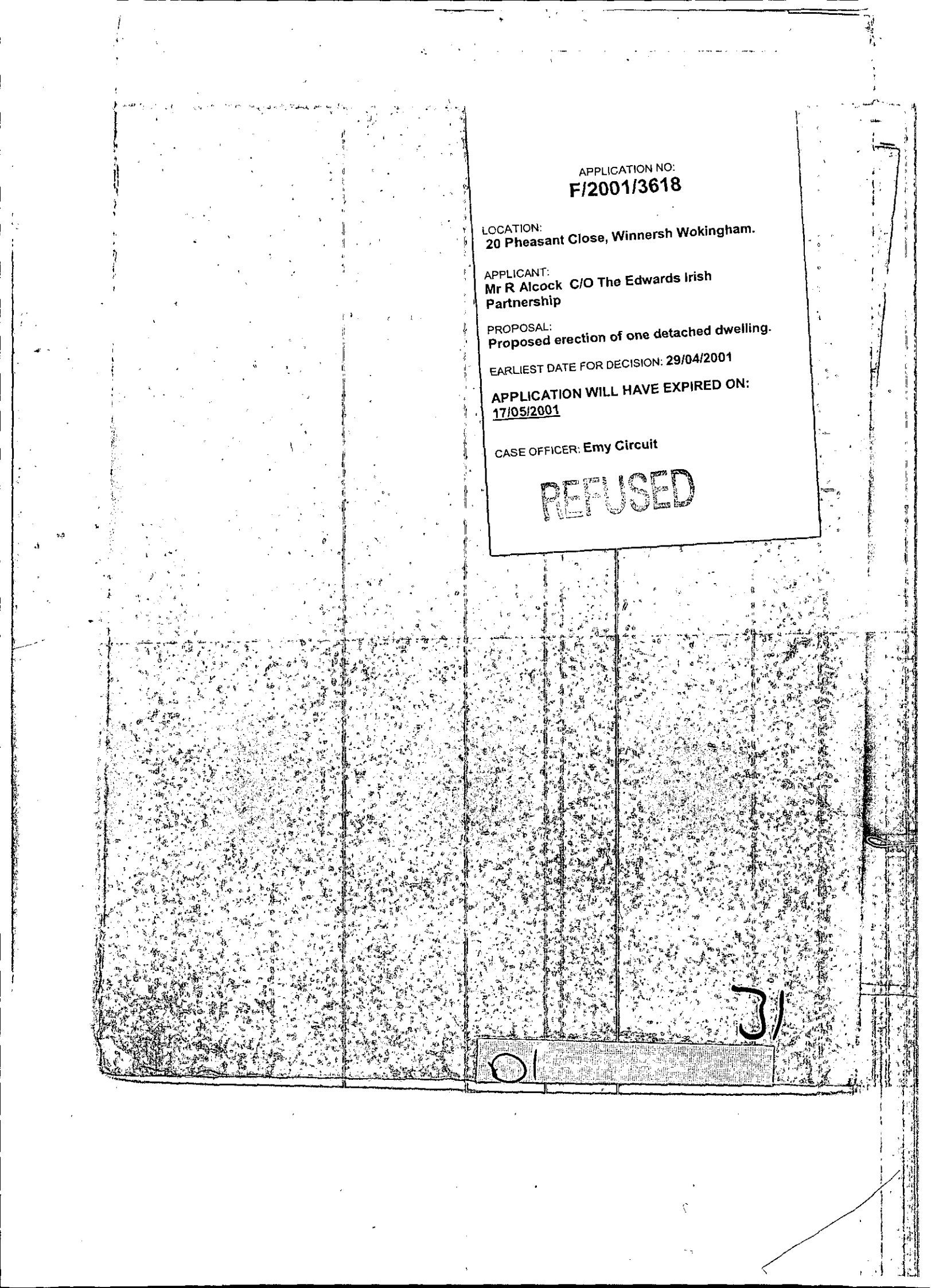


APPLICATION NO:
F/2001/3618

LOCATION:
20 Pheasant Close, Winnersh Wokingham.

APPLICANT:
Mr R Alcock C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of one detached dwelling.

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Emy Circuit**

REFUSED

31

01

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Alcock
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2001/3618

Parish: **WINNERSH**

Location: **20 Pheasant Close, Winnersh, Wokingham**

Proposal: **Proposed erection of one detached dwelling.**

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

Reason
1. The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, SH1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WH1, WT7

John Mitchell
Development Control Manager
Date: 17/05/2001

Notice checked by: _____

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3618

Applicant : Mr R Alcock C/O The Edwards Irish Partnership.

Location : 20, Pheasant Close, Winnersh, Wokingham.
Proposal : Proposed erection of one detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....17 April 2001.....

Date Registered : 22/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001

This application <u>will have expired on</u>: <u>17/05/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditions
Environmental Health. — no objections
Neighbours — PTO. — 11

Planning Issues :

Identified settlement - character and amenities of surroundings
highways.

- visible throughout close / intrusive
- utility of residents
- character of close
- no benefit for existing residents + disadvantage for most
- not in keeping - cottage style windows / bays
  - silhouette - not chalet.
  - two-storey across width - not low at sides
  - too large for plot.
  - front + side gables
  - integral garage

- access should be on other side of site
- increase in on street parking / parking on bend → risk. (difficulty accessing other drives)
- intended to be No 22
- no of access points / bend in road
- if approved construction access from 21-30 side
- tree should be preserved
- fencing out of character at rear.
- little different from previous proposal.

F/2001/3618
20 Pheasant Close, Winnersh
Proposed erection of one detached dwelling

History: Following outline consents in 1960/61 planning permission for 20 Pheasant Close was granted in 1962 (61/62). Since then there has been a roof extension, including a dormer window (PD/349/70, 1970). In January this year planning permission for a detached dwelling on the site was refused (F/2000/2943). The current application is for a three-bedroom dwelling, rather than four- as previously proposed.

Appraisal: Pheasant Close is a cul-de-sac, off Reading Road. The road forks and Nos 20 & 21 are located on the wedge of land between the two branches of the road, with both front and rear boundaries adjoining the highway. The proposal is for a two-storey dwelling on land between 20 and 21 Pheasant Close, fronting the western part of the road. The major part of the site currently forms a side garden area to No 20, with a smaller section falling within the curtilage of No 21. In addition, some of the land currently belonging to No 20 would be transferred to No 21.

The site is located within the Identified Settlement and is well related to local facilities so the proposal is acceptable in principal. Hence, the main considerations are the impact on neighbours and the character of the surrounding area and highway issues.

Impact on Neighbours
In comparison with the previous proposal, there is no significant alteration in the relationship with Nos 20 and 21 Pheasant Close – neither has side windows and although the proposed house would be to the south of No 20 and project about two metres to the rear of it is not considered that this would result in unacceptable overshadowing or be overbearing. Therefore, the effect on the residential amenity of these properties would be acceptable.

Impact on the character of the surrounding area
The garden to No 20 currently forms an open area that contributes to the character of Pheasant Close and, in particular the openness of it. Arboricultural advice is that two of the trees at the front of the property contribute to the visual amenity of the close and should be retained but there is no objection to the loss of the Leyland Cypress trees. Although, the garden does make a positive contribution to the character of the area, on balance it is not considered that its loss would be sufficiently harmful to warrant refusal of a proposal that was otherwise acceptable.

The proposed dwelling would be two-storey - compared to the previous scheme, its width has been reduced by about 1.2 metres, to 8.9 metres, and the distance to the boundary with 21 Pheasant Close increased by the same amount. The overall depth is similar and the ridge height remains at 7.5 metres. The design is also very similar, with barn hips to either side, a gable and single dormer at the front and three dormers at the rear. Despite the reduction in the width, the bulk and design of the proposed dwelling have not changed significantly.

The road has a distinct character due to the limited number of house types – in the western section of the road the dominant house type is two-storey with a steeply pitched roof, low eaves and large gables to the front and rear. The houses are separated by flat-roofed garages and this, combined with the low eaves at the sides, gives the road a relatively spacious feel, despite the fairly closely spaced footprints of the houses. The other house types have end gables and front and rear dormers. No 12 is a newer dwelling but its design reflects the character of the existing properties, with a large gable to the front and low eaves at the sides of the property.

The front of the proposed dwelling would be level with the front of No 20 and it would be similar in width to its neighbours. The distance to the side boundaries would also be similar. Although it would be slightly deeper than the original house types, some have been extended at the rear. Thus, the siting and footprint of the proposed dwelling would not be out of place. However, the house would be two-storey across its whole width and it would be high at the sides compared to many of the houses in the close. This would cause it to appear relatively cramped. Furthermore, its design would be out of character. Although, the existing houses in Pheasant Close have been extended and personalised, they display distinct characteristics, which the design of the proposed house does not reflect. The main factors contributing to this would be the combination of front and side gables, the half hipped roof, pitched dormers and integral garage.

Only Nos 20 and 21 currently have boundaries to private garden areas adjoining the highway. No 20 has conifers along this boundary and No 21 has had a hedge, set back from the pavement edge, but this is not well established, leaving the boundary with the eastern part of the street open. Since front gardens in Pheasant Close are open plan, the erection of a 2 metre fence at the back edge of the footpath would be harmful to the open plan character of the area.

The proposed house would have a fairly small but not unacceptable rear garden – it may be necessary to restrict PD for extensions and out buildings if planning permission were granted for a house on the site. Also for fences at the front of the property as the development is open plan.

Highway issues

Neighbours are concerned about the position of the access, close to a bend in the road, and the potential for on street parking. Parking for two vehicles would be provided within the curtilage of the property (3 bedrooms proposed) and the Highway Authority are satisfied with the proposals, subject to conditons.

Recommendation: refusal

Application Number F/2001/3618
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed dwelling, by virtue of its size, massing and design, would be out of keeping with the surrounding area and, hence, harmful to its character and appearance. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the LALP and Policies WOS3 and WBE1 of the WDLPDD.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ~~A~~ CTV1, LBE1, LBE2, SH1

SOUTH-EAST AREA LOCAL PLAN POLICIES: –

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WH1, WT7

GREEN BELT LOCAL PLAN POLICIES: –

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES: –

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Jim Mitchell
(Development Control Manager)

Date:

RECORD OF SITE VISIT

SITE ADDRESS: 20 Pheasant Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3618

OFFICER: Emy Circuit

DATE OF SITE VISIT: 17 April 01

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree in front lawn.

2. DESCRIPTION OF SURROUNDINGS
residential close, 2-storey, chalet style dwellings –
3 types ⇒ distinctive character, open plan.

