APPLICATION NO:
F/2002/8128

LOCATION:
178 Norreys Avenue, Wokingham .

APPLICANT:
Mr A Newlands & Mrs S Saunders C/O Andesign

PROPOSAL:
Proposed erection of one detached dwelling with integral garage and associated parking.

EARLIEST DATE FOR DECISION: **05/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2003

CASE OFFICER: **Elaine Vashi**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Newlands & Mrs S Saunders
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8128

Parish: **WOKINGHAM**

Location: **178, Norreys Avenue, Wokingham.**

Proposal: **Proposed erection of one detached dwelling with integral garage and associated parking.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. 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 additional windows or similar openings shall be constructed in the east and west side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The side window in the east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept

available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
7. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
9. 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
10. 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
11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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

Reason
7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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 Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	F/2002/8128 EV.
BUILDING CONTROL NUMBER.	F/2004/5469. Howard.
APPLICANT/~~AGENT~~	Amar Singh
ADDRESS OF SITE	Ladadj 178 Norreys Avenue CROXLEY GREEN
DESCRIPTION OF PROPOSED WORK	one detached 4 bed. dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 7/7/04 ✓	A·H/11/278
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

Some

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/2/04	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 22 September, 2004
My ref. BC/DC/F/2002/8128
Your ref.

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 A Newlands & Mrs S Saunders
C/o Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Dear Sirs

PLANNING PERMISSION F/2002/8128
SITE: LAND ADJOINING 178 NORREYS AVENUE, WOKINGHAM

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 F/2002/8128 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

ELAINE VASHI
PLANNING OFFICER

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/8128

Applicant : Mr A Newlands & Mrs S Saunders C/O Andesign.

Location : 178, Norreys Avenue, Wokingham, .
Proposal : Proposed erection of one detached dwelling with integral garage and associated parking.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/3/03

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/12/2002

Earliest Date for Decision : 05/01/2003

Latest Consultation Date/Site Notice Expiry Date : 05/01/2003

This application will have expired on: 30/01/2003. 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 : no obs subject to cond
OBS : 1 letter of obj.

Planning Issues :

Application no. F/2002/8128

Appraisal:

The application being considered proposes the erection of a 4 bed detached dwelling with a detached garage on land to the side of no.178 Norrey's Avenue, Wokingham. The proposed dwelling would have the appearance of a hipped roof design with a central flat section, and would stand at approximately 7m to the ridge height.

Impact upon neighbouring properties
The area is characterised by residential properties comprising both single residential units and maisonettes. No.178 is a two-storey semi detached property with a mansard roof design. The property has a detached garage and off street parking provision for 2 cars. The area to the front of the site forms a cul-de-sac. To the rear of the property is a two-storey semi detached property, which appears to be split into maisonettes. There is a similar arrangement to the east of the site, where the properties on Longs Way are built in blocks of four and also appear to be split into maisonettes.

No.178 Norreys Avenue
This property has one window in the side elevation of the single storey rear extension facing the application site. This window would be approximately 7.5m away from the flank elevation of the proposed dwelling. Given this distance and the design of the roof, which would slope away from no.178, it is not considered that there would be a detrimental loss of light to this room.

The site of the proposed development currently forms part of the garden area of no.178. Sub-division of the land would result in the loss of this garden area but the property would still benefit from a 26m long garden. It is therefore considered that there would be no significant loss of amenity upon no.178.

No. 24/26 Longs Way
This is a two-storey semi detached two-storey property that is divided into 2 maisonettes, that has first floor rear windows. The proposed dwelling would be located approximately 30m away (at the closest point) from the rear of this property, and is well screened from it by way of mature planting along the rear boundary. The plans show 2 bedroom windows in the first floor rear elevation of the proposed dwelling. Given the distance afforded between the two properties it is not considered that the amenities of the occupiers of 24/26 Longs Way would be adversely affected in terms of loss daylight, privacy or outlook.

No.32/34 & 36/38 Longs Way
This is a terrace of four two-storey properties that are split into maisonettes, and whose rear elevation faces the side of the application site. The properties would be approximately 17m away from the flank elevation of the proposed dwelling. The plans show a first floor window in this elevation to provide light to the staircase. The boundary between the properties is partially screened by a 1.8m fence but this is reduced in places to no formal boundary treatment apart from low level scrub.
It is considered that the side window should be obscurely glazed and non-opening to protect the privacy of the residents of these existing dwellings.
It is considered that the distance between the dwellings is appropriate and there would be no adverse impact upon these dwellings in terms of loss of daylight, privacy or outlook.

