APPLICATION NO:

CON/2001/4037

LOCATION:
151 Whitley Wood Road, Reading.

APPLICANT:
Mr J McCullagh C/O B A Benham

PROPOSAL:
Consultation from Reading B C on application for reserved matters on outline consent 00/00478/OUT for the erection of 2 dwellings and demolition of existing outbuildings.

EARLIEST DATE FOR DECISION: **14/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/06/2001

CASE OFFICER: **Elaine Connor**

DO

457

File CON/2001/4027 CONFIDENTIAL

STAGE 1 CUSTOMER COMPLAINT

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES (ENVIRONMENTAL SERVICES)

Respond Ref : CMPL 00441

COMPLAINT AGAINST: (*please circle*)
Countryside / DC Admin / DC Applns / DC Enforce / Lscape & Heritage / Planning Client / Policy & Info / Transportation

Date received : 8.10.01

Reply by : 22.10.01

Type of Complaint : ***(please circle)***
A. Impact of service on resident
B. Inadequate communication
C. Inadequate service
D. Policy
E. Response outside target
F. Service delay
G. Service not provided
H. Service withdrawn
I. Staff Conduct

Case Officer : Elaine Vasni **Passed for Action to :** Hazel McKay

Acknowledgement Date : ..... ***(Initials)*** .....

Full Reply sent *(Date)* : 9.10.01 ***(Signature)*** .....

Stage 1 Our Action : ***(please circle)***
A. Change in procedures
B. Change of policy
C. Disciplinary action
D. Explanation/apology
E. Formal training
F. No action necessary
G. Notify Members
H. Referral to Contractor
I. Referral to other Agency
J. Staff instruction

Stage 1 Justification : ***(please circle)***
- Justified
- Not Justified
- Outside Jurisdiction
- Partly Justified
- Policy

PLEASE RETURN THIS SHEET TO SANDRA BAYDEN WITH A COPY OF STAGE 1 REPLY

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Hazel.McKay@wokingham.gov.uk
Date 9 October 2001
My ref. HIMcK/SB/CON/2001/4037
Your ref.

Mr B A Benham
3 Guildford Court
Blenheim Road
Kidlington
Oxfordshire
OX5 2JX

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

Dear Mr Benham

PROPOSAL TO ERECT TWO DWELLINGS AND DEMOLITION OF EXISTING OUTBUILDINGS ON LAND ADJACENT 151 WHITLEY WOOD ROAD, SHINFIELD

Further to our telephone conversation, I wish to confirm that I endorse the advice in the letter from Ms Elaine Vashi to the effect that a planning application must be submitted to the Wokingham District Council. As the development site straddles the boundary between the two local authority areas, applications to both authorities are obligatory, but only one fee is payable and that goes to the authority encompassing the larger part of the site. I have arranged for the necessary forms to be sent to you by first class post, and they should have arrived before this letter. Please supply evidence that the fees for the outline consent and reserved matters applications were submitted to Reading.

Turning to your complaint, which I understand to be that Ms Vashi was a long time in writing to you and that when she did write her advice was different to what you expected. I believe this problem would not have arisen if you had sought advice in writing, clearly stating your enquiry and enclosing a site plan. Had you done so, it would have been quickly revealed that the outline planning permission granted by Reading to the previous owner of the site, had not also been the subject of an application to this Council and, therefore, the proposed development did not have all the necessary planning permissions.

I am not in a position to advise you as to whether the proposal is likely to receive consent from this Council. Therefore, I confirm my verbal advice that any construction on site is at your own risk and urge you to submit a retrospective planning application without delay.

I have also advised Wokingham's Building Control Service that you have started construction on site and they will liaise with their counterparts in Reading.

Yours sincerely

Hazel I McKay
Professional Assistant to Anna Cronin

cc: Anna Cronin

WOKINGHAM DISTRICT COUNCIL

To Anna

Date 8/10 Time 9.30

WHILE YOU WERE OUT

Name Brian Bainham

Of agent

Phone No. 01865 377363 Ext.

Phoned	✓	Please call back	✓ before 11.30
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE CON/2001/4037

recvd letter from Elaine saying he needs to put in a planning applⁿ. He's not happy.

Signed SB.

