APPLICATION NO:
F/2001/5416

LOCATION:
85 Arbor Lane, Winnersh Wokingham.

APPLICANT:
Mr P Goddard

PROPOSAL:
Proposed erection of detached dwelling and garage.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

528

00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Goddard
85 Arbor Lane
Winnersh
Berks
RG41 5JE

Application Number: F/2001/5416

Parish: **WINNERSH**

Location: **85, Arbor Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of detached 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. 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 first floor level or above of the south west side elevation of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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
6. 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
7. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
8. 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.

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.

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

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

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

Reason
7. In the interests of highway safety and convenience.

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 31st January 2002, showing the revised access further along the frontage of the site (to the south west) and omission of garage and does not approve the proposals as originally submitted.

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.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

Notice checked by: _____

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

Wokingham D. C.

F2001/5426

95 ARBOR LANE.

Please note that I am withdrawing the application to include a garage at this time. I am continuing with the application for the house.

Paul Goddard

27/2/02.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5416

Applicant : Mr P Goddard .

Location : 85, Arbor Lane, Winnersh, Wokingham.
Proposal : Proposed erection of detached dwelling and garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		15.1.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 31/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS: request revised plan showing relocation of access.

LANDSCAPE: no objection in principle - request l'scape scheme.

P. COUNCIL: no " " " - raise concerns about access

ECOLOGIST: nearby pond - possibility of newts - this was satisfied in previous application - ref to app. 4817 for letter from English Nature

E. HEALTH: no objection.

Planning Issues :

IDENTIFIED SETTLEMENT.

a. Impact upon neighb. dwellings
b. " " Street scene
c. " " highway safety.

Application no. F/2001/5416

Appraisal

The application being considered proposes the erection of a two storey detached chalet style dwelling and detached garage in the side garden of Kelburne Cottage, no.85 Arbor Lane in Winnersh.

The proposed two bedroom dwelling would be approximately 6.6m high to the ridge, with a hipped roof design and two dormer windows and one velux in the roof of the front elevation and one velux window in the rear elevation. The proposed garage is approximately 5.7m long by 3.5m wide and will stand at approximately 3.4m to the ridge.

Planning History

A previous application for a similar development was submitted in September last year but was withdrawn due to concerns from the highways officer regarding concerns about the generation of additional traffic at a point where visibility is substandard . The applicant has since carried out a traffic survey, which satisfies the highways officer that the proposed access complies with the requirements.

Impact upon neighbouring dwellings

No. 85 Arbor Lane is situated to the rear of the dwellings on Kelburn Close, in Winnersh, and occupies a fairly large site of approximately 0.05ha. It is proposed that the site will be severed and the proposed dwelling will occupy the existing side garden to the south west of no.85 (Kelburne Cottage). No.85 is orientated away from the boundary of the proposed dwelling, and has no windows in the side elevation closest to the proposed development. The proposed dwelling is sited so that it would not project beyond the front or rear building lines of no.85. The distance between the two dwellings would be approximately 5m at the closest point. Given this distance and the orientation of the existing and proposed dwelling along with the scale and massing of the proposed dwelling it is not considered that it would have a negative impact upon the amenities of the neighbouring residents.

No.15 Kelburn Close lies to the south west of the application site and is located approximately 12.5m from the site of the proposed dwelling. The side of the proposed dwelling would be closest to this neighbouring dwelling. Given that there are no windows proposed to be located in the side elevation of the new dwelling it is considered that there will be no overlooking onto no.15 kelburn Close. Also given the scale and massing of the proposed dwelling and its orientation to the north east of no.15, it is not considered that it will infringe upon the daylighting to this property.

Impact upon the street scene

The application site is located on a bend along the southern side of Arbor Lane, within the identified settlement. The area is residential and contains a mixture of housing types and sizes.

The proposed dwelling would be sited so that it would be in line with the front of no.85 Arbor Lane and would not project beyond its front building line. This would result in the property only being visible when approaching the site from the west. The site at present contains a number of trees and shrubs, which exist mainly along

the boundary of the site and are shown on the plans to be retained. This will contribute to the softening of the impact of the proposed dwelling upon the street scene.