3. DESCRIPTION OF SITE/BUILDING
garden between Nos 20 and 21.
dense conifer boundary + other vegetation.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

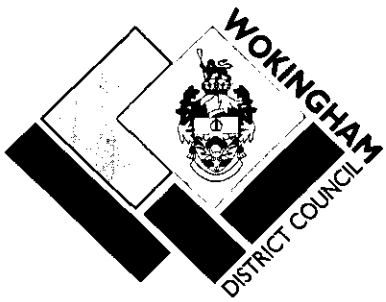
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2001/3618	Mr and Mrs D J Lilwall 8 Pheasant Close Winnersh WOKINGHAM RG41 5LS
F/2001/3618	Judy Eaton 7 Pheasant Close Winnersh WOKINGHAM RG1 5LS
F/2001/3618	Mr and Mrs S G Turner 2 Pheasant Close Winnersh WOKINGHAM RG41 5LS
F/2001/3618	Mr Robert Wilson 17 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Mr T Woosham and Mrs L Donovan 6 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Mr M E and Mrs L Thyer 13 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Virginia Richardson 1 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Mr and Mrs A B Cox 4 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS

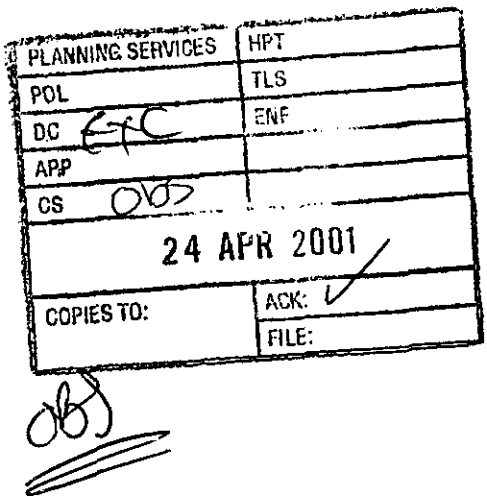


F/2001/3618	Wendy P Gooding 18 Pheasant Close Winnersh WOKINGHAM RG41 5LS
F/2001/3618	Mrs J Fletcher 5 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Major J G James 11 Lindsay Drive SHEPPERTON Middlesex TW17 8JU
F/2001/3618	J W McDowell 15 Pheasant Close WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Mrs A Thompson 24 Pheasant Close Winnersh WOKINGHAM Berkshire RG41 5LS
F/2001/3618	Mr and Mrs Richard Busk 19 Pheasant Close Winnersh Berkshire RG41 5LS
F/2001/3618	E Gausden 12 Pheasant Close Winnersh Berkshire RG41 5LS

App refused
Letters sent 18-05-01

Station Pine Furniture Co

46 Station Road
Wokingham
RG40 2AE



John Mitchell
Development Control Manager
Environmental Services Department
P.O.Box 157 Shute End
Wokingham
RG40 1WR

19th April 2001
Ref; Your letter TP/2001/3660 dated 10th April 2001
Ref; Application No TP/2001/3660

Dear Mr Mitchell
Thank you for your letter Ref; land adjoining our shop. Whilst we think it's an excellent idea for a car park there are a few points that concern us.

1. The drainage of rainwater; we have a small cellar that floods if we don't regularly lift manholes, and keep an old drainage system clear, enabling surface water to disperse.

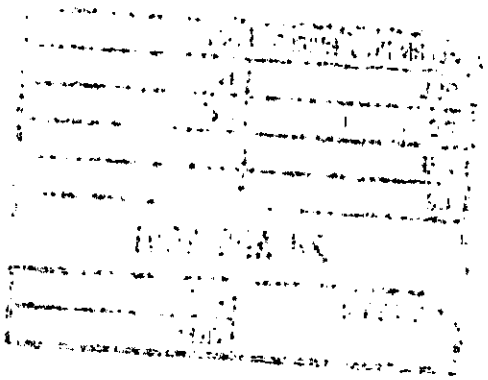
2 The policing /upkeep of this sight regarding debris which we regularly clear and of course possible damage to our wall graffiti etc (which we've already dealt with twice, an expensive exercise).

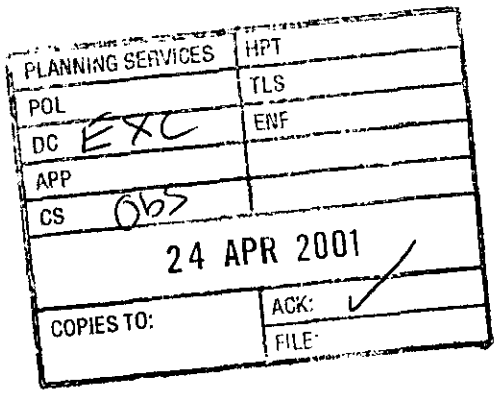
3 Damage to our painted wall i.e.; vehicle impact and exhaust blackening (difficult to paint over).

Could we have some spaces allocated to us, maybe this could incorporate some form of barrier to protect our sidewall and trellis from damage. Hopefully the area will incorporate short as well as long-term parking.
We think the demolition of building a superb step forward towards tidying up the area, which recently resembled a bit of a bombsite and seems to attract undesirables and rubbish.

Thank you for your correspondence
Yours faithfully

A.D.& M.A. Angel





10 Wildcroft drive
Wokingham
Berks

23rd April

Dear Emy

re application TP/2001/3660

While I very much welcome the positive use of this space even on a temporary basis I would like to register some concerns.

At present long term parking is practiced by commuters in park rd and often on both sides.

i would hope that a temporary car park would offer protection to residents on grounds of visibility into and out of the car park.

I have been informed that Park rd along with Park ave are a private street. Clearly Park rd would have to be tarmaced to a good standard if there was to be a car park and I hope that it will be borne in mind that some non residents might be tempted to avoid car parking charges by continuing to park long term in this residential road.
What actual steps are going to be taken?

However I wish the plan success and the future long term use of this whole area success also.

Yours

Tina Marinos.

10 Wildcroft drive
Wokingham
Berks
RG40 3HY

Dear Emy

re application 0/2001/3631

I would like to register my concerns on this application on the following grounds

1. Visibility

I am very concerned about cars from two dwellings accessing the intended drive and feel there is a substantial highways issue

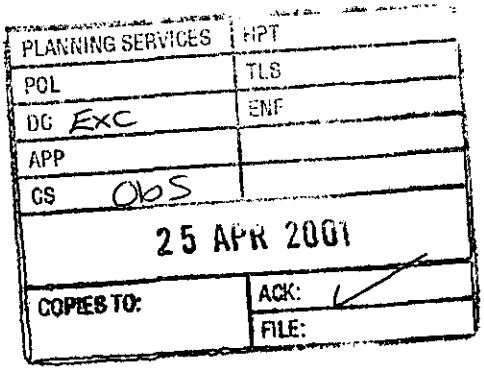
2. Impact on neighbouring properties

however slight I would still consider that there is a detrimental impact on neighbouring properties.

Yours



Tina Marinos.



N Cubbage
1a Park Road
Wokingham
RG40 2AH

23/4/01

Dear Emy Circuit,

Your Ref TP/2001/3660

After reviewing the proposal of using the corner of Park Road and Wellington Road as a temporary car park I would like to register my concerns.

I think the proposed entrance situated in Park Road is an accident waiting to happen.

Here's why:

Cars park along Wellington Road directly opposite the entrance to Park Road. This makes it extremely hazardous when trying turn right into Wellington Road as you are forced to go into the middle of the road while on a bend.

In reverse when cars pull out of Park Road they have to force their way out at a time when many drivers are accelerating as they go into Wellington Road from Station road.

What makes the situation even worse is that cars park on both sides of Park Road, often reducing it to one car wide making it extremely difficult to get in and out of Park Road.

Our dustmen have had to abandon their refuse collection because they haven't been able to get their van down the road. Lets hope it's never the case when a ambulance needs to get through.

My suggestions would be:

1) Change the entrance of the proposed car park to the entrance that used to be 12 Wellington Road. This has two main advantages:

a) Cars entering/leaving the car park have a much better view point of approaching traffic and thus reduces the risk of an accident.
b) The residents of Park Road and Avenue will be unhindered entering/leaving Park Road.

2) Make Wellington, Station Roads double yellow and Park Road/Avenue into a permit holders only roads.

This then ensures a better flow of traffic and dramatically reduces the risk of a serious accidents occurring.

I firmly believe that if my suggestions are not acted on then it is only a matter of time until a serious accident occurs.

Yours sincerely

N Cubbage

16 Park Road
Wokingham
Berks RG40 2AH

25th April 01

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26 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Wokingham District Council
Environmental Services Dept
Planning Services

Dear Sir

Application no. TP/2001/366

Attention of : Emy Circuit

I am very concerned by this application to use the site of 12, 14 & 20 Wellington Road as a car park. While the demolition of these derelict houses will be welcome, the arrangement shown on your Plan is dangerous. The junction of Park Road and Wellington Rd is already bad enough. To site a car park access within a few feet of it will make the hazard, paticularly of entering Park Road, quite unacceptable.

If the access is moved further up Park Road, the Council would be assuming a vehicular Right of Way over a Private Street, which I cannot believe it has the right to do.

If a safe solution can be found to the problem of access, I hope the opportunity may be taken to improve the sight line from the bottom of Park Road toward the station. At present the retaining wall and the hedge above it limit our view of traffic accelerating from the Station Rd mini-roundabout. It would be a pity if they were to be replaced by a line of parked cars, when a comparatively minor re-alignment of the proposed fence would make it a lot safer.

Thank you for your attention.

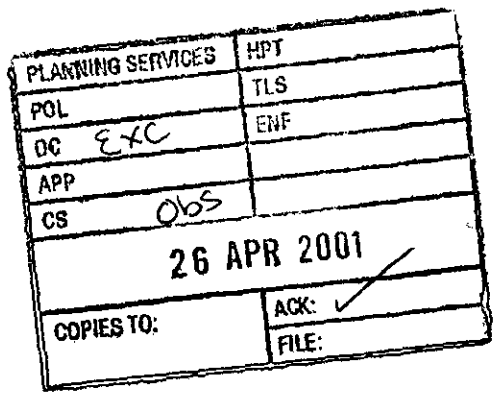
Yours faithfully

J.C. Spurgeon

13 Pheasane Close
Winnersh
Wokingham
Berkshire
RG41 5LS

25 April 2001

John Mitchell
Wokingham District Council
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR



Dear Sir

Application No : F/2001/3618
Site Address : 20 Pheasant Close, Winnersh
Proposal : Proposed Erection of One Dwelling

With regard to the above application, we write to register that we are opposed to the application on the grounds that any additional building of this nature will be out of keeping with the rest of the Close and would therefore be harmful to the character of the surrounding area and that parking and access to the property would be dangerous to residents and visitors to the Close.

Yours faithfully

M E Thyer & Mrs L Thyer

WOKINGHAM DISTRICT COUNCIL.
PLANNING SERVICES
P.O BOX 157
SHUTE END
WOKINGHAM
BERKS
RG40 1WR.

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MR T. WOOSNAM / MRS L DONOVAN
6 PHEASANT CLOSE
WINNERSH, WOKINGHAM
BERKS
RG41 5LS
24-04-01.

ATT. MR. JOHN MITCHELL

RE: APPLICATION NO F.2001/3618, 20 PHEASANT CLOSE WINNERSH
PROPOSED ERECTION OF ONE DETACHED DWELLING

DEAR SIR.

WITH REFERENCE TO THE ABOVE APPLICATION, WE WOULD EXPRESS OUR CONCERN AGAIN, OVER THE PROPOSED DEVELOPMENT.