RESEARCH OF HISTORY OF 151 WHITLEY WOOD ROAD, SHINFIELD

An application was submitted by the previous owner of the land owned by Mr Benham's client for development of a larger site taking in the whole of the property at 151 Whitley Wood Road. Because the larger part of the site for that application was in Reading Borough, Reading Council received the fee for that application (ref 99/01233/OUT/CM), took the lead in processing it and consulted with this Council. A second application (ref O/1999/0276) without a fee was submitted to this Council and both Councils refused the application.

A second application (ref 00/00478/OUT) was then submitted in outline to Reading Borough for development of the land Benham's client now owns. No application was submitted to Wokingham and we have no record of having been consulted. Reading's records indicate that a consultation was sent to Wokingham and that conditional outline consent was granted for the proposal.

It would appear that the development site had been reduced by deleting land within Reading Borough from the application, so that the larger part of the site was now in this District. (An application site plan is awaited from Reading.) An application should have been submitted to both Councils with the accompanying fee coming to this Council. This Council would then have taken the lead in processing the application, consulting with Reading as part of the process.

It would appear that the site address was misleading in that it referred 151 Whitley Wood Road whereas the propsal was for development of the land adjacent to that property.

It would appear that Benham's client bought the land at this stage and later submitted an application for approval of reserved matters (ref 01/00590/REM/SC) to Reading Council. On this occasion a consultation was received from Reading but the application for approval of reserved matters was determined without waiting for a response from Wokingham (ref CON/2001/4037).

Benham deposited plans and received approval under the Building Regulations from Reading Council, and construction commenced on site.

Whilst Reading was considering the reserved matters application, Benham made a telephone request for a letter from Ms Vashi to the effect that there was no need to submit an application for reserved matters approval to Wokingham. He complained when after several reminders she advised him an full application was required.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 25 September, 2001

My ref: CON/20014/4037

Your ref:

Guildford

Mr B A Benham
3 Gundford Court
Blenheim Road
Kidlington
Oxon
OX5 25X

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 Benham

RE: PROPOSED ERECTION OF TWO DWELLINGS AND DEMOLITION OF EXISTING OUTBUILDINGS AT 151 WHITLEY WOOD ROAD, SHINFIELD

I refer to the above named development which has recently been considered by Reading Borough Council Planning Department.

I write to inform you that as most of the site lies within the Wokingham District Council administrative boundary a planning application must be submitted to this Authority.

I hope this information is of assistance to you. Should you require any further assistance with this matter please do not hesitate to contact me on the above number.

Yours sincerely

E. V.

ELAINE VASHI
Planning Assistant

4 May Application to RBC
July Approved

July Elaine Vashi.

- it is not in our area.

and July / beg Aug admin person

- she is going to write the letter.

admin person spoke to BB again & spoke.

read 4/5 times promised letter

admin - letter coming to you
we going to require p.p.

Still no letter to

Reading B. Council

Notes made during P/C from Barnham
8 October 2001 [illegible]

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

APPLICATION No: CON/2001/4037

CASE OFFICER: Elaine Connor

Applicant : Mr J McCullagh C/O B A Benham.

Location : 151, Whitley Wood Road, , Reading.
Proposal : Consultation from Reading B C on application for reserved matters on outline consent 00/00478/OUT for the erection of 2 dwellings and demolition of existing outbuildings.

Date Registered : 24/05/2001
Earliest Date for Decision : 14/06/2001
Latest Consultation Date/Site Notice Expiry Date : 14/06/2001
Application Expiry Date: 21/06/2001

WARNING; THE PLANS & DOCUMENTS CONTAINED IN THIS FILE ARE FOR PUBLIC INFORMATION AND SHOULD NOT BE REMOVED FROM THE PLANNING DEPARTMENT.

IF COPIES ARE REQUIRED PLEASE ASK A MEMBER OF THE RECEPTION STAFF FOR ASSISTANCE.

WORK SHEET FOR : Elaine Connor

Application Number : CON/2001/4037

Applicant : Mr J McCullagh C/O B A Benham.

Location : 151, Whitley Wood Road, , Reading.
Proposal : Consultation from Reading B C on application for reserved matters on outline consent 00/00478/OUT for the erection of 2 dwellings and demolition of existing outbuildings.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/05/2001

Earliest Date for Decision : 14/06/2001

Latest Consultation Date/Site Notice Expiry Date : 14/06/2001

This application will have expired on: 21/06/2001. You need to make a decision 1 day prior to this date for this application to count as *determined in less than 8 weeks.*

Consultation Responses :

Planning Issues :

Application Number: CON/2001/4037

Appraisal :

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

Application Number CON/2001/4037
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 151 Whitley Wood Road Reading.