Given the above it is not considered that the proposed dwelling would be obtrusive or out of character in the street scene.

Highways

The highways officer has asked that the access be relocated, further along the frontage of the site away from the bend. The applicant has sent a revised plan to show this. Highways are satisfied that the proposal and the revised access layout is acceptable and is unlikely to have an adverse impact upon the local highway safety.

Recommendation: approve planning permission subject to conditions

* CHANGE DESCRIPTION OF DEVELOPMENT TO DELETE GARAGE *

Application Number F/2001/5416
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C044	R044	INS: 1st fl. level or above of the S.W side elevation of the building
4.	C049	R049.	
5.	C070	R070.	
6.	C100	R100.	
7.	C135	R135.	
8.	C153	R153.	
9.	C150	R150	
10.	C151	R151	
	IN0		
1.	N02		revised plan showing the revised access further along the frontage of the site (to the S.W): submitted to the Authority on 31/1/02. & omission of garage.

2. Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1, LBE1 & LBE2.
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~	
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: _____
(Development Control Manager)

Date: 12.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 85 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5416

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 15.1.02.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
residential area.
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached dwelling with large side garden.
located on bend.
well screened along front boundary w. Arbor Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 15 Kelburne Close to rear - see site plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 01 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5416

Location: 85, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Mr P Goddard.

Case Officer: Elaine Vashi

The new plans show the following: Visibility splays achievable from new (revised) junction.

For information only.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5416 (Planaps) / (Ludhouse) Date Rec. 31/1/02.

Location: 85, ARBOR LANE, WINNERSH

Parish WINNERSH.

Applicant: MR. GODDARD.

Description of attached plans PLANS TO SHOW VISIBILITY SPLAYS ACHIEVABLE FROM NEW (REVISED) JUNCTION

Drawing No's: ✓

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)	HAVE ALREADY APP. THIS PLAN.	☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ **Date for Responses** FOR INFO.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EV.

Consultations Sent by Admin. on 01.02.02

Yellow - Part One Copy
Green - Officer's Copy

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 22 January, 2002
My ref: F/2001/5416
Your ref:

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

Mr P Goddard
85 Arbor Lane
Winnersh
Wokingham,
Berkshire
RG41 5JE

Dear Mr Goddard

RE: PROPOSED ERECTION OF DETACHED DWELLING AND GARAGE AT 85 ARBOR LANE, WINNERSH
APP. NO. F/2001/5416

I refer to our recent telephone conversation regarding the above application. Since this I have received comments back from our highway officer. Although they are happy with the scheme in principle they have requested that you submit a plan showing what visibility is achievable from a 2.0m set back from the proposed access onto Arbor Lane.

I would be grateful if you could you send me this information as soon as possible so that we can proceed with your application.

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

Yours sincerely

E. V.

ELAINE VASHI
Planning Assistant

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 9 January 2002

Location:	85 Arbor Lane, Winnersh
Proposal:	Proposed erection of detached dwelling and garage.
Application Number:	F/2001/5416

In response to your consultation dated 13 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. Although there are a number of trees within the site, the majority are located along the boundaries of the site adjacent to Arbor Lane and 15 Kelburne Close and are shown to be retained. As many of the trees are relatively young, they probably can be retained without too much damage occurring to the trees during the construction period as long as some protective measures are taken.

The Block Plan shows a revised access for the site, the applicant will need to clarify if the existing access be stopped up and planted. The applicant will also need to clearly define the exact area that will be required for a drive at the front of the proposed property. Any new planting within the site will need to be detailed by the applicant and submitted as a landscape plan providing information on full species name of plants, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 13 December 2001

Application Number: F/2001/5416

Proposal: Proposed erection of detached dwelling and garage.

Parish: WINNERSH PARISH

Site Address:
85, Arbor Lane, Winnersh, Wokingham.