Impact upon the character of the area

The properties on this part of Norrey's Avenue are of a similar style, with a distinctive Mansard roof design, and dormer windows at first floor level. The properties to the side and rear of the site have a more regular pitched roof design. The dwelling proposed has a partial hip roof construction with a flat central section. Despite the change in design from the neighbouring dwellings it is not considered that the proposed dwelling would appear particularly incongruous in the wider area, as there are a mixture of housing types.

The proposed dwelling would be located at the end of a cul-de-sac and is set back beyond the forward building line of no.178. This would result in development that would not be obtrusive in the street scene and would therefore, not be detrimental to the character of the area.

Application Number F/2002/8128
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C012	R012.	DWGS TE
3.	C044	R044.	EAST SIDE ELE.
4	C045	R045	& 89 'SIDE' 'EAST'
5.	C049	R049	
6.	C122	R122	vehicle parking 'omit' (turning)
7.	C140	R140	INS: Sm
8.	C100	R100	
9.	C150	R150	
10.	C151	R151.	
11.	C153	R153	
	N07		

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Gilbertson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 23/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 178 Norreys Avenue Wokingham .

APPLICATION NUMBER: F/2002/8128

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 8/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

60s residential development
houses of similar design

3. DESCRIPTION OF SITE/BUILDING

2st. semi - mansard design with dormer windows.
garage (det) to side of property
large rear back garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 24/26 Longs Way - high mature tree screen along rear boundary with this 2st. prop.
no. 36/38. } mansardies 2st. semi / terraced properties
40/42 } rear gardens about side band of side
partial band. treatment of 1.8m fence - reduces to no formal boundary treatment

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8128. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES
PO
CS
13 JAN 2003
COPIES TO
ACK: 14/1/03
FILE:

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8128

YOUR NAME: MR + MRS J. ARCHER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
184 NORREYS AVENUE
WOKINGHAM
BERKSHIRE
RG40 1QN

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: we are & have always experienced parking problems down our cul-de sac & to have building works & vehicle down our road will not make life any easier for parking or turning our cars at bottom where you are going to build we cannot reverse our cars out of culde sac on to busy main road & most of us have small children who cross to go to school. which could be a problem with heavy goods vehicles coming down this culde sac. All residents will be prepared to sign a petition on behalf of this

Continue over the page if more room required

going ahead if it was to hinder our parking situation. Maybe we can have or use our front gardens as some of us could to be used as parking bays this could help but not all are or have facilities to pay for this.

Please feel free to contact me.

James Archer. 01183774014

mob. 07736772527

184 Norwich Av.

J Archer.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 13 December 2002

Application Number: F/2002/8128

Proposal: Proposed erection of one detached dwelling with integral garage and associated parking.

Parish: WOKINGHAM TOWN

Site Address:
178, Norreys Avenue, Wokingham, .

Applicant:
Mr A Newlands & Mrs S Saunders C/O Andesign.

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).

Site visit carried out: ☐ **No** ☑ **Yes - Date & Time:** 23/12/02.

1. C04A, R04A (condition to apply to both no. 178 + the new dwelling).
2. C12Z, R12Z —— " ——
3. C14D (INSERT: 5m), R14D.

NOT.

Signed: _____ **Print name:** AL 6/1/03

Application Number: F/2002/8128

Case Officer : FV

Valid Date : 5.12.02

Map No : 68B

Site Area :

Received Date: 05/12/2002

Level : Delegated Application

Description : Proposed erection of one detached dwelling with integral garage and associated parking.

Location : 178, Norreys Avenue, Wokingham, .

Parish : WK **Ward : NOR** 13.12.02 B

Applicant : Mr A Newlands & Mrs S Saunders C/O Andesign.

Fee Required: £220 **Fee Received: £220** (1)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Is there an outbuilding (garage?) on this plot which is to be demolished? — See GIS map		