WE WERE ADVISED THAT THE PREVIOUS APPLICATION WAS TURNED DOWN MAINLY BECAUSE THE COMPARATIVE SIZE AND DESIGN OF THE BUILDING WAS OUT OF KEEPING WITH THE REST OF THE CLOSE AND WOULD THEREFORE BE HARMFUL TO THE CHARACTER OF THE SURROUNDING AREA.

IT APPEARS ON THE 2ND APPLICATION THAT IT IS VIRTUALLY THE SAME AS THE 1ST APPLICATION, THE NEW PROPOSALS LOOKS TO BE 1½ ft. NARROWER, ONLY AND RE-TITLED 'COTTAGE' INSTEAD OF BUNGALOW, THE PREVIOUS GENERAL APPEARANCE, APPARENT VOLUME, DESIGN FEATURES AND STYLE ARE RETAINED.

WE STILL FEEL THE PROPOSAL TOO LARGE, ALSO OUT OF KEEPING AND HAVING NEGATIVE IMPACT ON EXISTING PARKING AND ACCESS IN THE CLOSE.

WE THEREFORE MAKE OUR OBJECTIONS TO THE ABOVE APPLICATION.

YOURS FAITHFULLY.

[signature] / L DONOVAN.

24-04-01.

12 Pheasant Close
Winnersh
Berkshire
RG41 5LS

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COPIES TO:	ACK: ✓
	FILE:

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

24th April 2001

Re: Planning Application Number: F2001/3618

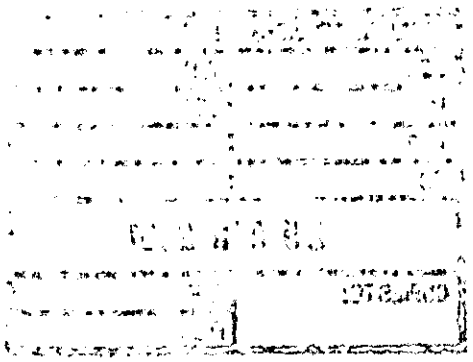
Dear Sir,

I would like to register my objection to the above application to erect a dwelling between numbers 20 and 21 Pheasant Close, Winnersh.

- The proposed property is too large and would be out of character with the rest of the Close.
- Mature trees would have to be removed destroying wildlife habitat and the secluded nature of our neighbourhood.
- The proposed development is situated on a dangerous bend.
- Any building work at this location would cause considerable inconvenience to all the residents of the Close and severely restrict access.

Yours faithfully,

E Gausden



Application Number
F/2001/3618

S. M. Donnell
15 Pheasant Close
Wokingham
RG41 5LS

Dear Sirs

Once again I object to the building of a home in the garden of Number 20. This will spoil the whole aspect of the Close. The home proposed is out of character with the other dwellings. It will be situated at the bend into the Close in a very dangerous position both for the occupants and other road users. Plus infill building spoils an area.

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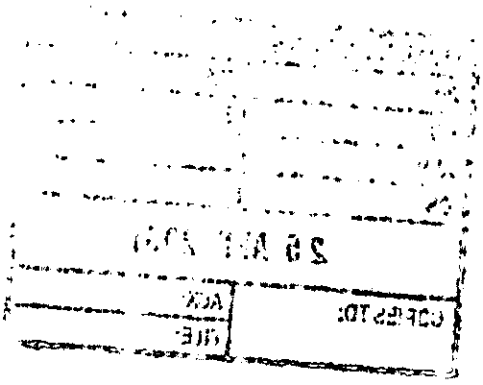
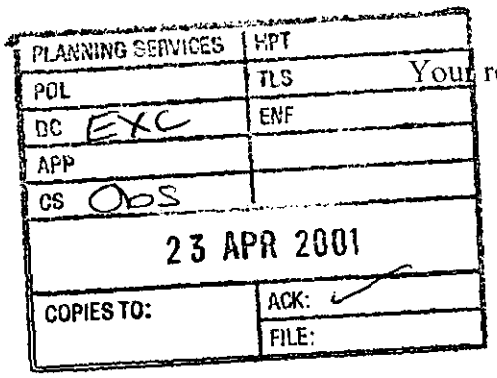


18 Pheasant Close
Winnersh
Wokingham
RG41 5LS

18th April 2001

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR



Your ref: Emy Circuit
F/2001/3618

Dear Sir

Application No. F/2001/2618
Site Address: 20 Pheasant Close
Proposal – Erection of one detached dwelling

Having looked at the plans re the above proposal, I feel the house is getting nearer to being in character with main part of Pheasant Close, although it appears to a bit of all three designs from our houses.

My main reason for objecting to the building of this house, is the driveway being on the bend of our road, this in itself would cause a highway safety hazard:-

1. Because it is opposite the drive to No. 2.
2. Due to the nature of the bend it is almost a pinch point.
3. If cars are pared outside of Nos.2, 3 and/or 20 there is not a lot of room. Where would the above park extra cars?
4. Delivery lorries that go to the back of the carpet shop (in Reading Road) use that area of road so that they can back into the spur road and rear entrance (also a danger).
5. Cars also use the adjacent area and the spur road to turn round in (another danger).

These points above already constitute a highway safety issue.

It might be more favourable to have the house with its entrance in the spur road side (if it gets built)

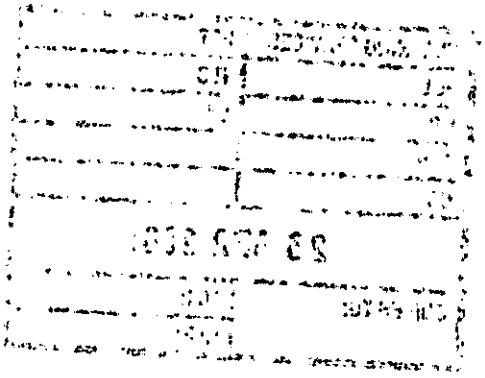
This is now the fourth application for a building on this site, surely it should be rejected as it stands at the moment. There seems no good reason for building on this land other than for monetary gain by the Architects and possibly the two residents either side.

Yours faithfully

Wendy P Gooding

Wendy P Gooding

CC: D Jupp, Planning Committee Chairman, Winnersh Parish Council
Cllr. Liz Siggery



Recd 2.05 PM 20.4.01 Acknowledgement Given

4, Pheasant Close,
Winnersh,
Wokingham,
Berkshire,
RG41-5LS
20 April 2001

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

PLANNING SERVICES	HPT
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CS Obs	
23 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr John Mitchell,

Reference New Application Number F/2001/3618

Thank you for notifying us of yet another application for the development of 20, Pheasant Close, Winnersh, Wokingham.

Having reviewed the revised plans, very little has changed other than the reduction of the proposed dwelling from three to four bedrooms, the modification is superficial as the external size, style etc. are virtually the same.

So, in our view this application should be rejected for at least two very powerful reasons:-

1. It is out of keeping with the rest of houses in Pheasant Close.
2. It will give access for more cars and other vehicles in a road, which is already very narrow and congested which will increase safety risks and threaten the lives of residents and the children who live in the road.

Further development applications for this site should NOT be entertained, clearly there is no room for another property to be built as any development would be cramped and harm the environment in which the residents live.

I strongly urge the planning officer to ensure that the developer is made fully aware that further applications will not be tolerated and that council tax cannot be wasted for personal gain.

Yours faithfully.

A B Cox

Mr and Mrs A.B. Cox.

Telephone 0118-9783737.

7, Pheasant Close
Witness
Wokingham
RG41 5LS
16/4/01

Ref: F/2001/3618

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS 005	
18 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

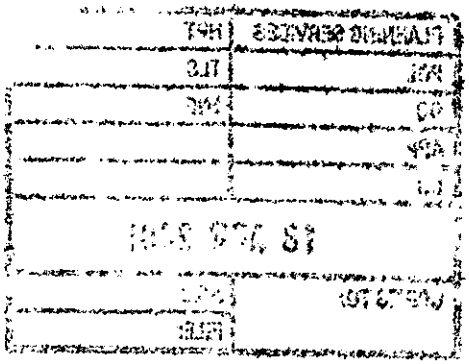
Dear Mr. Mitchell,

Re. Proposed Erection of One Dwelling at 20 Pheasant Close.

I am writing again to comment on the above proposal. This dwelling is obviously no different, in essence, from the one previously proposed; the general appearance, apparent volume, design features and style are retained; thus the dwelling will be too large and completely out of keeping with the rest of the Close. Parking and access to the Close will also inevitably be affected.

We in this household strongly object to this proposal and urge you to turn it down.

Yours sincerely
(Mrs) Judy Eaton



0118 9
Telephone (0XXX-94) 784984

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS Obs	
23 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

5 Pheasant Close,
Winnersh,
Wokingham,
Berks.,
RG41 5LS

20th April 2001

Dear Sir,

Ref Application No. F/2001/3618
20 Pheasant Close

I would like to register my opposition to the above planning application on several counts.

1) The development is on a narrow bend where there is scarcely room for two cars to pass safely and any extra cars would cause a very dangerous hazard especially if they parked on the road.

2) The noise and general disruption caused by builders lorries etc during construction.

3) Having seen the plans I consider that the development is too large and totally out of keeping with the rest of the close, and would destroy the seclusion of the close.

4) The destruction of trees and shrubs on the site to allow room for the development thereby destroying a pleasant green enviroment upon the entering the close.

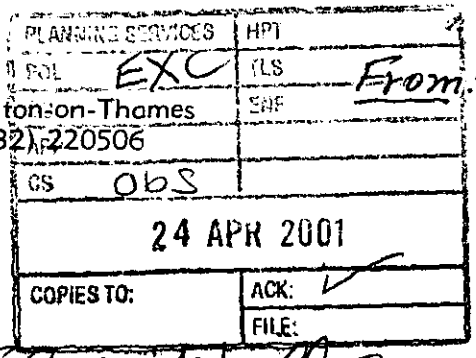
I hope therefore that you will reject this and any future development on this site taking into consideration some of the points I have raised.

Yours faithfully,

J. Fletcher

J. Fletcher (Mrs.)

PLANNING SERVICES	HPT
POL EXC	TLS
	ENF
AFT	
CS Obs	
24 APR 2001	
COPIES TO:	ACK: ✓
	FILE:



From: Major (Retd) J. G. JAMES, M.C.
11 Lindsay Drive
Shepperton
Middlesex
TW17 8JU

Walton-on-Thames
(0932) 220506

18th April 2001.

John Mitchell, Esq,
Development Control Manager
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End
Wokingham, Berkshire RG40 1WR.

Application Number: F/2001/3618.
Site Address: 20, Pheasant Close, Winnersh.
Proposal: Erection of 1 Dwelling.

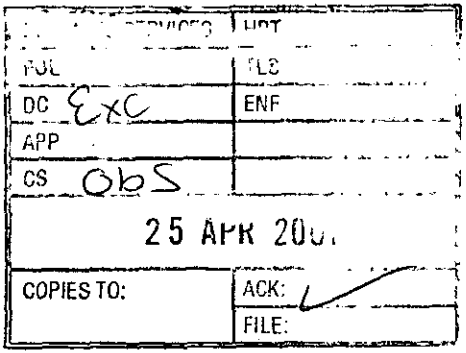
Dear Sir,

This is the 2nd application at 20 Pheasant Close. The first one was, quite rightly, turned down.