Applicant:
Mr P Goddard .

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.

A plan is required showing what visibility is achievable from a 2.0 metre setback from the proposed access onto Arbor Lane.
The existing boundary fence for no.85 may need to be relocated so as to maximise visibility.

Signed: _____ **Print name:** AC 19/12/01

FROM: Elaine Vashi

DATE: 13 December 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

17 DEC 2001

Application Number: F/2001/5416

Proposal: Proposed erection of detached dwelling and garage..

Site Address: 85, Arbor Lane, Winnersh, Wokingham.

Applicant: Mr P Goddard .

Your observations are required in respect of this application **by 06/01/2002** .

Whilst not objecting to this application, the Committee **COMMENTED** that

1 Vehicular access should be carefully considered

SIGNED: _____ DATE: 19.12.01

Clerk To Winnersh Parish/Town Council.

Elaine Vashi

From: Andy Glencross
Sent: 24 December 2001 11:03
To: Elaine Vashi
Subject: Planning Application F/2001/ 4516 85 Arbor Lane Winnersh

Hi Elaine

The site lies within 500metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Elaine Vashi Development Control	Your Ref:	F/2001/5416
From:	Tom Payne Environmental Heath	My Ref:	20015944
		Date.	19 December 2001

PROPOSED ERECTION OF DETACHED DWELLING AND GARAGE.

85 ARBOR LANE, WINNERSH, RG41 5JE

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

PRE-APP ATTACHED

F

Application Number : ~~NEW~~/2001/5416

Case Officer : EV

Valid Date : 6/12/01

Map No : 54

Site Area : 0.05

Received Date: 06/12/2001

Level : Delegated Application

Description : Proposed erection of detached dwelling and garage.

Location : 85, Arbor Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr P Goddard .

Fee Required: £0 Fee Received: £0 – Resubmission 4817 w/drawn.

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 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

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 ✓

Dinton Pastures re Newts ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

NEIGHBOURS

.....

S/N + See map.

.....

.....

.....

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

Pre-app attached.

06.DEC.2001* 5416

11/02/01 03:34 PG: 2
P.2

FAX FROM :
01 OCT '01 11:45

ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

Dr Charlie Gibson
Bioscan
Peterley House
Peterley Road
Cowley
Oxford
OX4 2TZ

Our ref: C13.01.03
Date: 28 September 2001

Dear Dr Gibson

PROPOSED NEW DWELLING AT 85 ARBOR LANE WINNERSH
GREAT CRESTED NEWTS

Thank you for faxing me a copy of your letter dated 28 September 2001 regarding the presence of great crested newts at the above site.

As the proposed site area has now been cleared of all potential refuge sites that may be used by great crested newts I can confirm that I am satisfied that the local great crested newt population will not be affected by the development.

Thank you for consulting English Nature.

Yours sincerely

R. Llewellyn

REBECCA LLEWELLYN
Species Officer

rebecca.llewellyn@english-nature.org.uk

29/11. Spoke Andy. re. Thames Water Approval. Open Threshold. We can Start & Send. U Values & Sap Ratings At Any Time.

Post Dec 2001 & Bay 5416

WOKINGHAM DISTRICT COUNCIL

Mr P Goddard
85 Arbor Lane
Winnersh
Wokingham
Berkshire
RG415JE

Building Control Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

BUILDING ACT 1984; BUILDING REGULATIONS 2000

NOTICE OF PASSING OF FULL PLANS

SUBJECT TO CONDITIONS

The plans deposited in accordance with Section 16 of the Building Act 1984 in respect of the work described below have been passed subject to the condition(s) on the attached schedule.

Full Plans Application No.	**FP/2001/2243/**
Date of Deposit	**05/09/2001**
Description of work	**4 bed chalet bungalow**
Address of the Work	**Land Adj 85 Arbor Lane Winnersh Wokingham**

Andy Brett
Senior Building Control Surveyor

Decision Date: **30/10/2001**

Notes
This notice does not give approval of plans for any other purpose such as the Town and Country Planning Acts or the Town and Country Planning Development Orders. If an application has been made under any such Legislation, a separate decision notice will be issued

Under the requirements of the Building Regulations, the person carrying out the work to which the Building Regulations relate, is required to notify the Council at certain stages during the execution of the works.