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

13-12-02 TB

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

1) Pastures Demolition? ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		10LONGS WAYWOKINGHAM	RG40 1QN
		12LONGS WAYWOKINGHAM	RG40 1QN
		14LONGS WAYWOKINGHAM	RG40 1QN
		16LONGS WAYWOKINGHAM	RG40 1QN
		18LONGS WAYWOKINGHAM	RG40 1QN
		20LONGS WAYWOKINGHAM	RG40 1QN
		22LONGS WAYWOKINGHAM	RG40 1QN
		4LONGS WAYWOKINGHAM	RG40 1QN
		6LONGS WAYWOKINGHAM	RG40 1QN
		8LONGS WAYWOKINGHAM	RG40 1QN
		170NORREYS AVENUEWOKINGHAM	RG40 1UH
		172NORREYS AVENUEWOKINGHAM	RG40 1UH
		174NORREYS AVENUEWOKINGHAM	RG40 1UH
		176NORREYS AVENUEWOKINGHAM	RG40 1UH
		178NORREYS AVENUEWOKINGHAM	RG40 1UH
		180NORREYS AVENUEWOKINGHAM	RG40 1UH
		182NORREYS AVENUEWOKINGHAM	RG40 1UH
		184NORREYS AVENUEWOKINGHAM	RG40 1UH
		24LONGS WAYWOKINGHAM	RG40 1QN
		26LONGS WAYWOKINGHAM	RG40 1QN
		28LONGS WAYWOKINGHAM	RG40 1QN
		30LONGS WAYWOKINGHAM	RG40 1QN
		32LONGS WAYWOKINGHAM	RG40 1QN
		34LONGS WAYWOKINGHAM	RG40 1QN
		36LONGS WAYWOKINGHAM	RG40 1QN
		38LONGS WAYWOKINGHAM	RG40 1QN
		40LONGS WAYWOKINGHAM	RG40 1QN
		42LONGS WAYWOKINGHAM	RG40 1QN
		44LONGS WAYWOKINGHAM	RG40 1QN
		46LONGS WAYWOKINGHAM	RG40 1QN
		48LONGS WAYWOKINGHAM	RG40 1QN
		50LONGS WAYWOKINGHAM	RG40 1QN
		52LONGS WAYWOKINGHAM	RG40 1QN
		54LONGS WAYWOKINGHAM	RG40 1QN

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

Tel: (0118) 974 6451

Date: 13 December 2002

My ref: F/2002/8128

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

Application Number: F/2002/8128
178, Norreys Avenue, Wokingham, .
Proposed erection of one detached dwelling with integral garage and associated parking.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/8128**
178, Norreys Avenue, Wokingham, .
Proposed erection of one detached dwelling with integral garage and associated parking.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Robertson

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

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

Tel: (0118) 974 6451

Date: 13 December 2002

My ref: F/2002/8128

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/8128
178, Norreys Avenue, Wokingham, .
Proposed erection of one detached dwelling with integral garage and associated parking.

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Trevor Watson
Development Control Manager

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Case officer: **Elaine Vashi** Application Number: **F/2002/8128**
178, Norreys Avenue, Wokingham, .
Proposed erection of one detached dwelling with integral garage and associated parking.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Edwards

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

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

Tel: (0118) 974 6451

Date: 13 December 2002

My ref: F/2002/8128

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/8128
178, Norreys Avenue, Wokingham, .
Proposed erection of one detached dwelling with integral garage and associated parking.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/8128**
178, Norreys Avenue, Wokingham, .
Proposed erection of one detached dwelling with integral garage and associated parking.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Brown

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

Received by Wokingham District Council

Application No: F/2002/8128

Proposal:
Proposed erection of one detached dwelling with integral garage and associated parking.

Location:
178, Norreys Avenue, Wokingham, .

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8128 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

13 December 2002

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

05.DEC.2002 8128

05 DEC 2002

8128

1.	APPLICANT'S NAME	MR. A. NEWLANDS & MRS. S. SAUNDERS
	ADDRESS	178 NORREYS AVENUE
		WOKINGHAM, BERKS
	POST CODE	RG40 1UH PHONE 9787883
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 978416S
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DETACHED FOUR BED HOUSE WITH INTEGRAL SINGLE GARAGE AND ASSOCIATED PARKING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.035 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/H/278

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
SUBJECT TO SAMPLES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
EXISTING AND NEW CLOSEBOARD
1·8M FENCE TO EAST BOUNDARY

16. HOW WILL SURFACE WATER BE DISPOSED OF?
SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
5 m

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
ACCESS THROUGHOUT GROUND FLOOR

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO If YES, complete Part 2 of the form

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? YES/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£220

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED (ANDESIGN) ON BEHALF OF MR. A. NEWLANDS & MRS. S. SAUNDERS DATE 3/12/2002

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

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.

CERTIFICATE A

05.12.2002 8:28

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

+ 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 . . . . . (ANDESIGN)

On behalf of . . MR. A. NEWLANDS & MRS. S. SAUNDERS

Date 3/12/2002

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

ADDRESS 178 NORREYS AVENUE PARISH WOK

PLOT No. TP 461 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23996	MR. M. EDWARDS	S/ST. EXTENSION	16.1.85	APP N/A
29711	"	DET. HOUSE	19.2.88	Ref
30952	" O/C	"	10.8.88	CLA
BRA 7458	"	DET. HOUSE REPAIRS	31.5.89	APP
99/6923110	Mrs. Saunders	Erect 1 Dwelling	19.4.99	C/A.
F/2002/8128	Mr Newland + Mrs Saunders	1 det dwell with ink. gar.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074