APPLICATION NUMBER: CON/2001/4037

OFFICER: Elaine Connor

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/4037
CASE OFFICER: Elaine Connor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2001/4037**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 MAY 2001
Officer: EC	Application No. CON | 2001 | 4037

Map No. ..... Site .....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(CON) Consultation from Reading BC on application for Reserved Matters on outline consent 00/00478/OUT for the erection of 2 dwellings & demolition of existing outbuilding

Location: 151 Whitley Wood Road

Parish: Reading

Ward: Patman ✓ Bryant & Pollock ✓

Applicant: Mr J McCullagh

Fee Received ✓ 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 : ..... 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 Shinfield ✓ 24/5 : .....
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:

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

NEIGHBOURS:

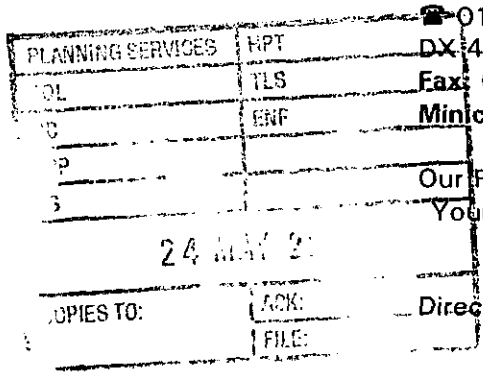
.....
.....
.....
.....
.....
.....
.....
.....
.....

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR



Our Ref: 01/00590/REM/SC
Your Ref:

Direct: ☎ 0118 939 0418

22nd May 2001

Your contact is: Sarah Cox, Planning

Dear Sir/Madam,

Received 9/5/2001
Approved 18/7/2001

CONSULTATION ON A PLANNING APPLICATION REF: 01/00590/REM/SC

The Council has received an application for Approval of Reserved Matters on property at: 151 Whitley Wood Road Reading RG2 8JH

O.S Grid Ref: Easting: 472832.790 Northing: 169703.300

Received 25/4/2000.
Permitted 29/8/2000
Carter.

Applicant: Mr J Mc Cullagh

Proposal: Demolition of existing outbuildings and the erection of 2 semi-detached houses. (Outline consent 00/00478/OUT applies)

WBC consultation 11/5/2000.

Application Number: 01/00590/REM/SC

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 13th June 2001. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

8 Oct. 01 @1530. Above information from Jenny Brewer. RBC

Sarah Cox
for Planning Manager

Also spoke to Phillipa Brann on 8 Oct. @1200.

Beacon Council 2001-2002 Town Centre Regeneration

Reading
BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 01/00590/REM/SC

Date received .....

Date acknowledged: .....

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION — PART 1

Please read the accompanying **NOTES**. Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name Mr J. McCullagh.

Address 103, Beverley Gardens. Pinkneys Green, Maidenhead Berks.

Postcode ..... Tel. No. .....

2. AGENT (if form is completed by agent)

Name B. A. Benham

Address 3, Guildford Court Bzenheim Rd. Kidlington, Oxon.

Postcode OX5 2JX. Tel. No. 01865-377365

3. ADDRESS OR LOCATION OF APPLICATION SITE

151, Whitley Wood Rd., Reading. RG2 8JH.

4. AREA OF APPLICATION SITE — Hectares ..... OR Acres: .....

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

Location plan (1:1250 scale — edged red)	☑
Site plan (~~1:500~~ scale) 1:100	☑
Detailed plans (floor plans, sections, elevations, please supply illustrative material)	☑

READING BOROUGH COUNCIL
DIR
-9 MAY 2001
SS
HS
LS

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

Demolish ex. outbuildings. Erect. 2no Semi-Detached Houses. (Outline App. No. 00/00478/OUT).

7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

A	Outline (building works only)	A
B	Change of use only	B
C	Change of use with building or other work	C
D	Building, engineering or other operations	D
E	Reserved matters	E ✓
F	Temporary (specify condition if for a 'renewal')	F
G	Non-compliance with a condition (specify reference no.)	G

(Answer Question 8)

(Answer Question 9)

8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state

A Reference no. and date of outline permission 00/00478/OUT. (29-8-2000)

B Which reserved matters are applied for Design & External Appearance Landscaping - Access. - Parking.