If work is not commenced within three years of submitting the full plans application, the Council may declare that the deposit of plans is of no effect under the provisions of Section 32 of the Building Act 1984.

06.DEC.2001 * 5456

SORRY!

Elaine Vaschy
Wokingham District Council
Planning Dept.
Shute End
Wokingham

6/12/01

Re. Proposed Development at 85 Arbor Lane, RG41 5JE.

Dear Elaine,

Accompanying this is the Re-submission of our planning application which unfortunately you say we have to make. During our original submission we had to carry out a survey to ensure the protection of great crested newts. We have also had to contact Thames Water about the connection to the existing drainage. We have answered all the questions asked of us but could not get approval of Highways in time for the last planning meeting. We have now carried out a traffic survey and satisfied Highways that the proposed access complies with their requirements.

This was the only stumbling block to our original application and I look forward to hearing from you soon that this resubmission is just a formality and that we have been successful. If you need to contact me my mobile number is 07966 490732. Many thanks.

Yours truly,

Paul Goddard

Paul Goddard
85 Arbor Lane
Winnersh
RG41 5JE

RESUBMISSION OF F4817
5/9/01.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

06. DEC. 2001 PART 1 5416

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

1.	APPLICANT'S NAME	P. Goddard
	ADDRESS	85 Arbor Lane Winnersh
		Wokingham Berks
	POST CODE	RG41 5JE PHONE 01189 785482
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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 To Right Of Site
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Chalet Styled Cottage / Bungalow 3 Bedrooms, Lounge, & Dining, 1½ Floors Separate Garage.
5. Give the area in hectares or part of a hectare	AREA OF SITE	⅓rd Hectare 1484-5 Metr.
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	Building Plans, Site Plan Block / Planting Plan

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 ?

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

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.

BRICK BUILT AROUND TIMBER FRAME BY THOMAS MITCHELL HOMES.

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.

6' FENCES WITH LANDSCAPE PLANTING. 3' FENCE SEPARATION WITH LANDSCAPE PLANTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO AGREED BY THAMES WATER

If no, please give details

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

MORE EXISTING ACCESS TO RIGHT AS REQUIRED BY HIGHWAYS.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES.

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	6 / Rooms *	/ *	/ *
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.

RE APPLICATION. (5th SEPT 4817) WITHDRAWN PENDING HIGHWAYS APPROVAL (NOW GRANTED)

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 Paul Gallard ON BEHALF OF DATE 6/12/01

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 06 DEC 2001* 5416

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . Paul Goddard . . . . . .

On behalf of . . . . . .

Date . . . . . 6/12/01 . . . . . .

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

Received by Wokingham District Council

Application No: F/2001/5416

Proposal:
Proposed erection of detached dwelling and garage.

Location:
85, Arbor Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5416 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 06/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

13 December 2001

"KELBURNE COTTAGE," Pc 20 011 085

ADDRESS 85 ARBOR LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7871(54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/261/60	Glamford Building Co Ltd	Outline {Residential Development	5.11.60	N/A Refuse
PD/184/61	Mr. L.M. Ridgeway	Garage	18.5.61	App. N/A
BR 7273	Mr. A. GODDARD	S/STOREY EXTENSION	12.10.77	REF. N/A
07169.	" "	Dining room Kitchen Bathroom	27.10.77	N/A C/A
BR 7448	"	S/STOREY EXTENSION	17.1.78	[illegible] APP. N/A
29860	"	ROOF CONV./GR. FLOOR EXTS/GARAGE	13.6.88	CLA
BLA5718	"	GARAGE/EXT./NEW ROOF	15.8.88	APP
F/2001/4817				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Steve Orton
Highways
Wokingham District Council
Shute End

From

Paul Goddard

28th November

Ref Traffic Speed at 85 Arbor Lane at proposed access for new house.