I wish to object to this 2nd application and any future one, which will spoil the character of the Close. Yours faithfully -

J. James

From: WebComments@wokingham.gov.uk
Sent: 25 April 2001 13:07
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

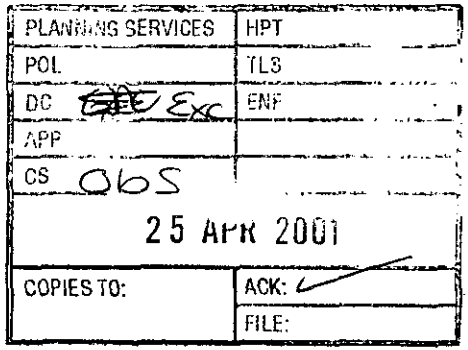
NatureofEmail: Comment
ApplicationNumber: f/2001/3618
Correspondent_FullName: Mrs A Thompson
Correspondent_StreetAddress: 24 Pheasant Close
Correspondent_Address2: winnersh
Correspondent_Town: wokingham
Correspondent_County: berkshire
Correspondent_PostCode: RG41 5LS
Correspondent_Telephone:
Correspondent_Email:

Comments:

we live at 24 Pheasant close and would ONLY support the application if the existing trees bordering the road to the rear of the proposed site (outside the boundary, and therefore maintained by the Council)are retained, AS THESE WOULD PROVIDE THE ONLY SCREENING OF THE NEW BUILDING FROM OUR PROPERTY. We would strongly object to these trees being removed.
Also, and linked to this we would object strongly to any vehicular or foot access to the proposed site from the rear of the property.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 25 April 2001 11:29
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2001/3618
Correspondent_FullName: Mr & Mrs Richard Busk
Correspondent_StreetAddress: 19 Pheasant Close
Correspondent_Address2: Winnersh
Correspondent_Town: WOKINGHAM
Correspondent_County: Berks
Correspondent_PostCode: RG41 5LS
Correspondent_Telephone: 01189 627564
Correspondent_Email: richard.busk@oracle.com

Comments:

1) the proposed house is to large for the space available.
2) It is not in keeping with the rest of the houses in the road.
3) will create a safety hazard of additional parked cars right on a bend
4) This will be a loss of green space adding further building to an already dense area, especially if you take into account the proposed building opposite at the garden centre site.
5) We will be overlooked by the new property, and the removal of many trees for the building will mean we will then be overlooked by numerous other properties.

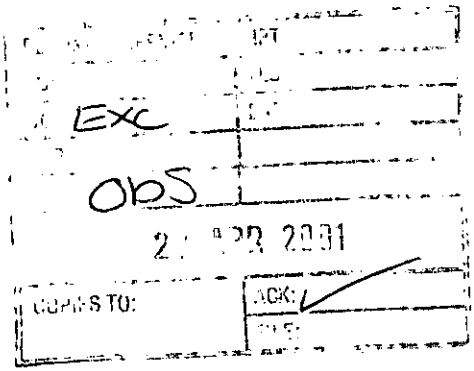
Ian Jordan

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 25 April 2001 17:45
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3618
Correspondent_FullName: Mr Robert Wilson
Correspondent_StreetAddress: 17, Pheasant Close
Correspondent_Address2: Winnersh
Correspondent_Town: WOKINGHAM
Correspondent_County: Royal Berkshire
Correspondent_PostCode: RG41 5LS
Correspondent_Telephone:
Correspondent_Email: rob@waitrose.com



Comments:

Dear Sir or Madam,

Having looked at the plans submitted for the proposed detatched dwelling at 20 Pheasant Close, I am writing to ask you not to grant permission for the development as planned. My concern is that the dwelling does not have adequate provision for off-street parking. In my opinion, the dwelling should be sited further back on the site so as to allow a drive that can take at least two cars to be built. Pheasant Close cannot accomodate any further on-street parking and particularly on that bend.

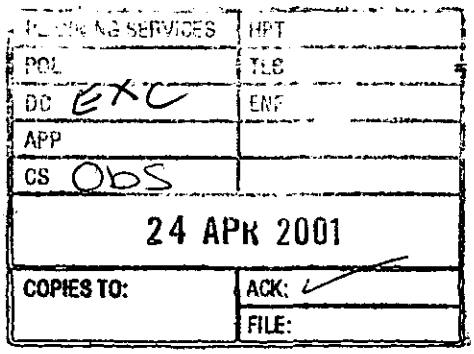
Yours faithfully,
Robert Wilson

Ian Jordan

1 Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

22nd April, 2001

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr. Mitchell,

Application Number: F/2001/3618
Site Address: 20, Pheasant Close, Winnersh, Wokingham
Proposal: Proposed erection of one detached dwelling

I am responding to your letter of 5th April, 2001, informing me of a new application for planning for a dwelling at 20, Pheasant Close. I have seen the plans for the proposed dwelling and they seem to me to be very similar indeed to the first plans, which were turned down by the planning department at the beginning of this year. The new proposal appears to be approximately 18 inches narrower and with the internals changed to three bedrooms; the front apex has been slightly moved and the project title is now 'cottage' instead of 'bungalow' on the application form. The previous general appearance, apparent volume, orientation, design features and style are retained.

As the plans have not substantially changed since the previous application, my objections to the new proposal remain exactly the same as they were when I responded to the original one. I believe that the proposal is too large for a relatively small site; it is out of keeping with the general appearance of the Close and it will have a deleterious and potentially dangerous impact on existing parking, access and traffic in the road. I am also concerned that this new application appears to be a cynical attempt to gain planning consent by making very minor changes to a proposal which was very recently turned down, rather than a genuine desire to respond positively to the concerns of Pheasant Close residents. I feel very strongly that the attractive appearance and character of Pheasant Close should be protected from the harmful actions of opportunistic builders and I trust that you will take my objections into account when reaching your decision.

Yours sincerely,

Virginia Richardson

Virginia Richardson

Emy Circuit

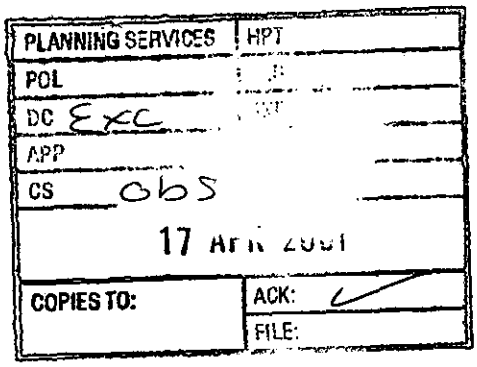
From: Simon Turner [s.g.turner@ntlworld.com]
Sent: 24 April 2001 20:52
To: emy.circuit@wokingham.gov.uk
Subject: Additional Comments on F/2001/3618

Dear Emy Circuit,

Further to our letter of 16 April 2001, regarding this Planning Application, we have a further comments which we would like to add.

1. The plan footprint of this proposal, at first glance, appears to be smaller than the previous application (F/2000/2943). On closer inspection it actually has more of area covered in the rear garden than before, so the footprints are of similar area and the rear garden is now smaller.
2. This new proposal has a window on the north wall, which overlooks front and back garden of the neighbouring property.

Mr & Mrs S.G. Turner
2 Pheasant Close
Winnersh
Wokingham
RG41 5LS.



Date-14 April 2000
Your ref-Emy Circuit
F/2001/3618

From Mr and Mrs D J Lilwall
8 PHEASANT CLOSE
WINNERSH
WOKINGHAM
RG41 5LS
TEL-01189-795350

Dear Mr Mitchell

Having received a letter today from the above ref. I find that the proposal is a complete shock as there is no orange notice for planning on the property of 20 Pheasant Close so how can we be given 21 days to reply?

We feel that as residents of the close we are at a dis advantage, as this rule has not been fairly applied.

The feeling of the residents in this close is very strong and surely they should be listened to.

1) The problems this extra property is going to cause with extra vehicles coming into the close especially being situated on a very dangerous bend in such a narrow road amazes U.S. have been in touch with councillor Prue Bray who knew nothing of the said plan and when she look very little has changed from the earlier proposal. Would you like to explain why this is being allowed to happen? As you well know we already have parking problems in the close which you prefer to ignore .Why instigate any further ones.

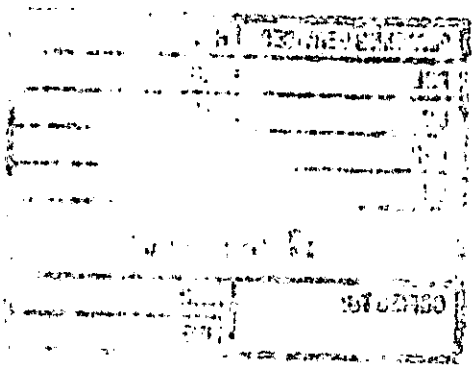
2) Please see our previous comments to the first proposal and please take on board.

3) John Redwood has already been approached also councillor Sidgery .

Please remember the next local elections if you upset the people of this close they will vote with their feet.

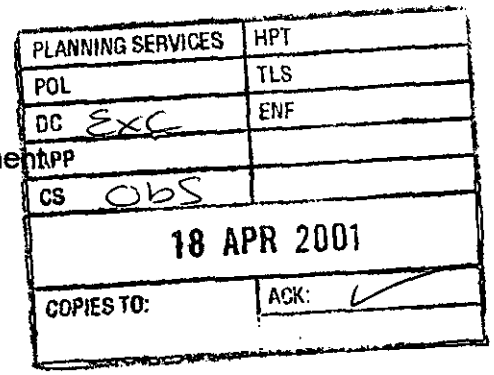
Yours sincerely

Mr and Mrs Lilwall



2 Pheasant Close
Winnersh
Wokingham
RG41 5LS

John Mitchell,
Development Control Manger
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



16 April 2001

Dear Mr. Mitchell,

Application Number: F/2001/3618
Site Address: 20 Pheasant Close, Winnersh, Wokingham
Proposal: Proposed erection of one dwelling

Thank you for your letter of 5 April 2001, ref Emy Circuit F/2001/3618.

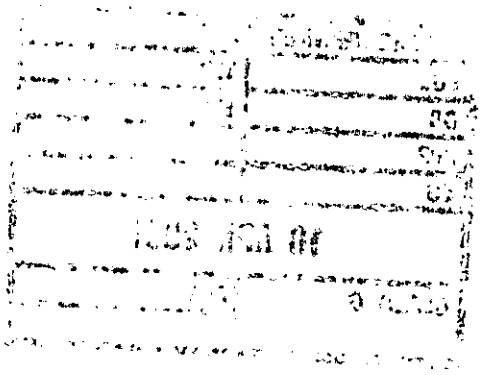
My wife and I have taken the opportunity to carefully inspect the plans and other details available to the public in your office. We have the following comments, which we would like to submit before the application is determined, with the intention that they can be considered by the planning officer before a decision is made on the application. You will notice that our comments are largely similar to the first application at this address, because this second proposal is virtually unchanged from the first.