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

RESIDENTIAL

11. TREES

A Are there any existing trees on site? *~~YES~~/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

12. BUILDING MATERIALS ETC.

Please state type and colour of materials for:

A External walls BRICK TO MATCH DWELLING - NO.1ST.

B Roofs TILES " " " "

C Walls, fences etc. BRICKWORK TO MATCH DWELLING - TIMBER FENCE

ALL TO BE AGREED WITH P.O.

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water TO SOAKAWAYS

B Foul sewage TO EXISTING.

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

(Please tick **ONE** box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) ☑

REPOSITION EX. ACCESS

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including *wheelchair access?* *YES/~~NO~~

If NO, where is access provision deficient?

16. PROPOSED DEVELOPMENT — RESIDENTIAL

The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses	2	4 x 2	6 x 2	—
Bungalows				
Flats/Maisonettes				
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC.

(Tick **ALL** boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ 380-00 by cash/cheque/P.O. No. ☑

Signed ..... (~~Applicant~~/Agent) Date 4/5/01

*Please delete as applicable

Site Plan, history card + land search



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

Development Control Section, Environmental Services, Wokingham District Council.

8 October 2001 Scale: 1 : 1250

N W E S



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

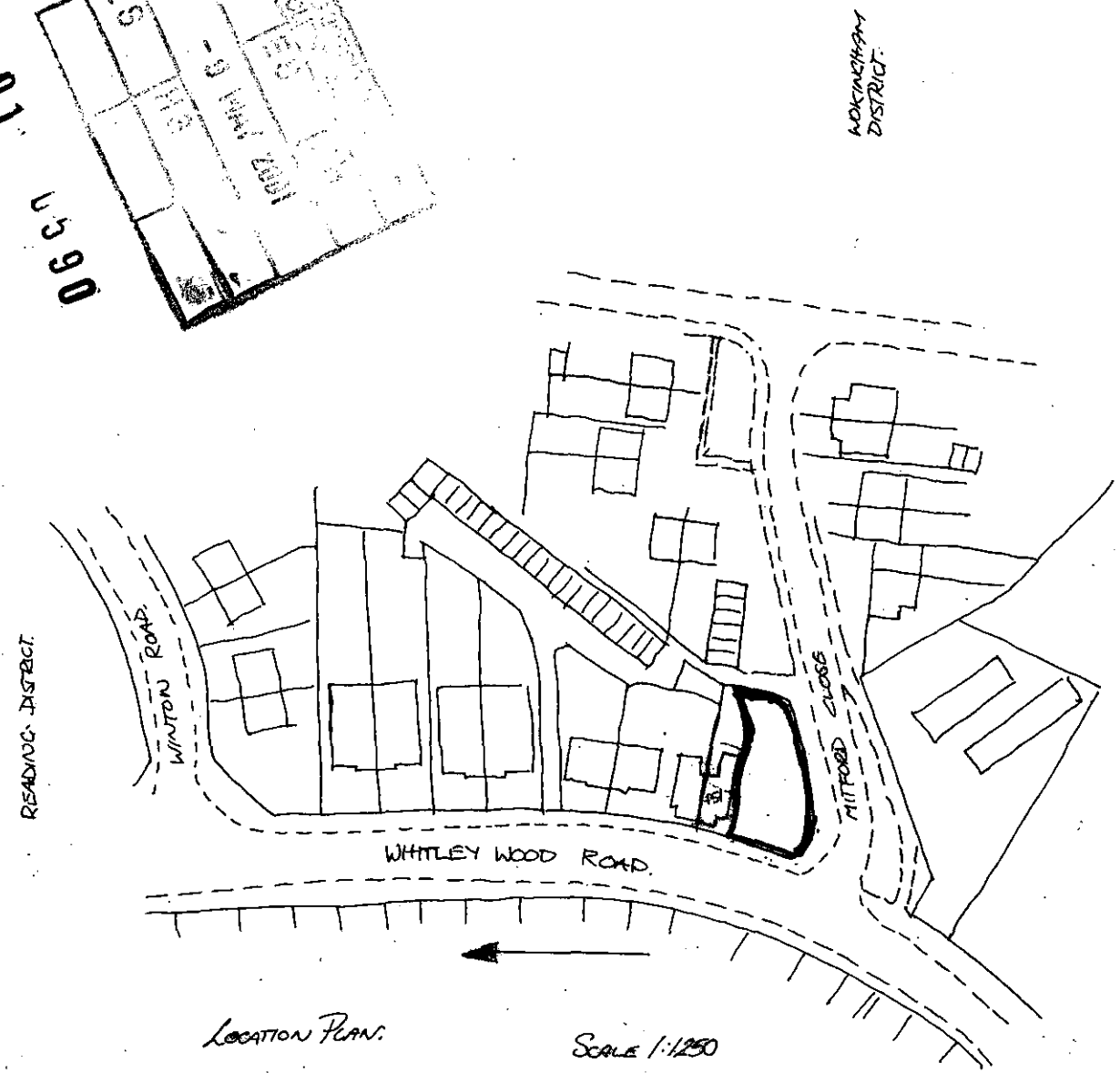
Development Control Section, Environmental Services, Wokingham District Council.