As suggested I commissioned Steve MacMillan of Parkman to carry out a speed survey and the results are with this letter. It shows the 85% in the direction in question to be 27mph or 24.5mph in wet weather conditions. The appropriate visibility is therefore achievable as you suspected when you visited the site. I also spoke to Traffic Management who agreed that as we are next Forest School entrance the speed limit should be reduced to 20mph under current guidelines. This is obviously subject to budgetary constraints but as the speed of traffic is under constant observation in Arbor Lane it might be done in 2003.

I hope that this is all as expected and look forward to hearing form you. If you need to speak to me my mobile is 07966 490732.

Yours sincerely

Paul Goddard

In view of traffic speeds highways comments will be for conditional approval on new application.

3-12-01

HD/Plan

FILE REF P14	REFER TO PARKMAN Y/N
CUSTOMER FIRST REF 20014225.	T.L.E.S.
DATE RECD 29 NOV 2001	T.L.W.S.
ACK	T.L.H.O.
	T.L.H.D.
	T.L.G.M.
	T.L.A.S.
	T.L.T.S.
	E.P.O.

SN9

07966 490732

Speed Survey

85

Location: Arbor Lane, Winnersh
Date: 22nd November 2001

Introduction

A speed survey undertaken on 22nd November established the 85th percentile speed of traffic on Arbor Lane, Winnersh of free flowing traffic. The site survey was located to record the speeds of vehicles travelling in both directions at the bend outside 85 Arbor Lane.

Methodology

The manual speed survey carried out, measured the speeds of free flowing traffic over an hour-long period. Vehicles were noted by direction of travel to establish the 85th percentile speed for each direction at the site.

Results

Attached are the complete results with the calculations for the 85th percentile speeds. The results show that for vehicles travelling westbound the 85th percentile speed was 27 mph, and vehicles travelling eastbound the 85th percentile speed was 30 mph.

The table below shows the required sight lines for access onto a priority road.

Speed (mph)	37.5	30*	30**	25	20
Y Distance (metres)	90	70	60	45	33

* Where priority road is not and access road but a higher category road.

** Where the priority is an access road with speeds universally below the speed limit.

Conclusions

According to current guidelines in DB32, where the speed of traffic is universally below the 30mph speed limit, the sight distance should be 60 metres.

In addition, it is noted that there was access to a car park for The Forest School adjacent to the proposed access site and vehicles had no difficulty leaving this site.

Location Arbor Lane, Winnersh (eastbound) Date 22/11/01 Time 14:45

n	v	v^2
1	23	529
2	23	529
3	29	841
4	29	841
5	28	784
6	28	784
7	31	961
8	32	1024
9	30	900
10	28	784
11	27	729
12	28	784
13	24	576
14	27	729
15	31	961
16	29	841
17	25	625
18	25	625
19	20	400
20	29	841
21	24	576
22	21	441
23	22	484
24	27	729
25	26	676
26	26	676
27	27	729
28	27	729
29	18	324
30	33	1089
31	21	441
32	23	529
33	22	484
34	23	529
35	27	729
36	23	529
37	31	961
38	26	676
39	25	625
40	24	576
41	36	1296
42	29	841
43	30	900
44	29	841
45	25	625
46	18	324
47	22	484
48	22	484
49	24	576
50	25	625
	1302	**34616**

