APPLICATION NO:
F/2000/2783

LOCATION:
299 - 303 Headley Road East, Woodley Reading.

APPLICANT:
R Ridout C/O Impluse Design

PROPOSAL:
Proposed conversion of 300,301 & 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 dwelling).

EARLIEST DATE FOR DECISION: **11/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
~~29/12/2000~~ 23-01-01

CASE OFFICER: Nicola Hake

APPROVED
22 Feb 2001

RAILEX
marbleboard

EASIFILE EP7

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R Ridout
C/O Impluse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2000/2783

Parish: **WOODLEY**

Location: **299 - 303, Headley Road East, Woodley, Reading.**

Proposal: **Proposed conversion of 300, 301 and 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 dwelling).**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 and Class A of Part 2 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
8. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
9. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed a depth of 3m below existing ground level.

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

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

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To prevent the increased risk of flooding and to improve water quality.

Reason
9. To prevent pollution of groundwater.

Informative
1. This permission relates to the application as amended with revised block plan submitted to the Local Planing Authority on 30 November 2000 showing amendments to the parking scheme and does not approve the proposals as originally submitted.

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

Informative
3. 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 LH1, LH4, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WH4 and WH1.

John Mitchell
Development Control Manager
Date: 12/02/2001

Notice checked by: _____

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

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 19 February, 2002
My ref. BC/DC/2000/2783

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

Mr R Ridout
c/o Impulse Design
36 Loxwood
Earley
Reading
RG6 5QZ

Dear Sirs

PLANNING PERMISSION 2000/2783
SITE: 299-303 HEADLEY ROAD EAST, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2783 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NICOLA LAKE
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 4 December, 2001

My ref. CD/BX2001/1229(2783)

Mr R Ridout
C/o Impulse Design
36 Loxwood
Earley
READING
Berkshire
RG6 5QZ

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

Dear Sir,

CONVERSION AND REDEVELOPMENT AT 299-303 HEADLEY ROAD EAST, WOODLEY

Thank you for your Building Notice Application Number BX/2001/1229 received on 28 November.

There are no elevations with the application, but from the floor plans there appears to be an additional rear extension. This is not shown on the block plan.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2000/2783, which cannot be dealt with as a minor amendment.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by the end of December. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/2783

Applicant : R Ridout C/O Impulse Design.

Location : 299-303 Headley Road East, Woodley

Proposal : Proposed conversion of 300,301 & 303 into 6 flat, plus the erection of 2 new flats and a loft conversion at 299. (proposal would form 8 flats and 1 dwelling)

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.01.01

Date of Neighbour Notifications :

Date of Site Visit : 11.01.01

Date Registered : 03.11.00

Earliest Date for Decision : 11.12.00

Latest Consultation Date/Site Notice Expiry Date : 11.12.00

Application Expiry Date: 29.12.00

Consultation Responses :
Woodley Town Council: Concerned about the development.
Environment Agency: No objection subject to conditions.
Environmental Health: No objection subject to conditions.
Landscaping: No trees within the area proposed for development.
Highways: No objection subject to conditions.
Letters: Three letters of objection have been received.

Planning History :

Planning Issues :
Site designation: Within the identified settlement.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.

3. Impact upon highway safety.

Application Number: F/2000/2783

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is to carry out a loft conversion in plot 1, which will remain as a house, to sub divide plot 2 into two flat, to infill the area between plots 2 and 4 with an additional two flats and the subdivide the dwellings on plots 4 and 5 into four other flats. The proposed development would introduce three new front facing dormer windows, one side (north east) facing dormer window and three rear facing velux (replacing two existing velux windows). The distance from the front dormer windows to the dwellings opposite is approximately 20m, while the closest dwelling to the north east is approximately 21m. The rear velux windows would replace two existing while also introducing another. The minimum distance from the rear elevation of the development to the dwellings at the rear is also 20m.

   The new build section of the development would be located between the two existing structures on the site and would not project further forward of back. As such the relationship between the proposed new build development and the existing surrounding property would be similar. Therefore there would be no overlooking. Hence there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. Impact upon the character and appearance of the surrounding area.
The proposed development would result in the retention of existing structures on the site while also infilling between them. The proposed infilled development would be in keeping with the character and appearance of the existing structure, which would then adjoin to form a terrace. The properties on the opposite side of the road are in a terrace form and there are several groups of three unit terraces along this side of the road.