8 October 2001

Scale: 1 : 500

N
W E
S

READING DISTRICT
DIR
-9 MAY 2001
LS
01 0590



LOCATION PLAN.

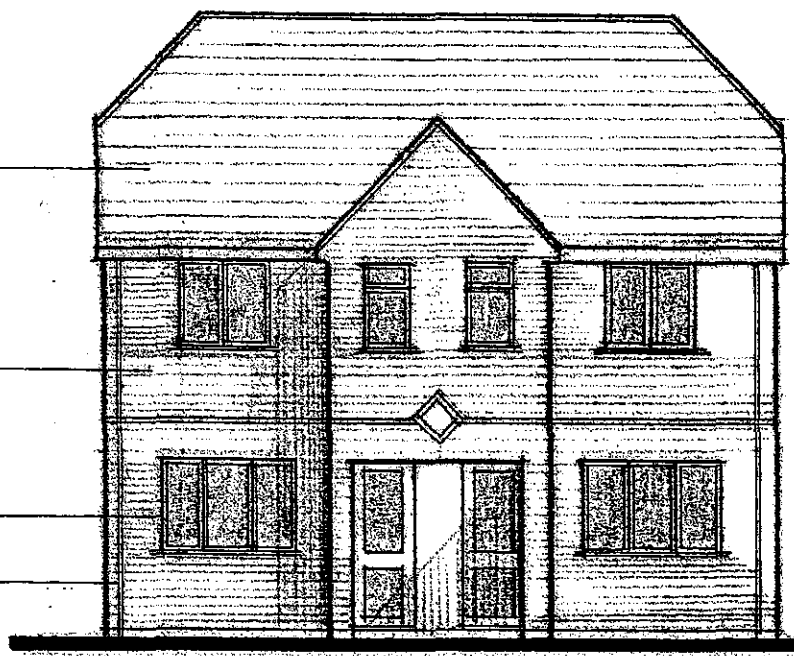
SCALE 1:1250

TILES TO MATCH DWELLING NO. 151. (COLOUR & TEXTURE). (TO BE AGREED WITH P.O.).

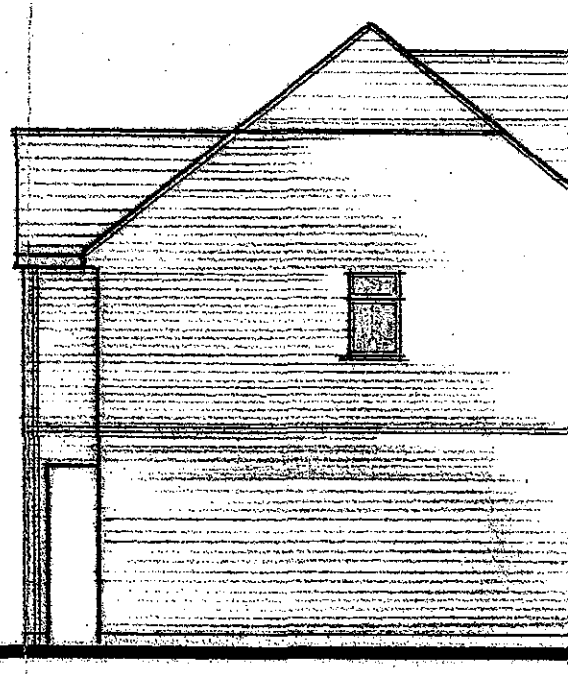
BRICKWORK TO MATCH DWELLING NO. 151. (COLOUR & TEXTURE). (TO BE AGREED WITH P.O.).