General:

The development is to be in a garden, highly visible to all who live in the Close, which has been in long standing as such. It virtually does not matter where one stands on the Close, one could see the proposed new development. Any development here could significantly impact on other resident's utility and potentially be of significant detriment to character of the Close. Some properties would be very adversely affected in this respect.

We recognize the increasing pressures for development in the Berkshire area and that eventually some development on this land could take place in the future. Extension works are always possible, but new developments are a different thing entirely. Since our house is most visibly and obviously affected and likely to be the most adversely affected in the Close, we naturally have a preference for any new development, which would harm the character of the Close, not to proceed.

The scheme, as proposed, has no gain for most residents in the Close and is a disadvantage to most. All of our comments are in relation minimizing the impact of any intrusive development feature on the street scene and our utility. We have not had any input into this proposed scheme, other than this opportunity to comment, and currently have no incentive to encourage its progress.



The Building

The proposed new development is not in keeping with the character of the majority of residences, in the 1-20 side, of Pheasant Close for many reasons. For example: -

- The new development, as proposed, would have an overbearing detrimental impact on the street scene, right up and down the Close. It would be a negative contribution to the character of the Close.
- Cottage style windows are not a general feature in Pheasant Close.
- Bay windows are not a general feature in Pheasant Close.
- Unlike the majority of properties originally built in the Close, the silhouette of the proposed building is not chalet style and nor does it resemble the few other styles of property in the Close.
- It is two story across the entire width, rather than being low at either side.
- The building appears to be overly large for the size of plot.
- No house in Pheasant Close has front and side gables.
- The new development has an integral garage.

The Road Access

It is our view that the front access to the proposed development should be on the 21-30 side of Pheasant Close, with the building much closer to the eastern site perimeter, because of the following factors: -

- The proposed scheme would permanently, adversely affect our amenity, whereas an extension to existing residences would be unlikely to do so.
- There would be an increase in the number of parked vehicles in the Close, also adding to the existing congestion in Winnersh.
- We believe this site was obviously originally intended to be No. 22, with a drive way between No.s 21 and 23 Pheasant Close. Following the original access driveway intention would also facilitate maintaining sequential numbering on the Close.
- There is no bend in the road, near the site, on the 21 to 30 side of Pheasant Close.
- There is a far lower concentration of driveways on the 21 to 30 side of Pheasant Close and significantly under utilized frontage. There are fewer residences on this side, therefore there would be lower risk to children.
- Driveway access for the proposed development on the 1 to 20 side of Pheasant Close is inappropriate (and could be dangerous) for the following reasons:
  1. It would be one more driveway access on a blind bend.
  2. It would undoubtedly lead to regular parking on a blind bend; increasing risk particularly to young children, pedestrians and also domestic animals.
  3. Any regular, even occasional parking in this area of Pheasant Close would mean the existing off road parking at No. 2 would be impossible to drive into without several manoevres each time, because of the bend in the road. (It is difficult enough already).
  4. There is a major impact on all residents in the Close, No.s 2 to 20, in that even occasional additional roadside parking on a bend would permanently inconvenience access by vehicle.

Should the project go ahead, it is requested that construction site access be restricted to the 21 to 30 side of Pheasant Close only, for the reasons 1 to 4.

External Works

Whilst the plans do not include removal of any trees except the tall row of conifers, we feel strongly that the tree in the centre of the proposed front of the site is under threat, should it pose an inconvenience to construction access. In any circumstance of development on this site, this tree needs to be preserved.

The proposed rear fencing is very much out of keeping with the remainder of properties on Pheasant Close at any point. Surely, hedging is more appropriate?

Summary

It is our view that this development, as proposed, is out of keeping with the remainder of the Close, because it is comparatively too large, it is not of a similar design or character to other properties in the Close. This would be overbearing and detrimental to the street scene over a wide area and the increased parking would be a permanent inconvenience to the majority of residents in the Close. It would be a negative contribution to the character of the Close. If a property was built, the impact could be minimized if the proposal was in keeping with the rest of the Close and road access was on the eastern side of the site. Impact could be further mitigated by careful application of hedge boundaries on the western side of the site and selected tree preservation.

Should we have any supplementary comments, arising before the respond by date, we will write again.

Yours sincerely,

Mr. and Mrs. SG Turner

9th May.

Dear Emy,

F/2001/3618 - 20 Pheasant Close.

Just a quick note to say I am happy with the recommendation for refusal.

P. Bray

member for Wimersh.

Tel: (0118) 974 6479

Date: 4 May 2001

My ref: F/2001/3618

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

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2001/3618
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14 May 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3618**
20, Pheasant Close, Winnersh, Wokingham.
Proposed erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20010139

To: Emy Circuit
Development Control

Your Ref: F/2001/3618

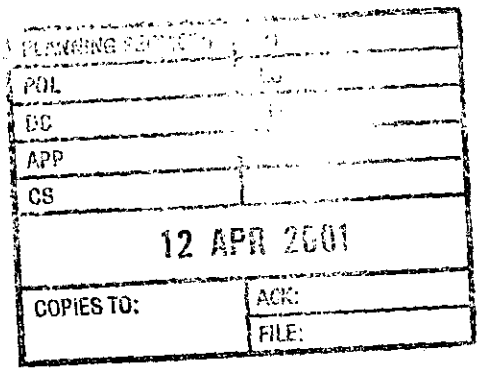
Date: 10 April 2001

Proposed erection of one dwelling.

20 Pheasant Close, Winnersh.

I have reviewed the Environmental Health implications of the application and do not have any objections.

SEM Laughlin



HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 05 April 2001

Application Number: F/2001/3618

Proposal: Proposed erection of one detached dwelling.

Parish: WINNERSH PARISH

Site Address:
20, Pheasant Close, Winnersh, Wokingham.

Applicant:
Mr R Alcock C/O The Edwards Irish Partnership.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049. - Garage to be kept for that purpose

C122, R122, - provide/retain parking

C128, R128. - visibility splays

C140 (INSERT: 5 metres), R140. - drive material

C125 (INSERT: 2.0M by 60M), R125. - visibility splays (vehicular)

NO7

Signed: _____ **Print name:** Adam Coggins 11/04/01

Received 11/4

FROM: Emy Circuit

DATE: 05 April 2001

DETACHED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3618

Proposal: Proposed erection of one detached dwelling..

-6 APR 2001

Site Address: 20, Pheasant Close, Winnersh, Wokingham.

Applicant: Mr R Alcock C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 29/04/2001** .

The Committee **OBJECTED** to the application on the following grounds:

1 The proposed dwelling would be out of keeping with surrounding properties
2 It would be over-development of the site
3 Access to the site from the bend on the left-hand limb of Pheasant Close would be inappropriate. Access should be from the right-hand limb
4 The mature trees on the western face of the site should be retained

SIGNED: _____ DATE: 19.04.01

Clerk To Winnersh Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3618

Proposal:
Proposed erection of one detached dwelling.

Location:
20, Pheasant Close, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 April 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAR 2001

Officer: EXC | Application No. P/2001/3618

Map No. 60 Site 004

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF ONE DETACHED DWELLING

Location: 20 PHEASANT CLOSE

Parish: WINNERSH Ward: Winnersh 5-4-01 JB

Applicant: MR R ARCOCK

resubmission - 2000/2943 refused

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.4.01 JS Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

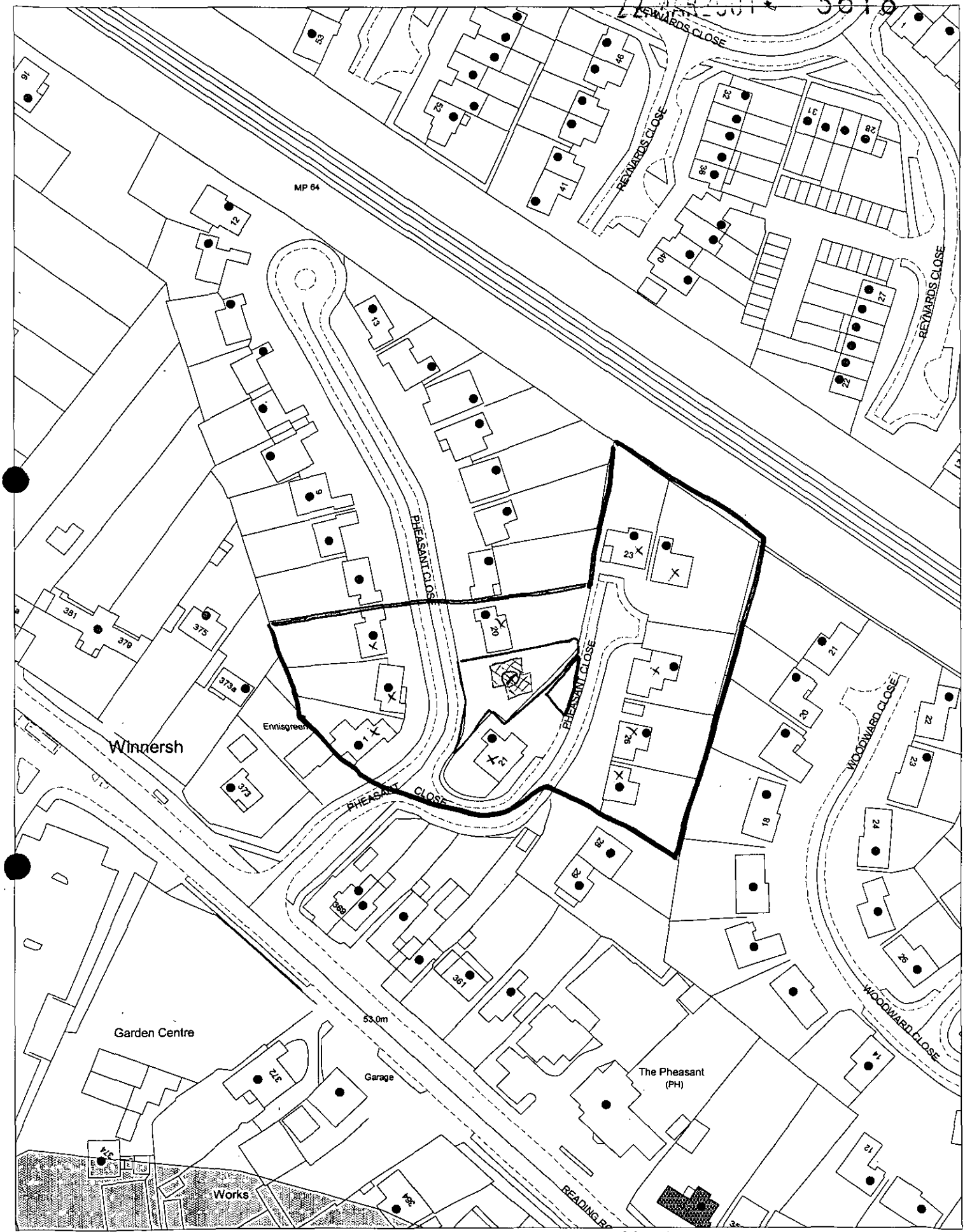
OTHERS:

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

NEIGHBOURS:

S/N + See map ✓
+ all names & addresses on attached sheets

22 MAR 2001 3618



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 200

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3

22.MAR2001 3618

Applicationo	Name & Address
F/2000/2943	Mrs V Richardson 1 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr & Mrs H Thompson 24 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr & Mrs S Turner 2 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mrs J Mitchell & Petition 8 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mr R Busk 19 Pheasant Close Winnersh RG41 5LS
F/2000/2943	E Gausden 12 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Mrs J Fletcher 5 Pheasant Close Winnersh RG41 5LS
F/2000/2943	Major J James 11 Lindsay Drive Shepperton Middlesex TW17 8JU
F/2000/2943	J & W Gooding 18 Pheasant Close Winnersh Wokingham RG41 5LS
F/2000/2943	Mr R Wilson 17 Pheasant Close Winnersh Rg41 5LS
F/2000/2943	Mrs J Eaton 7 Pheasant Close Winnersh RG41 5LS

22.MAR.01 3618

WOKINGHAM DISTRICT COUNCIL

F/2000/2943 Mr & Mrs D Lilwall
8 Pheasant Close
Winnersh
RG41 5LS

F/2000/2943 Ms S D Wright
10 Pheasant Close
Winnersh
RG41 5LS

F/2000/2943 Mr T Ross
11 Pheasant Close
Winnersh
RG41 5LS

F/2000/2943 Mr J McDowell
15 Pheasant Close
Winnersh
RG41 5LS

F/2000/2943 M j Healey
Ennisgreen
1A Pheasant Close
Winnersh
RG41 4ZS

F/2000/2943 A & L Cox
4 Pheasant Close
Winnersh
RG41 5LS

App refused letter
Sent 14.02.01

22 MAR 2001 3618

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

20 March 2001

Ref: PHE/FJ/412

Dear Sirs,

RE: PROPOSED COTTAGE ADJACENT TO – 20 PHEASANT CLOSE – WINNERSH.

Following the recent refusal of a four-bedroom detached dwelling (ref: F/2000/2943) on the above site, I enclose an application for a three-bedroom cottage on the above site.

The proposed building is smaller in footprint and bulk and as can be seen from the street scene on the drawings, it fits in with the scale and character of the road.

The application consists of six copies of drawing No. 1412/03 together with forms and Certificate B. A fee is not required in this instance, following the previous refusal.

I trust that this application will go forward to the next meeting of the appropriate committee with a recommendation for approval. However, if you require any further information or clarification this time, I would be more than happy to discuss the matter with you.

Yours faithfully

Paul Edwards

Paul Edwards
Partner
. Encs.

FOL
DC
APP
CS
22 MAR
COPIES TO:
FILE:

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 22.MAR2001 - 3618

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ Mr & Mrs PALMER	21 PHEASANT CLOSE WINNERSH.	20 : 3 : 2001
WOKINGHAM D.C. HIGHWAYS DEPT.	COUNCIL OFFICES SHUTE END WOKINGHAM	20 : 3 : 2001.

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) .....

.....

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

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

(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).

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 . . . K J Edwards . . . . . .

On behalf of . . . Mr & Mrs R. ALCOCK . . . . . .

Date . . . 20 : 3 : 2001 . . . . . .

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

1769A

PLANNING APPLICATION PART I

22.MAR.2001 3618

WOKINGHAM DISTRICT COUNCIL

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 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR R A ALCOCK.
	ADDRESS	20 PHEASANT CLOSE
		WINNERSH BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP.
	ADDRESS	36 LANGBOROUGH RAD
		WOKINGHAM BERKS
	POST CODE	RG40 1BT Tel. No. 0118 989 4403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	20 PHEASANT CLOSE
		WINNERSH
		BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.038 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONSTRUCTION OF 3 BEDROOM
		CHALET COTTAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER/ PROSPECTIVE PURCHASER.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ 1:100 Floor Plan ✓ 1:500 Block Plan ✓ Other 1:100 Elevations ✓
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ☐
	CONSTRUCTION OF NEW BUILDING ✓	DEMOLITION ☐
	OTHER	
9. What type of Planning application are you applying for?	RESERVED MATTERS ☐	Go to Question 10.
	OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION ✓	Go to Question 11.
	TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
	MEANS OF ACCESS ☐	DESIGN ☐
		LANDSCAPING ☐

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

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
FACE BRICKWORK TO BE AGREED
PLAIN ROOF TILES 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~~

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	1
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	1

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 Berkshire County Council.
YES / NO

23. THE FEE ENCLOSED IS £ N.A.
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A J Edwards ON BEHALF OF Mr. A. C. ALCOCK. DATE 20:3:2001.

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.

ADDRESS 20 PHEASANT CLOSE PARISH WINNERSH

PLOT No. 20 O.S. SHEET No. SU. 7870

BUILDER Twing Properties Ltd

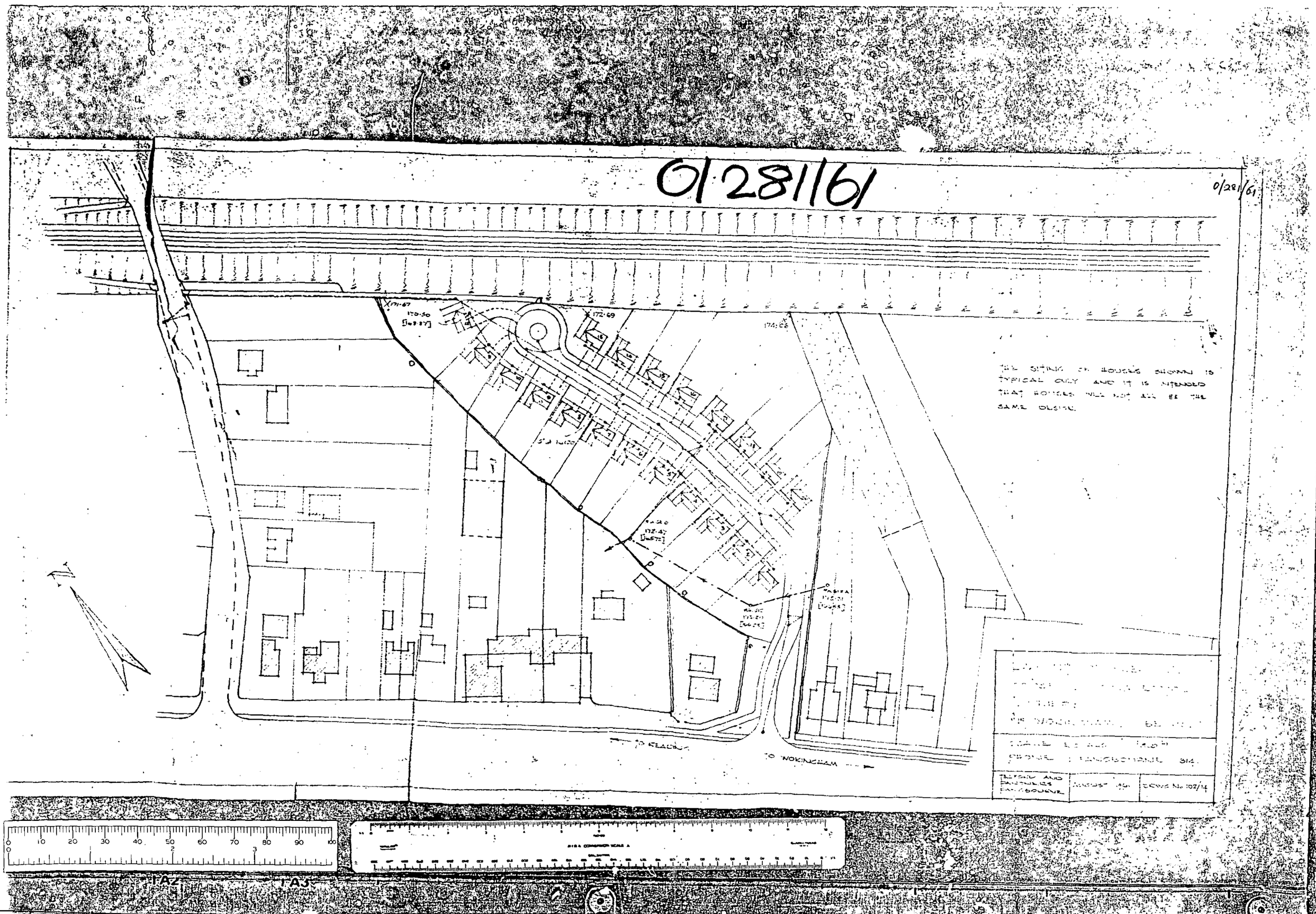
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/225/59	True Bond Homes Ltd	Outline	12.11.59	N/A. Refuse
O/44/60	Mr. A. Oxbrough	"	22.2.60	N/A. C/A.
O/107/61	Lower Bowden Properties	"	28.4.61	N/A. Refuse
O/127/61	"	"	18.5.61	N/A. C/A.
R/177/61	Twing Properties Ltd	Amended siting for Road	7.9.61	N/A. C/A.
O/281/61	"	Outline	5.10.61	N/A. C/A.
61/62	"	Detached House	9.8.62	App. C/A.
PD/349/70	Mr. W.C. Chater	Extn. of rooms in Roof space & New dormer window	6.8.70	App. N/A.
F/2000/2943	Mr. R. Alcock	Erect 1 dwelling	29.1.01	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE


0/281/61
0/281/61
THE SITING OF HOUSES SHOWN IS TYPICAL ONLY AND IT IS INTENDED THAT HOUSES WILL NOT ALL BE THE SAME DESIGN.
TO READING
TO WOKINGHAM
PHONE : FANGBOURNE 314.
DRWG No. 102/14
1A2
1A3

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

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

To Messrs. Tring Properties Ltd.,
c/o Messrs. Telford & Partners,
PANGBOURNE.
READING. Berks.

Application No. 61/62

Proposal Twenty dwellings each with garage at 371, Reading Road, Winnersh (Formerly Pheasant Copse Nurseries)

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 9th day of August, 1962 subject to compliance with the conditions specified hereunder :—

1. The trees along the western boundary of the site are to be preserved.

2. Screen fencing to a height of not less than 6ft. is to be provided along those parts of the western boundary where there is no adequate hedge.

3. A scheme of planting for the estate shall be submitted to and approved by the Local Planning Authority and thereafter maintained, before development is commenced.

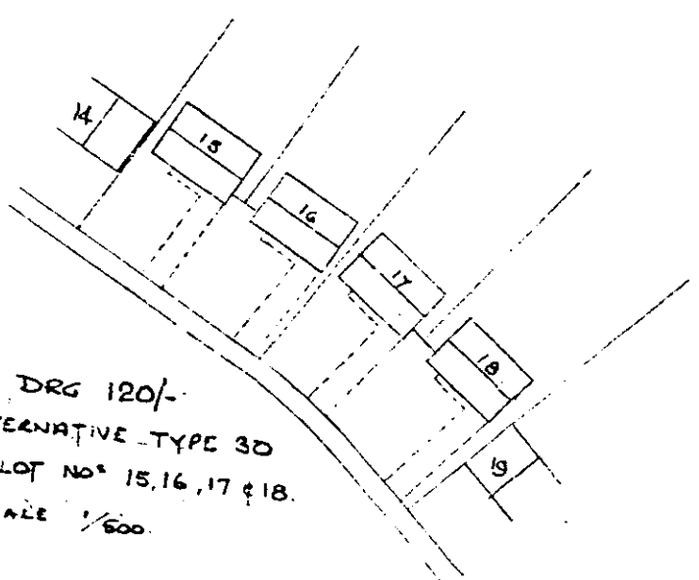
The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—

In the interests of amenity.