   Therefore the proposed development is in keeping with the character and appearance of the existing buildings and the form of development within the surrounding area.

3. Impact upon highway safety.
The proposed development would create 9 separate dwelling units and would provide twelve parking spaces. These spaces would be largely located to the rear of the site. However four parking spaces would remain to the front of the site. This is a reduction in the number of spaces that are currently located to the front of the property. Therefore the highway authority are satisfied that the proposed development would have not significant detrimental impact upon highway safety.

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

Application Number:F/2000/2783
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.	NOISE?	LEVELS	
4.	C040	R040	Insert 'and Class A of Part 2' after words 'Part 1'
5.	C070	R070	
6.	C122	R122	
7.	C150	R150	
8.	C151	R151	
9.			Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
		Reason	To prevent the increased risk of flooding and to improve water quality.
10			No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed a depth of 3m below existing ground level.
		Reason	To prevent pollution of groundwater.
	Informatives.		
1.	N01		Block Plan; 30 Nov 2000; showing amendments to the parking scheme.
2.	N04		
3.	N16		BSP – EN1
			LALP – LH1, LH4, LBE1, LBE2
			WDLP – WOS3, WBE1, WH4, WH1.

12/2/07

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

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				

RECORD OF SITE VISIT

SITE ADDRESS: 299 - 303 Headley Road East Woodley Reading.

APPLICATION NUMBER: F/2000/2783

OFFICER: Nicola Lake

DATE OF SITE VISIT: 11.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Fence.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING Existing two storey houses with parking area to the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

* Back rear distances to the houses behind - Parking area to the rear is currently allocated spaces 299 x 2, 303 x 2, 301 x 2. There are two small existing rear detached's on the dwellings

5. SITE CONSTRAINTS

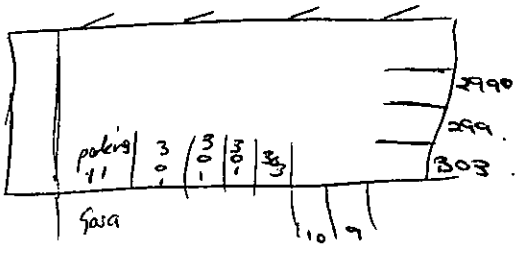
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Tel: (0118) 974 6481

Date: 12 Feb 2001

My ref: F/2000/2783

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 Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/2783
299 - 303, Headley Road East, Woodley, Reading.
Proposed conversion of 300,301 & 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22 Feb 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2783**
299 - 303, Headley Road East, Woodley, Reading.
Proposed conversion of 300,301 & 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 dwelling).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

Tel: (0118) 974 6481

Date: 12 Feb 2001

My ref: F/2000/2783

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/2783
299 - 303, Headley Road East, Woodley, Reading.
Proposed conversion of 300,301 & 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22 Feb 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2783**
299 - 303, Headley Road East, Woodley, Reading.
Proposed conversion of 300,301 & 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 dwelling).

Transfer: Yes ☐ No ☐ .
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

Tel: (0118) 974 6481

Date: 12 Feb 2001

My ref: F/2000/2783

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2000/2783
299 - 303, Headley Road East, Woodley, Reading.
Proposed erection of 9 residential units with parking.

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 **Nicola Lake** on **(0118) 974 6481**. 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 23rd Feb 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2783**
299 - 303, Headley Road East, Woodley, Reading.
Proposed erection of 9 residential units with parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Lennard

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

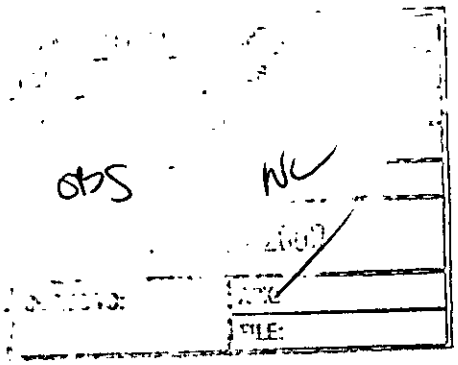
By Hand 8/12/2000

9 HEADLEY CLOSE
WOODLEY
BERKSHIRE
RG5 4SF

8th. December 2000

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Your ref. Nicola Lake
F/2000/2783



The Planning Officer,

PROPOSAL F/2000/2783

The Block Plan shows a Landscaped Area which is currently two Car Parking Spaces. This Plan also shows that there is no turn-round facility in the existing Car Parking Area, this makes for difficulty when exiting from No.9 Headley Close.