WINDOWS TIMBER FRAME (WHITE).

GUTTER & PIPES P.V.C. (BLACK).

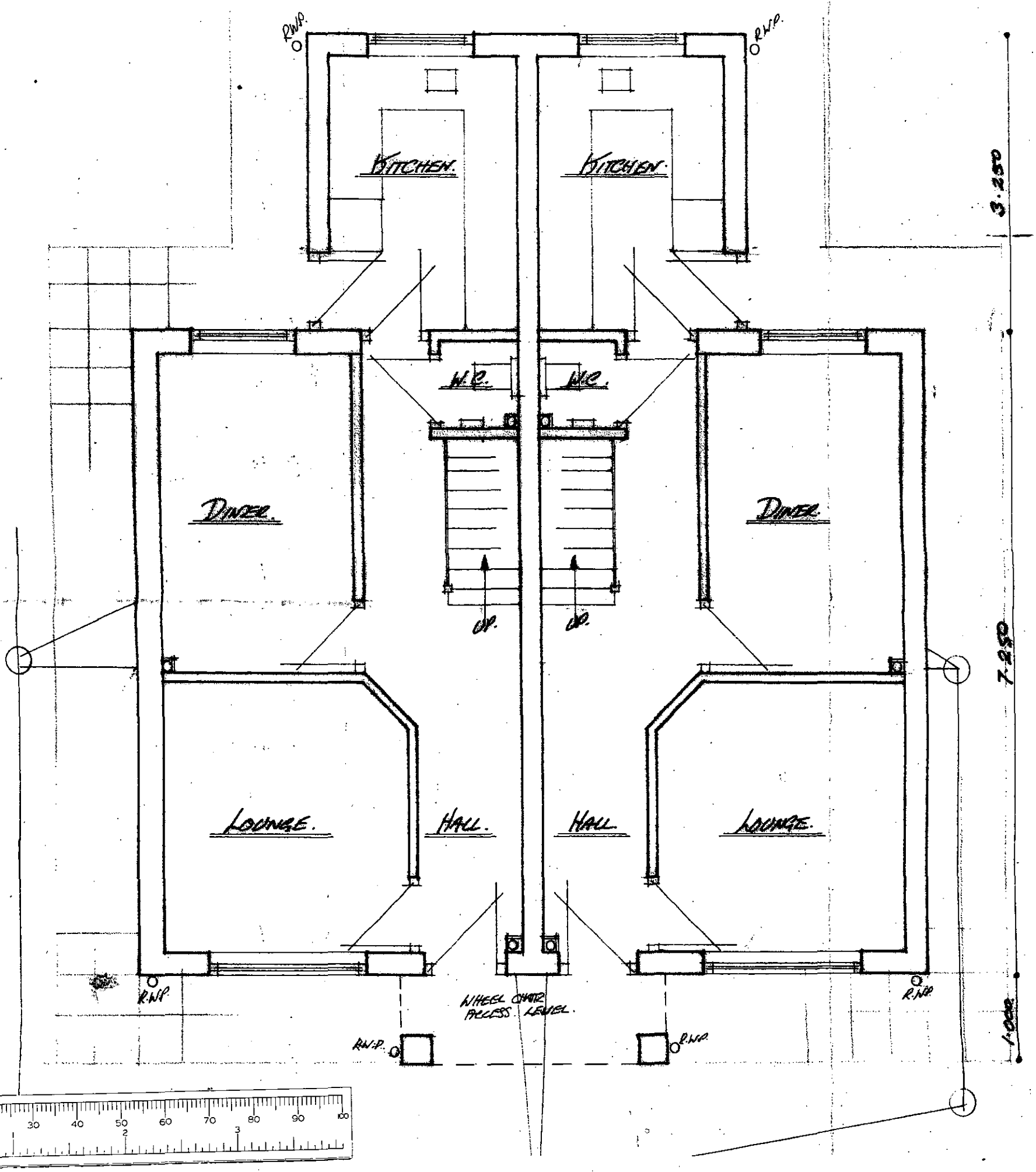


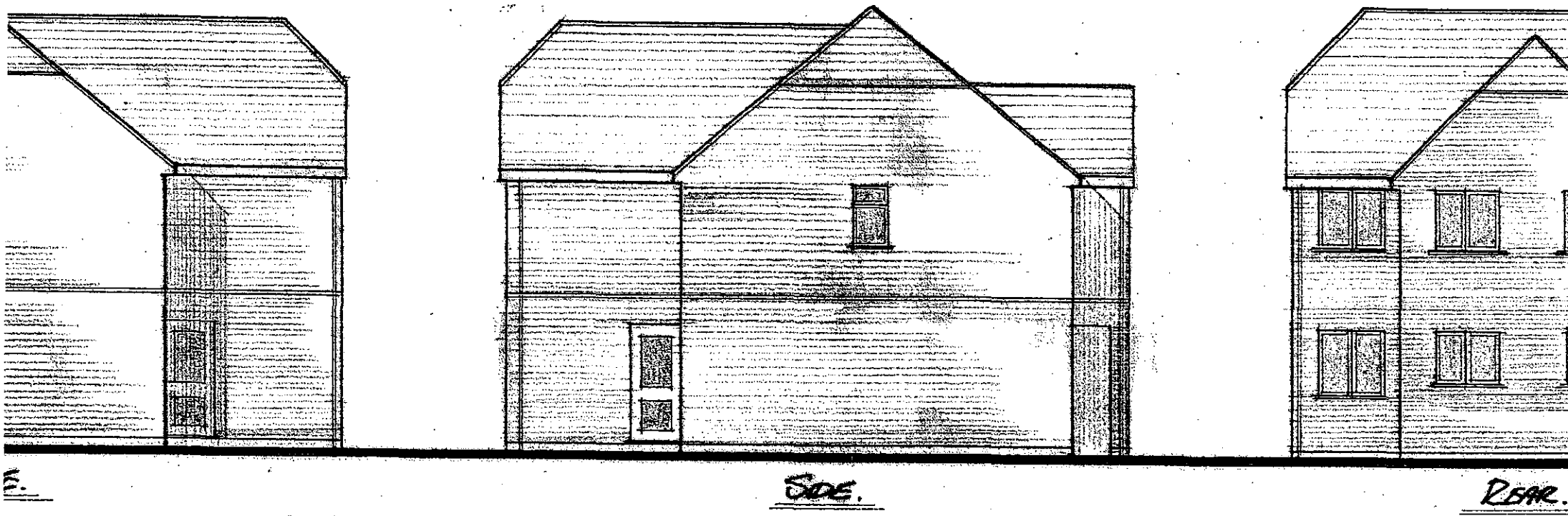
FRONT.