N= 50
m= 26.04
sum(v-m)^2= 711.92
sd= 3.81169

85%ile= 30 mph

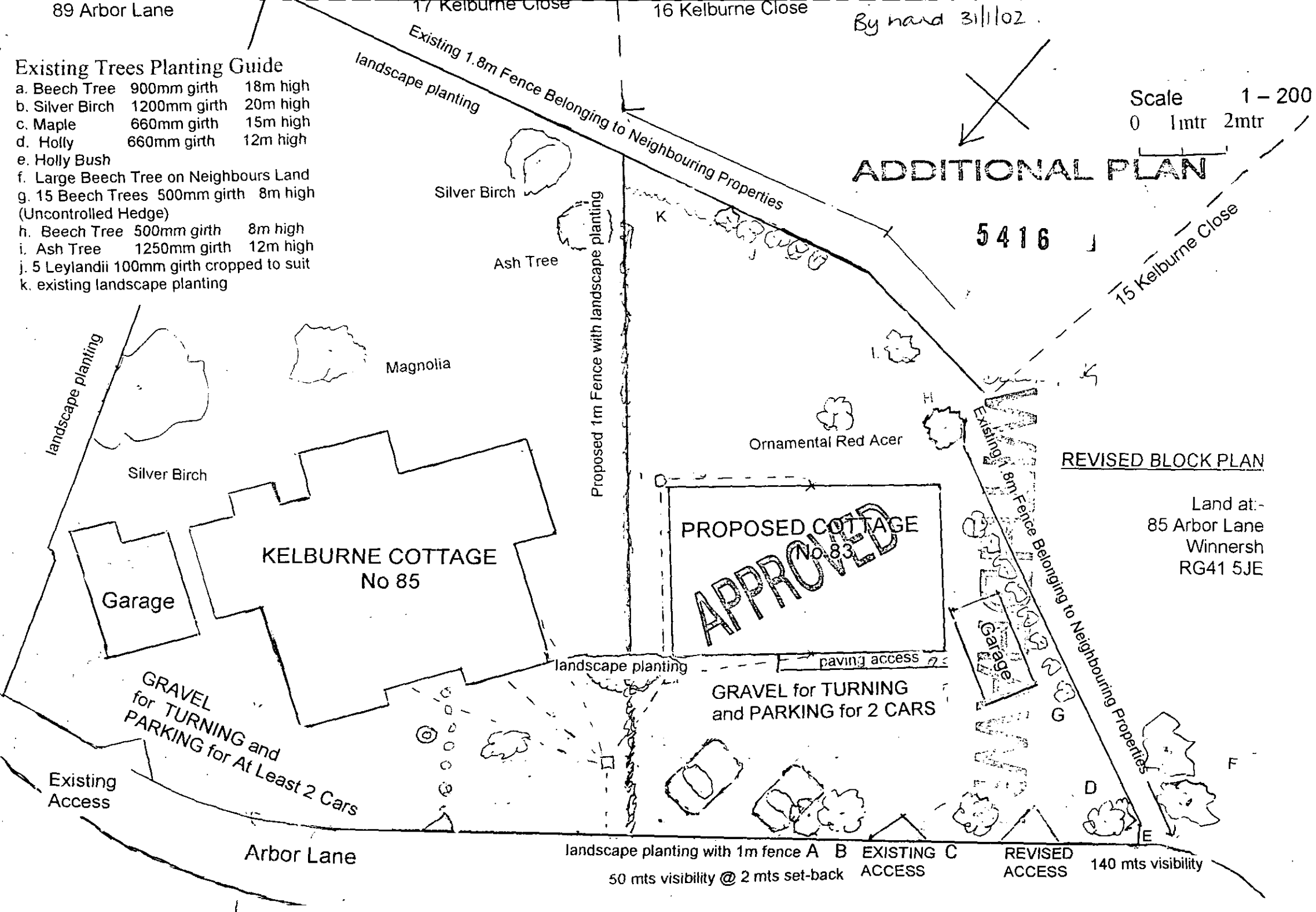
Location Arbor Lane, Winnersh (westbound) Date 22/11/01 Time 14:45