I should like to ask for consideration to be given for the provision of a turn-round by removing Car Spaces 9 and 10 to the Landscaped Area. This would provide for Highway Safety by avoiding reversing into Headley Close, or even Headley Road East. Cars parked in the Landscaped Area I suggest would not, in practice, affect the Safety Splay for Headley Close.

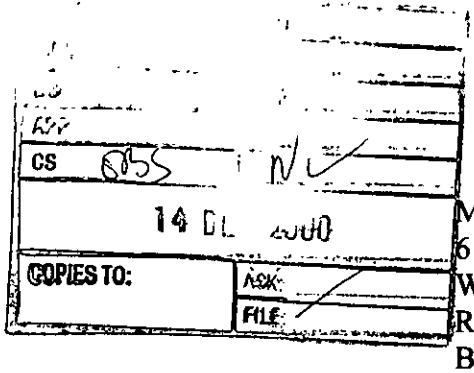
Additionally, removing these two spaces would reduce the level of disturbance to the occupiers of the Lounge and front Bedroom of 9 Headley Close, the front of which can be seen on the Location Plan to jut forward to within a few feet only of the nearest Car Space (9). The sounds of neighbours vehicular activity early morning and during the evening, as drivers persue their work and leisure, subject House No.9 particularly to the "explosive" and jarring noise of door slams and

cold engine starts etc. thereby interrupting normal periods of rest within the house.

Any changes to the proposal to achieve an improvement would be very much appreciated.

Many thanks

R. D. Bower



Mrs W. Thomas
6 Headley Close
Woodley
Reading
Berkshire RG5 4SF

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

12th December 2000

Dear Sir / Madam

Ref.: Application No.: F/2000/2783
Site Address: 299 – 303, Headley Road East, Woodley, Reading

I would like the above application refused because I believe that the additional flats will result in an increase in cars and parking in Headley Close, which is already congested with parked cars at various times of the day and night. I strongly believe that even though parking spaces are being allocated in front of the planned premises most of the occupants and visitors' cars will be using the Close, which automatically will result in the occupants of the Close suffering due to the increase of traffic.

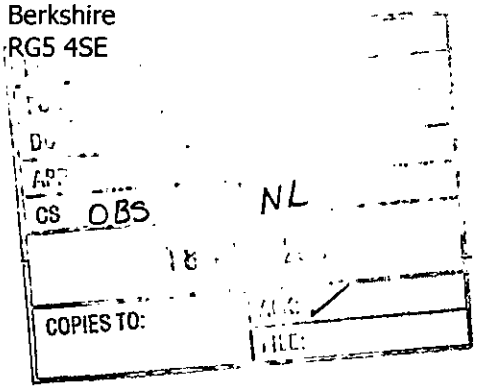
I also strongly object to the removal of the Off Licence sign. It should remain as it is part of Woodley's history and heritage.

Yours faithfully

W. Thomas

W. Thomas (Mrs)

Simon Adderley
295 Headley Road East
Woodley
Reading
Berkshire
RG5 4SE



Nicola Lake
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WJ

14 December, 2000

Dear Nicola

Re: Planning Application number 2783, Dated 03/11/00

I would like to raise an objection to the proposed development in Headley road East, Woodley.

My grounds for the objection are as follows –

I do not feel this is a comprehensive development as no consideration has been shown towards the land behind 291,293,295 and 297 Headley Road East. If the proposed development goes ahead there will not be any opportunity to build behind the aforementioned houses as was previously done behind 299 Headley Road East.

I look forward to your comments.

Yours Sincerely

Simon Adderley

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 19th December 2000

Location: 299 – 303 Headley Road, Woodley.

Proposal: Proposed erection of 9 residential units with parking.

Application Number: F/2000/2783

In response to your consultation dated 17th November 2000 for the above application, the arboricultural comments are as follows:

There are no trees within the area proposed for development.