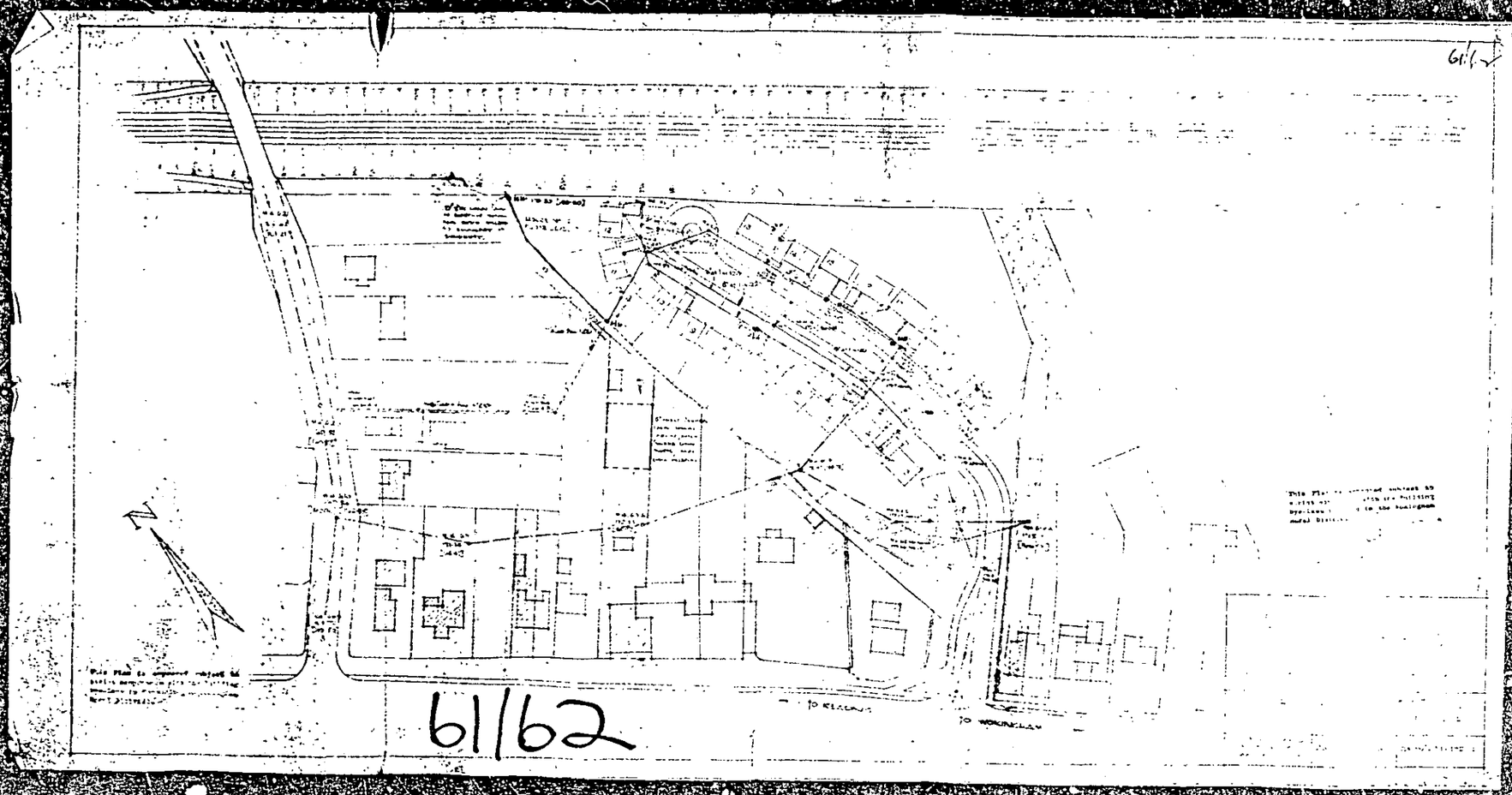
6/1/62

6/1/62

Amended plan
photo 15-18

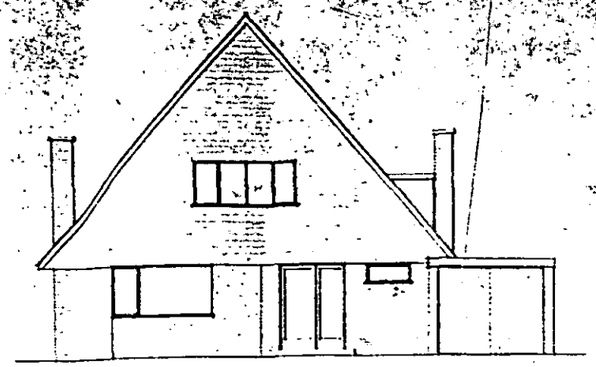


OVERLAY TO DRG 120/-
SHOWING ALTERNATIVE TYPE 30
HOUSES ON PLOT NOS 15, 16, 17 & 18.
SCALE 1/500

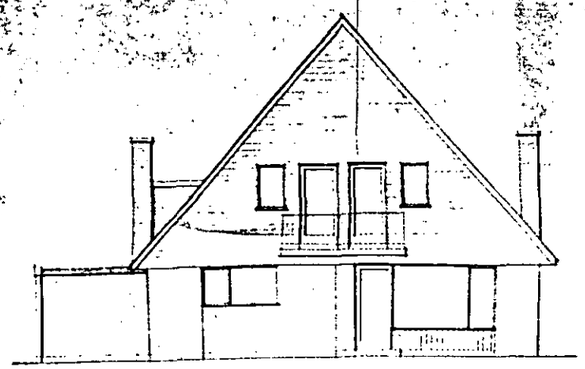


61/62

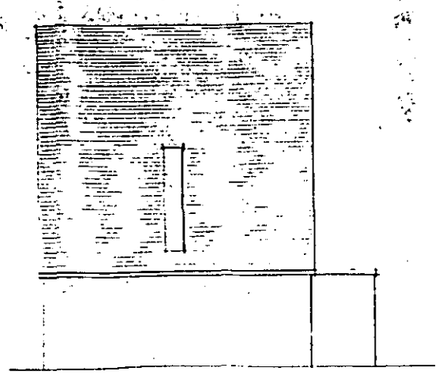
15



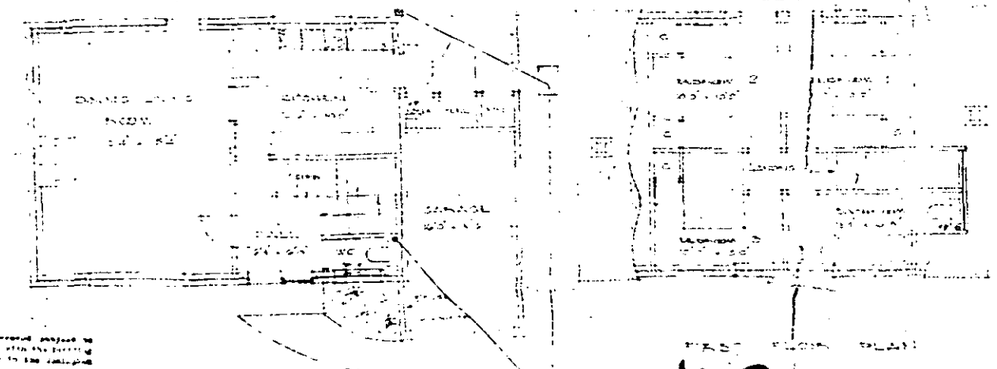
FRONT ELEVATION



REAR ELEVATION

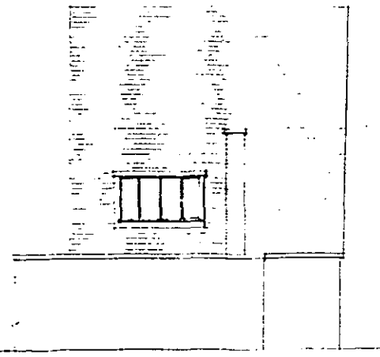


SIDE ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SIDE ELEVATION

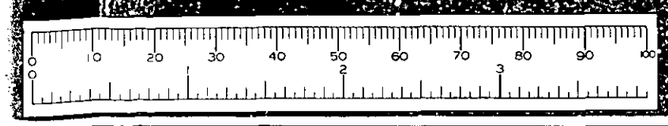
61/62

HOUSE TYPE FIFTEEN

SCALE 1/8 FEET TO ONE INCH

JANUARY 1962

61/62

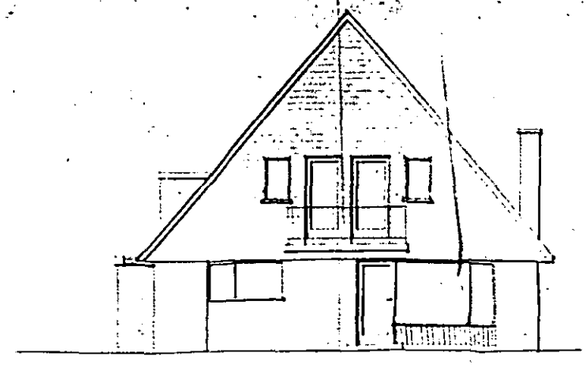


61/62

61/62



FRONT ELEVATION



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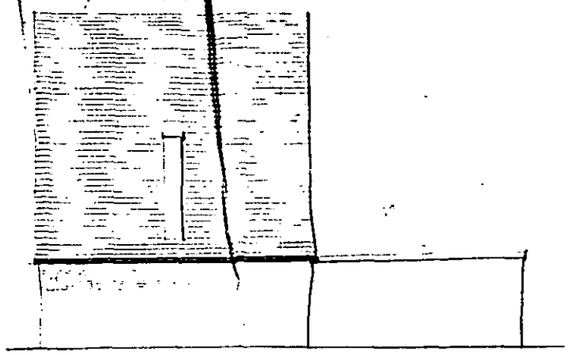
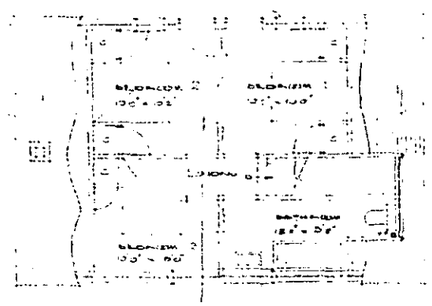