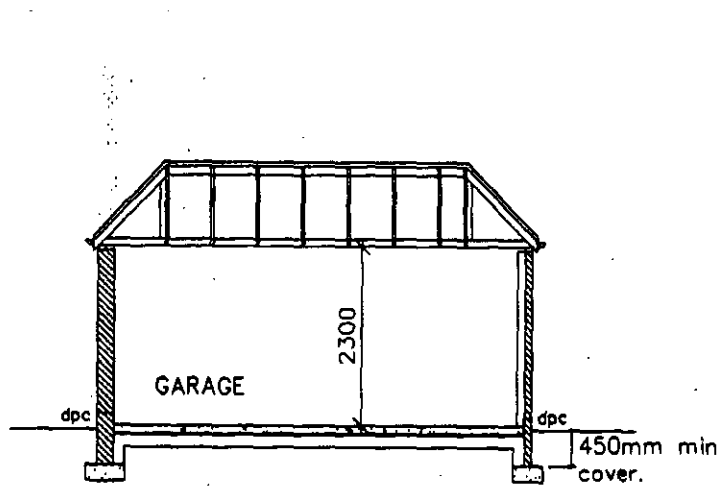
n	v	v^2
1	22	484
2	19	361
3	25	625
4	20	400
5	24	576
6	23	529
7	25	625
8	25	625
9	19	361
10	25	625
11	23	529
12	17	289
13	19	361
14	25	625
15	31	961
16	28	784
17	29	841
18	29	841
19	25	625
20	21	441
21	19	361
22	23	529
23	19	361
24	28	784
25	29	841
26	20	400
27	19	361
28	32	1024
29	22	484
30	22	484
31	24	576
32	21	441
33	21	441
34	23	529
35	24	576
36	22	484
37	23	529
38	28	784
39	18	324
40	19	361
41	25	625
42	26	676
43	19	361
44	22	484
45	26	676
46	25	625
47	24	576
48	22	484
49	23	529
50	23	529
	1165	27747

N= 50
m= 23.3
sum(v-m)^2= 602.5
sd= 3.506554

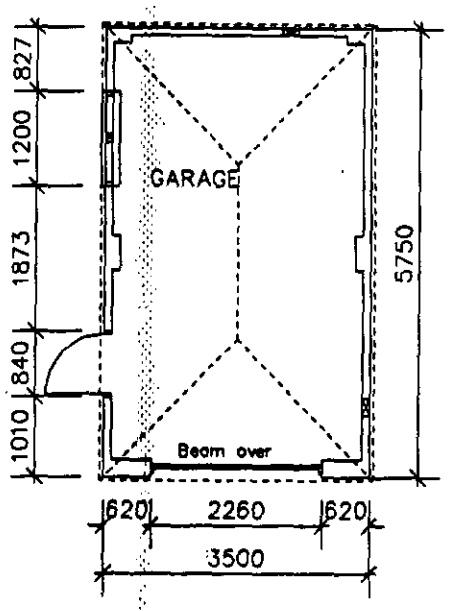
85%ile= 27 mph

Wet weather 85%ile = 24.5mph.
DB32 requires 45m which can be achieved.