Neil Etherington
Senior Arboriculturist

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 17 November 2000

Application Number: F/2000/2783

Proposal: Proposed erection of 9 residential units with parking.

Parish: WOODLEY TOWN

Site Address:
299 - 303, Headley Road East, Woodley, Reading.

Applicant:
R Ridout C/O Impluse Design.

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

✓ below as applicable;

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

Comment.

The highway authority object to the parking spaces proposed at the front of the site and would like to see them relocated at the rear of the property.

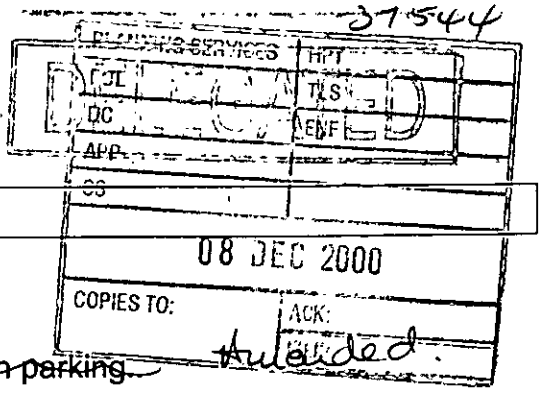
Our standards require a maximum of 15 spaces to be provided, however, as the site is in a somewhat sustainable location we would consider to relax this number, without prejudice to our standards.

Please could Highways have a revised plan that addresses these points.

Signed: _____ **Print name:** Adam Coggins 04/12/00

FROM: Nicola Lake

DATE: 17 November 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2783

Proposal: ~~Proposed erection of 9 residential units with parking.~~

Site Address: 299 - 303, Headley Road East, Woodley, Reading.

Applicant: R Ridout C/O Impluse Design.

Your observations are required in respect of this application **by 11/12/2000** .

Two residents of Headley Close were present and the Chairman adjourned the meeting to enable them to express their views on this application.

Their main concern related to the inadequacy of off-street parking provision and the incremental effect of this proposal with an earlier development off Headley Close. Added to this were the close proximity of the bus stop and post box, which could exacerbate the problems.

After the meeting was reconvened, the committee agreed that this was not a structured development and expressed concerns about the impact of additional cars on traffic in a "Safe Route to School" area/bus route. Members supported the residents' concerns and had serious reservations about the parking issue. They also requested that any new building should use matching materials to maintain the existing architectural style.

SIGNED: Shirley Hooper DATE: 6.12.00

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES
POL
DC
APP
CS
COPIES T
RPT 37148
TLS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: jpe/headley

Your Ref: F/2000/2783

Date: 28 November 2000

PROPOSAL: ERECTION OF 9 RESIDENTIAL UNITS WITH PARKING

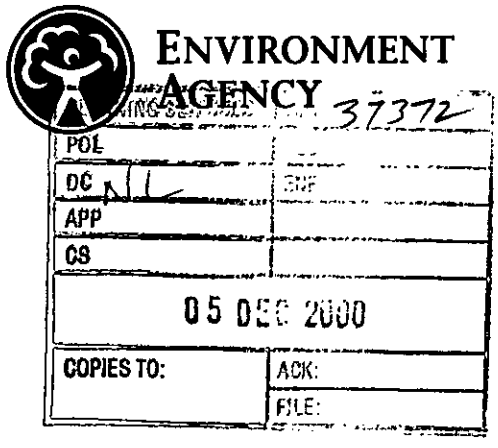
ADDRESS: 299-303 HEADLEY ROAD EAST, WOODLEY

I have no environmental health objections to this proposal with the imposition of the following condition:-

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Our ref: SP\2000\002737
Your ref: F/2000/2783

Date: 30th November 2000



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Nicola Lake

Dear Madam

PROPOSED ERECTION OF 9 RESIDENTIAL UNITS & PARKING AT 299-303 HEADLEY ROAD EAST, WOODLEY

Thank you for your letter dated 17th November 2000 which was received on 21st November 2000. You are asked to quote the following reference in any correspondence: **SU77SE/18/39.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Andrea Szabado on 01273 454 373 for further details.