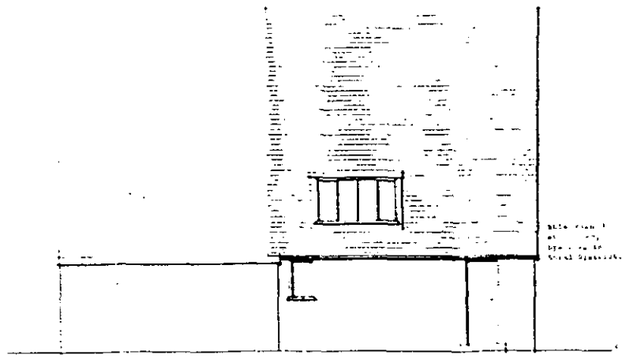
SIDE ELEVATION



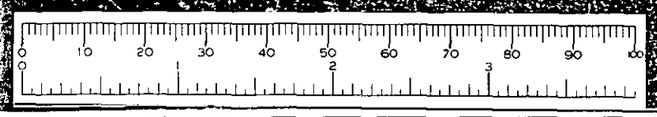
GROUND FLOOR PLAN



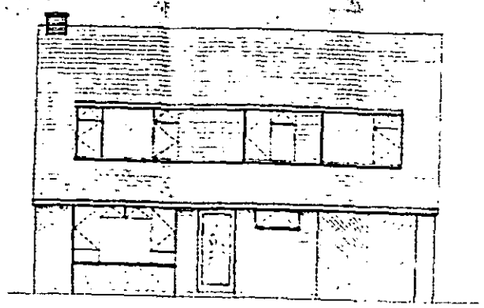
FIRST FLOOR PLAN



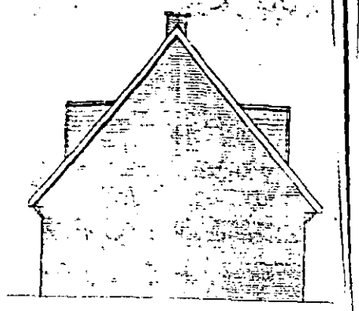
SIDE ELEVATION



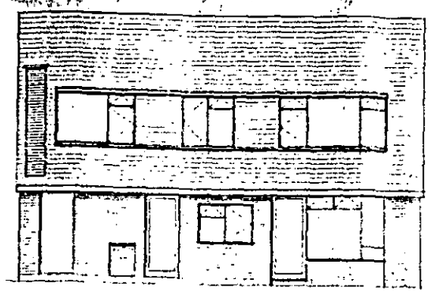




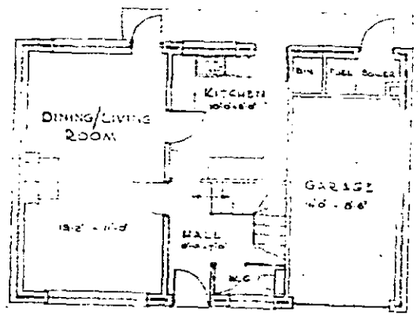
FRONT ELEVATION



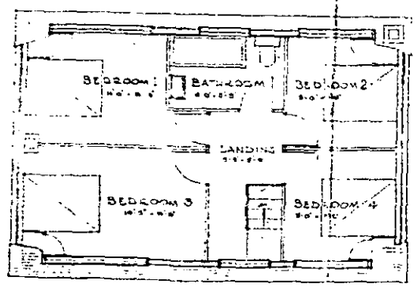
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

61/62

NOTE - THIS IS A PRELIMINARY DRAWING FOR PLANNING PURPOSES ONLY. STRUCTURAL & DRAINAGE DETAILS WILL BE SIMILAR TO THOSE SHOWN ON DRGS. Nº 120 - & 120,26 ALREADY APPROVED BY THE LOCAL AUTHORITY.

HOUSE TYPE THIRTY

SCALE - 4 FEET TO 1 INCH

AUGUST 1962 | DRWG Nº 102/35

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

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

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

To Messrs. W.H. Turner Properties Ltd.,
c/o Messrs. Jan Nellist & Ian Blundell,
32, The Mall,
EALING.
LONDON. W.5.

Application No. 22/67

Proposal Eight houses off Pheasant Close, Winnersh, Wokingham.Berks.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 16th day of February, 1967, subject to compliance with the conditions specified hereunder:-

1. No wall, fence or gate shall be erected between the building line and the highway unless permission has been granted by the Council on an application made for the purpose.

2. A scheme of landscaping, to include the retention of the maximum number of existing trees and shrubs, shall be submitted for approval to the Local Planning Authority, shall be carried out within 6 months of the completion of the development and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

3. Samples of the facing bricks and tiles shall be submitted to and approved by the Local Planning Authority before building work commences.

4. The house on plot No. 8 shall be resited to provide for a deeper building line to the satisfaction of the Local Planning Authority. A 6ft high screen fence shall be provided along the north west boundary of the plot and continued to screen the south-west side of the house to the satisfaction of the Local Planning Authority.

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

1/2 In the interests of amenity.

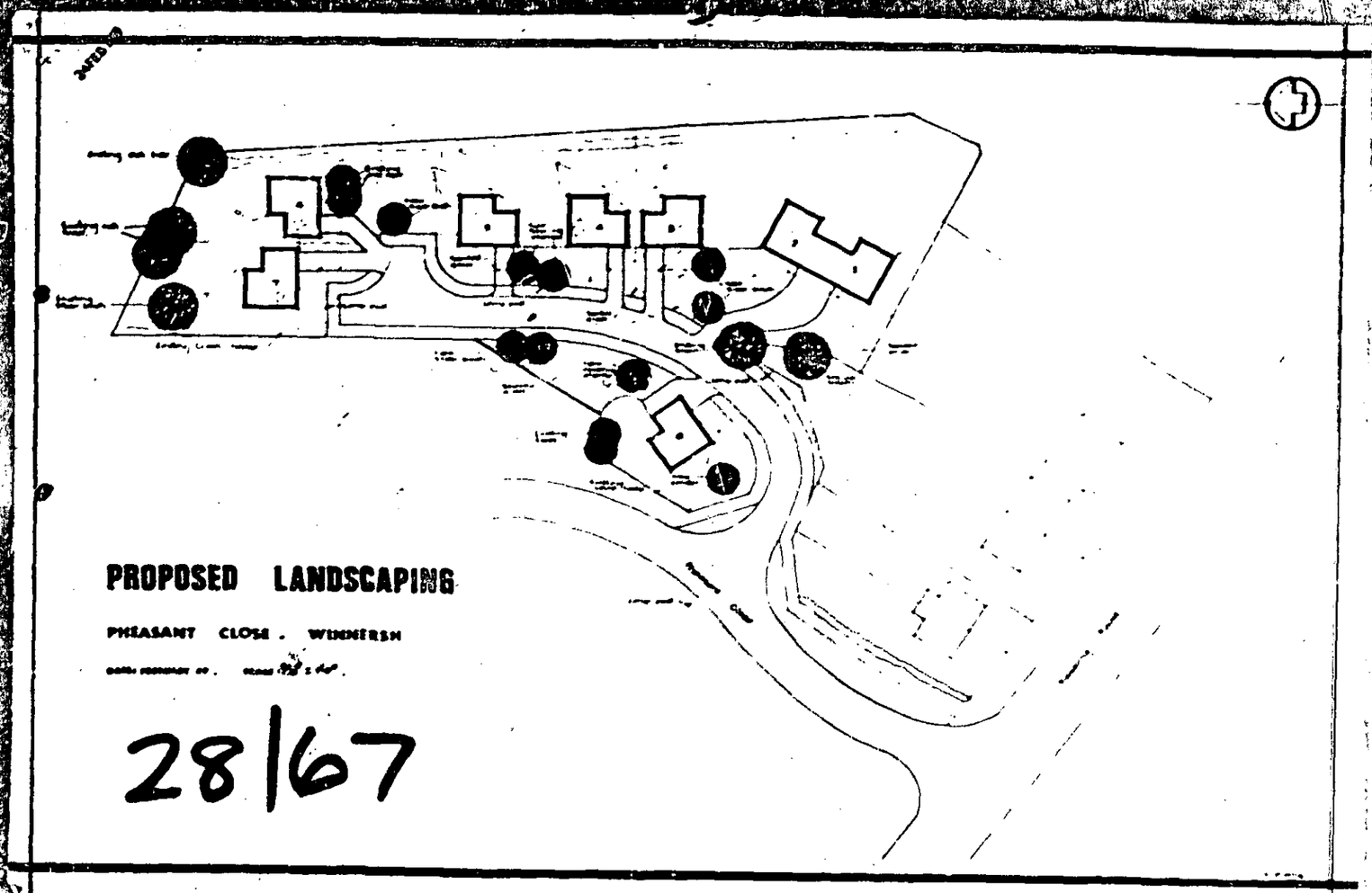
3. To ensure that the materials harmonise with the surroundings.

4. In the interests of amenity.

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

C W H Garrett

Date 20 FEB 1967



PROPOSED LANDSCAPING

PHEASANT CLOSE . WINNERSH

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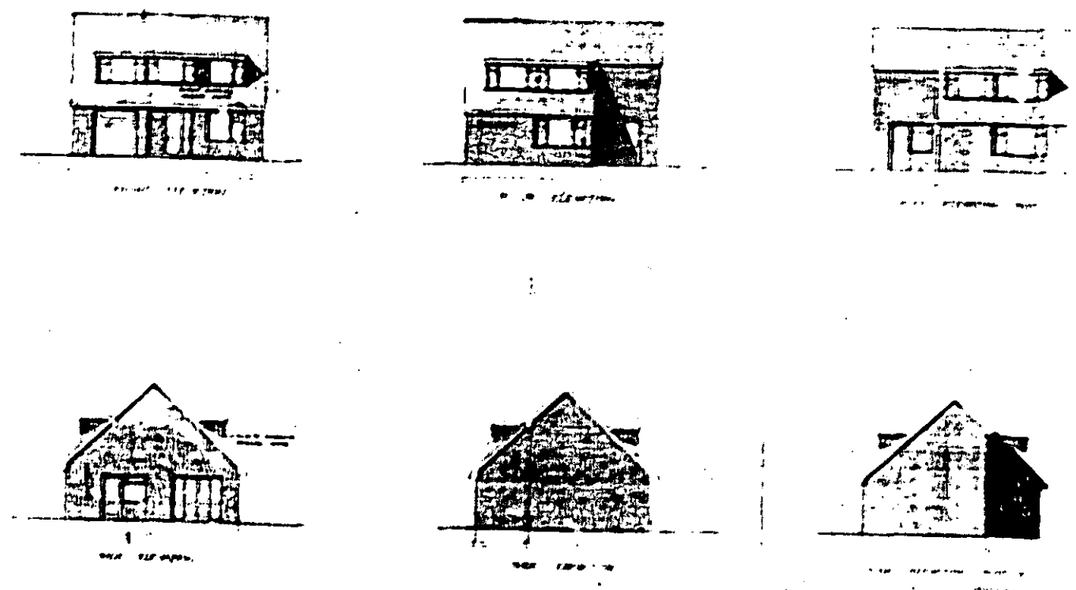

PREPARED [illegible] PRESIDENT CLOSE

IIA/20-10