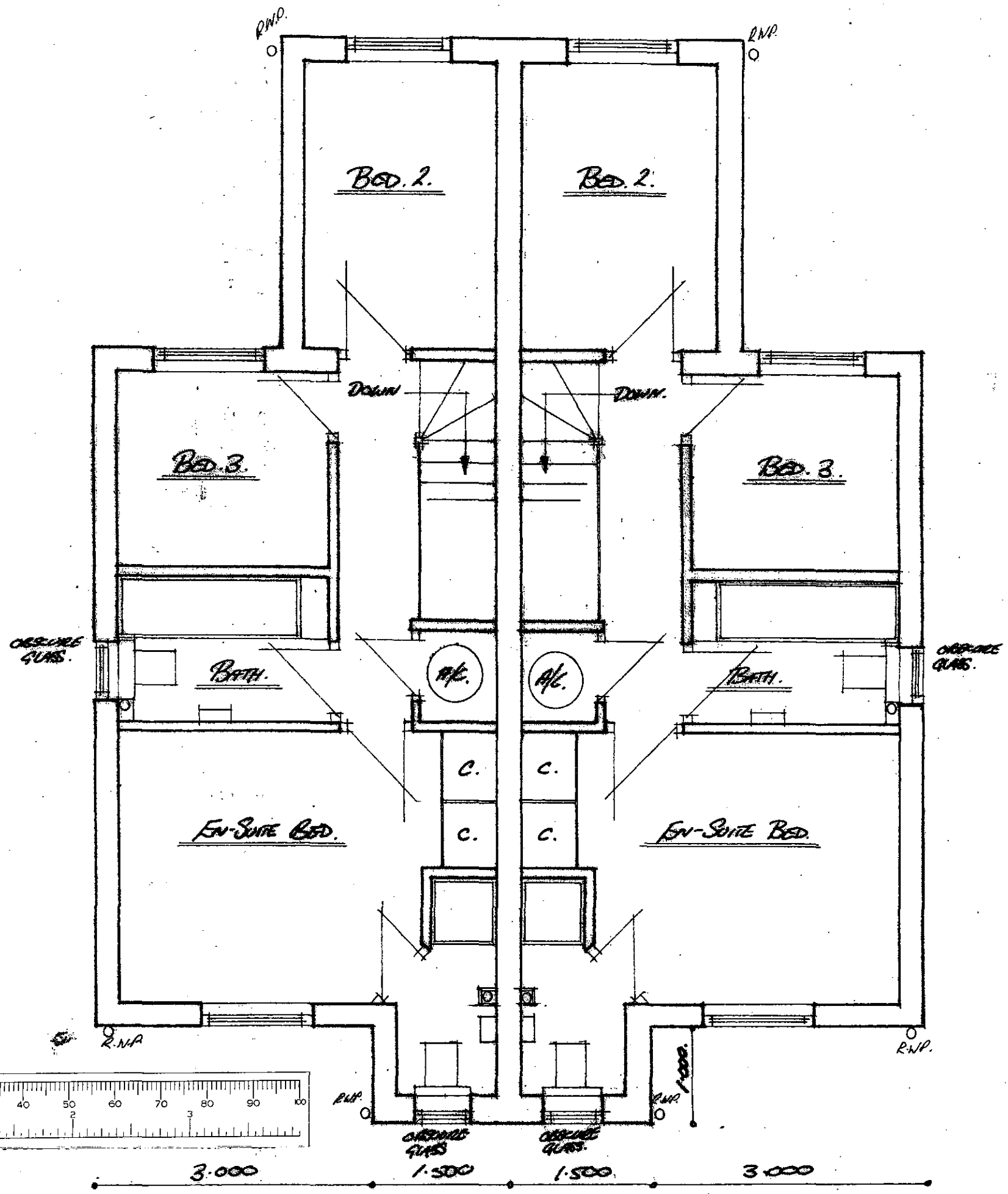


SIDE.

2·000 2·500 2·500 2·000




E.
SIDE.
REAR.


R.W.P.
R.W.P.
BED. 2.
BED. 2.
DOWN
DOWN.
BED. 3.
BED. 3.
OBSCURE GLASS.
BATH.
A/C.
A/C.
BATH.
OBSCURE GLASS.
C.
C.
C.
C.
EN-SUITE BED.
EN-SUITE BED.
R.W.P.
R.W.P.
R.W.P.
R.W.P.
1.000
OBSCURE GLASS
OBSCURE GLASS.
3.000
1.500
1.500
3.000

0690 10

C/BRD FENCE 1·8m HIGH.

PLOT 1.

PLOT 2.

LAID TO LAWN

LAID TO LAWN.

POST & WIRE

POST & WIRE

1·8m HIGH FENCE

1·8m HIGH FENCE

Myrtle Close.

EX. F.H.A.

EX. DRAIN.

NEW I.C.

NEW I.C.

NEW I.C.

NEW I.C.

CONC. SLOPE F.P.

CONC.

PATH EDGING (MIXED)

C.M.H. 20·000 B 700 (HP)

PLANTING AREA.

BLOCK PAVING (RED).

MARKER BLOCKS

BLOCK PAVING (GREY)

600mm HIGH DWARF WALL TO MATCH DWELLING

1500x50 PATH EDGING LAID FLUSH

PATH EDGING 1500x50

600mm DWARF WALL

EDGING TO MATCH EX.

PROPOSED ACCESS TO COMPLY WITH LOCAL HIGHWAY AUTHORITY.

EXISTING ACCESS TO BE REMOVED & REINSTATED TO MATCH EX. VERGE & FOOTPATH & COMPLY WITH L.H.A.

DRIVE

TE PLAN 1:100.

Planning 2nd December

0 10 20 30 40 50 60 70 80 90 100

0 2 3