ADVICE TO PLANNING AUTHORITY

LAND DRAINAGE : CONTACT AMANDA REED ON 01276 454 331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

ENVIRONMENT PROTECTION : CONTACT NICK WEDDELL ON 01276 454 405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Susan Sheehan

pp **Sarah Paxman**
Development Planning Officer

Cc.Impulse Design, 36 Loxwood, Earley, Reading, Berks RG6 5QZ

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

PLANNING SERVICES	HPT 37226
POL	TLS
DC NL	ENF
APP	
CS	
30 NOV 2000	
COPIES TO:	ACK:
	FILE:

Date: 28th November 2000
Our ref: 1188/PROF

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

F.A.O. Nicola Lake

Dear Ms. Lake

RE: 299-303 HEADLEY ROAD EAST, WOODLEY, BERKS. (app No: F/2000/2783)

Please find enclosed a revised Section 66 certificate as a result of a joint ownership situation relating to the carpark access way to the rear of the property.

Also enclosed are 6no revised copies of the site plan showing a visitor parking space in the aforementioned rear carpark.

Please contact me if you require any further clarification.

Yours sincerely

Paul R. O'Farrell.

Nicky,
I've changed the start date to 30/11/2000 & the new expiry date is now 25/1/2001
Tom.

Enc.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
DAVE HOWE	OAK VIEW PARK LANE FINCHAMPSTEAD RG40 4PY	28TH NOV 00

CERTIFICATE C

I certify that

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

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

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

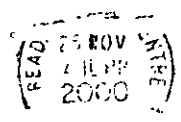
Signed . . . . . .

On behalf of . . R. . RIDOUT . . ESQ . . . . . .

Date . . 28TH . . NOV. . 00 . . . . . .

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

1792



NL

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2783 relates.

Address of site 299 – 303 HEADLEY ROAD

EAST, WOODLEY, BERKS.

Signed

Date 25TH NOVEMBER 2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name Change description &

Of re notify.

Phone No. _____ Ext. _____

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

MESSAGE Proposed conversion of 300, 301 + 303 into 6 flats. Plus the erection of 2 ~~additional~~ new flats and a loft conversion ~~to~~ at 289 (to form 8 flats + 1 dwelling)

Signed _____

1327

WOKINGHAM DISTRICT COUNCIL

To Carol NL

Date 22/11 Time 9.20

WHILE YOU WERE ~~OUT~~ talking to Ian!

Name Mr O'Farell

of agent

Phone No. 921 2282. Ext.

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

MESSAGE Doesn't like the description on F/2000/2783 299/303 Headley Rd East.

(May be out - answerphone will be on)

Signed Den.

Received by Wokingham District Council

Application No: F/2000/2783

Proposal:
Proposed conversion of 300,301 & 303 into 6 flats, plus the erection of 2 new flats and a loft conversion at 299 (to form 8 flats and 1 dwelling).

Location:
299 - 303, Headley Road East, Woodley, Reading.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

23 November 2000

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 NOV 2000
Officer: NL	Application No. F/2000/2783

Map No. 12 Site ...0.08...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF 9 ~~DWELLINGS~~ RESIDENTIAL UNITS. WITH PARKING

Location: 299 - 303 HEADLEY ROAD EAST

Parish: WOODLEY Ward: Coronation 17.11.2000 B.

Applicant: R. RIDOUT

~~Check fee with Finance~~

Fee Received 950-00 (2) Required ~~950~~ 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	- Side elevation doesn't show extra areas protruding beyond bay windows on front.	phoned 14/11 to follow	
5	Elevation plans (Proposed)	- locations of velux windows on rear elev. don't appear to match those on 2nd floor plan?		
6	Floor plans	- 2nd floor plan doesn't show window in side elevation.		
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 : 17.11.2000 B 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:

Pre-app attached .....

NEIGHBOURS: S/N +

295 → 305 (odd) } Headley Rd East
304 → 314 (EVEN) }
1 → 11 Headley Close
75 Hartigan Place

16 NOV 2000

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 14th November 2000

Our ref: 1188/PROF

Planning Department
Wokingham District Council
P.O Box No: 157
Shute End
Wokingham
Berks
RG40 1WR
F.A.O. Mrs Hurst.

CONVEYOR 2783

Dear Mrs Hurst

RE: REDEVELOPMENT OF 299-303 HEADLEY ROAD EAST, WOODLEY.

Further to your telephone call today please find enclosed 6no copies of revised plans showing the ammendments you requested.

Please substitute the enclosed plans for the original application drawings.

I trust that everything is now in order.

Yours faithfully

Paul R. O'Farrell.

Enc.

1789/a

SECTION 66 CERTIFICATE

Application No.

03.NOV.2000* 2703

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 . . . . . P.R.O'FARRELL . . . . .

On behalf of . . . . . R. RIDOUT. ESS. . . . . .

Date . . 1ST. NOVEMBER. 99. . . . . .

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

03 NOV 2006 2783 E

"THE FOUNTAIN."

ADDRESS 299 HEADLEY ROAD EAST PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU.7773(42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/11/60	Courage Central Ltd	Advertisement Sign	4.8.66	N/A. CIA.
BR 3938	Mr H. E. Lee	S/story extensions	19 1 76	App N/A
41279	Miss L. Hench	Conv. to 2 dwellings with S/st. ext & alt.	1.9.93	Ref
41737	"	C/O/use comm. to res. / one dwelling to two & parking	18.1.94	CIA
[illegible]	[illegible]	[illegible]		[illegible]
43937	" "	O/L 3 " " " & alt. to rear garden	21.3.95	Ref
UW95/0008/R	"	Chimney, staircase & bathroom works	19.5.95	App

DATE OF COMPLETION

MINISTRY DECISION 43937 - APPEAL ALLOWED - 17.11.95

SPECIAL ORDERS

DRAINAGE

ADDRESS 301 HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. Old Property

ORD. SHEET No. SU.7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]/440/62	Mr. P. K. Martin	Alteration	4.10.62	App N/A
[illegible]	[illegible]	[illegible]		[illegible]
43937	" "	O/L " " + dem. of rear ext & alt. to garden	21.3.95	Ref
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

DATE OF COMPLETION

MINISTRY DECISION 43937 - APPEAL ALLOWED - 17.11.95

SPECIAL ORDERS

DRAINAGE

ADDRESS 303 HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7773(42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/129/62	Mr. J. Woodcock	Alterations	19.4.62	App. N/A
[illegible] 2707	MR G.E. HILLARD	2/STOREY EXTENSION	29.5.75	REF. N/A
02761	"	" "	12.6.75	N/A C/A
BR 2877	"	" "	15.7.75	Cancelled APP 14/11/28/01
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
43937	" "	O/L 3 " "	21.3.95	REF
[illegible]		ALT. TO REAR GARDEN		
[illegible]	"	[illegible]	30 [illegible]	C/A
[illegible]		"		[illegible]
UW97/0056R	Robert Ridout	S/St bathroom ext.		

DATE OF COMPLETION

MINISTRY DECISION 43937 - APPEAL ALLOWED - 17.11.95

SPECIAL ORDERS TPO 834/96

DRAINAGE

1509/ab

PLANNING APPLICATION PART 1

03.NOV.2006 * 2783

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	R. RIDOUT ESQ
	ADDRESS	301, HEADLEY RD, EAST
		WOODLEY, BERKS.
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	IMPULSE DESIGN
	ADDRESS	36, LEXWOOD
		EARLEY, READING, BERKS
	POST CODE	RG6 5QZ. Tel No. 0118 9212282
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	299-303 HEADLEY RD EAST
		WOODLEY
		READING, BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.083 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	REDEVELOPMENT TO CREATE 4NO
		ONE BEDROOM & 5NO TWO
		BEDROOM UNITS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	FREEHOLD OWNER

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	☑
1:200 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 position, spread, and species of the trees on the plans. Indicate any which are to be felled.

[redacted] / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKWORK & RENDER AS EXISTING
PLAIN CLAY TILES TO MATCH EXTG

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / [redacted]

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 / [redacted]

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / [redacted]

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 / [redacted]

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / [redacted]

	No. of Bedrooms	Dwellings
Proposed new development	1	4 NO PROPOSED
	2	5 NO PROPOSED
	3	
	4	
	5 or more	
	TOTAL	9 NO PROPOSED
Nos. of residential units lost through demolition or conversion		5 ORIGINAL UNITS
	NET CHANGE	4 No

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / [redacted]

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

[redacted] / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

[redacted] / NO

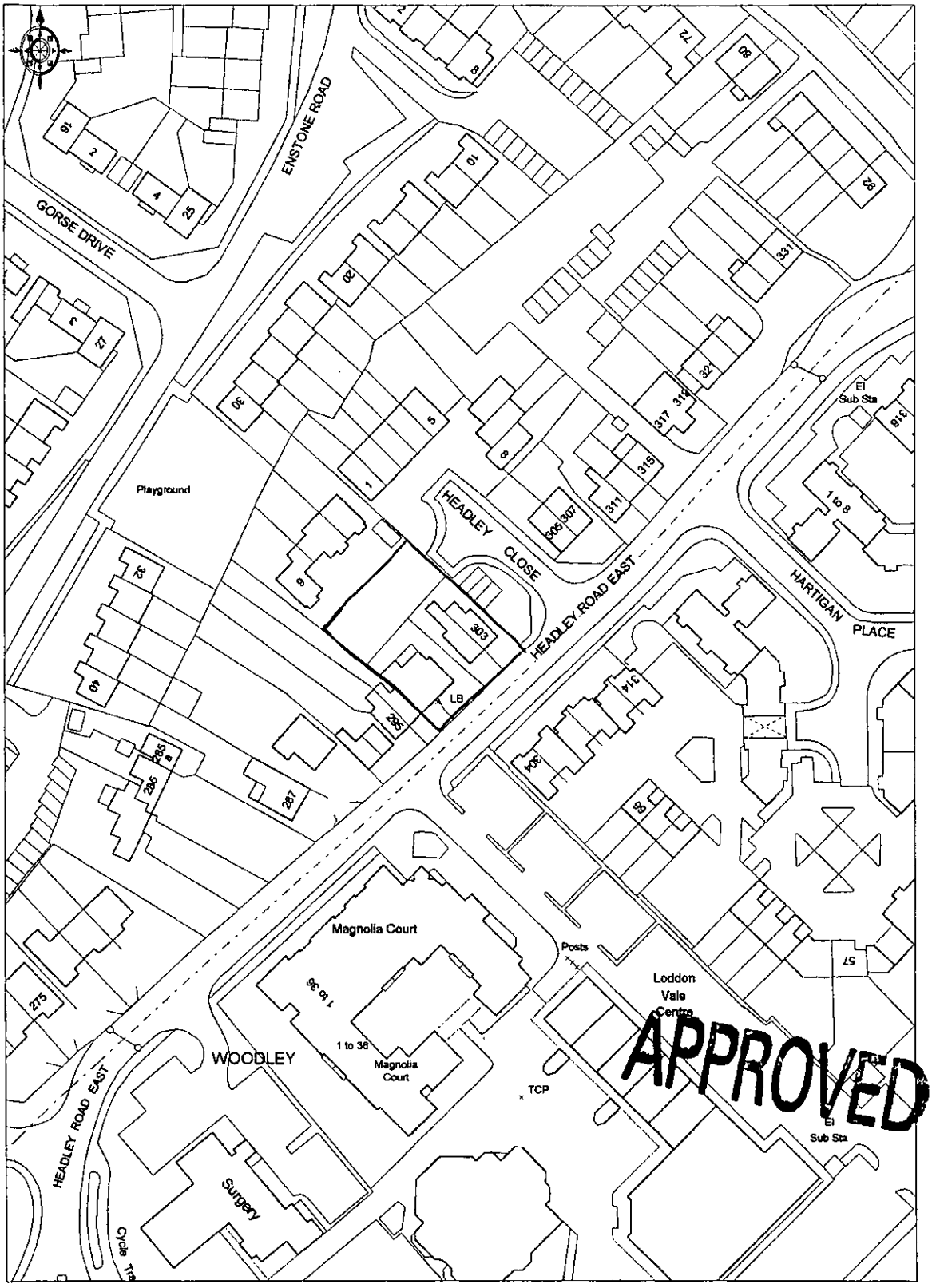
23. THE FEE ENCLOSED IS £950-00

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

SIGNED P.R.O'FARRELL ON BEHALF OF R.RIDOUT ESQ DATE 1ST NOV 00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

03.NOV.2000* 2783



Location plan
(1:1250)