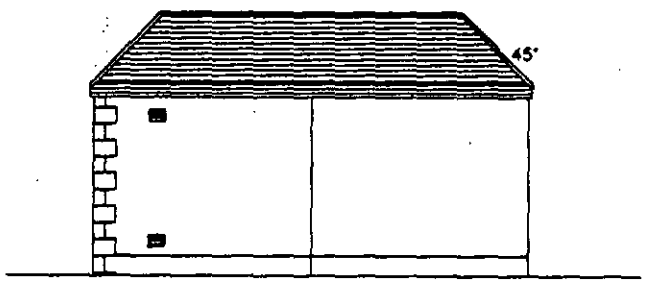

89 Arbor Lane
17 Kelburne Close
16 Kelburne Close
By hand 31/1/02
Existing Trees Planting Guide
a. Beech Tree 900mm girth 18m high
b. Silver Birch 1200mm girth 20m high
c. Maple 660mm girth 15m high
d. Holly 660mm girth 12m high
e. Holly Bush
f. Large Beech Tree on Neighbours Land
g. 15 Beech Trees 500mm girth 8m high (Uncontrolled Hedge)
h. Beech Tree 500mm girth 8m high
i. Ash Tree 1250mm girth 12m high
j. 5 Leylandii 100mm girth cropped to suit
k. existing landscape planting
Existing 1.8m Fence Belonging to Neighbouring Properties
landscape planting
Scale 1 – 200
0 1mtr 2mtr
ADDITIONAL PLAN
5416
Silver Birch
Ash Tree
K
15 Kelburne Close
Proposed 1m Fence with landscape planting
Magnolia
Ornamental Red Acer
Silver Birch
REVISED BLOCK PLAN
Land at:-
85 Arbor Lane
Winnersh
RG41 5JE
KELBURNE COTTAGE
No 85
Garage
PROPOSED COTTAGE
No 83
APPROVED
paving access
landscape planting
GRAVEL for TURNING
and PARKING for 2 CARS
GRAVEL
for TURNING and
PARKING for At Least 2 Cars
Existing
Access
Arbor Lane
landscape planting with 1m fence A B EXISTING ACCESS C REVISED ACCESS 140 mts visibility
50 mts visibility @ 2 mts set-back
Existing 1.8m Fence Belonging to Neighbouring Properties
Garage
G
D
E
F



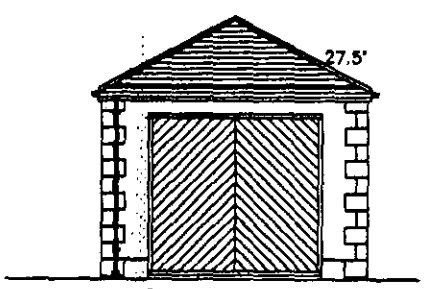
CROSS-SECTION

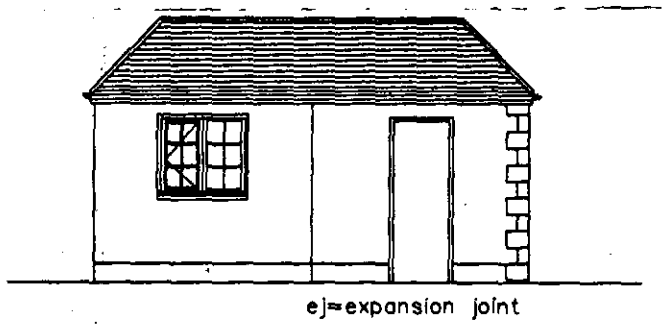


FLOOR PLAN

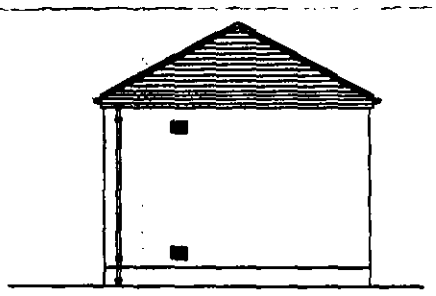


SIDE ELEVATION





SIDE ELEVATION



SPECIFICATION
ROOF:
Concrete interlocking roof tiles on
50x25mmtreated tile battens on
38x10mm treated counter battens on
1 layer bitumen roofing felt on
9.5mm plywood sarking on
manufactured roof trusses at 600mm ctrs.
(trusses anchored to brickwork with galvanised straps)
WALLS:
Blockwork with 19mm dry dash roughcast
Bag rubbed internal finish
DPC 215mm above finished ground level
FLOOR:
100mm reinforced concrete floor slab on
heavy duty dpm on
150mm well compacted sand blinded hardcore.

NOTE:- All external finishes to match house.

WITHDRAWN

NOTE
THE DETAILS AND SPECIFICATION SHOWN MAY CHANGE BUT ONLY AT THE PRIOR DISCRETION AND APPROVAL OF THE DESIGNER, AND ADDITIONALLY THE LOCAL AUTHORITY WHERE THE BUILDING REGULATIONS APPLY.

DO NOT SCALE
IF IN DOUBT - ASK!

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REPRODUCTION OF THIS DRAWING IN ANY OTHER WAY IS PROHIBITED.

TITLE
ModifiedL.H. Loch TarbertHouse Type
For Paul Goddard

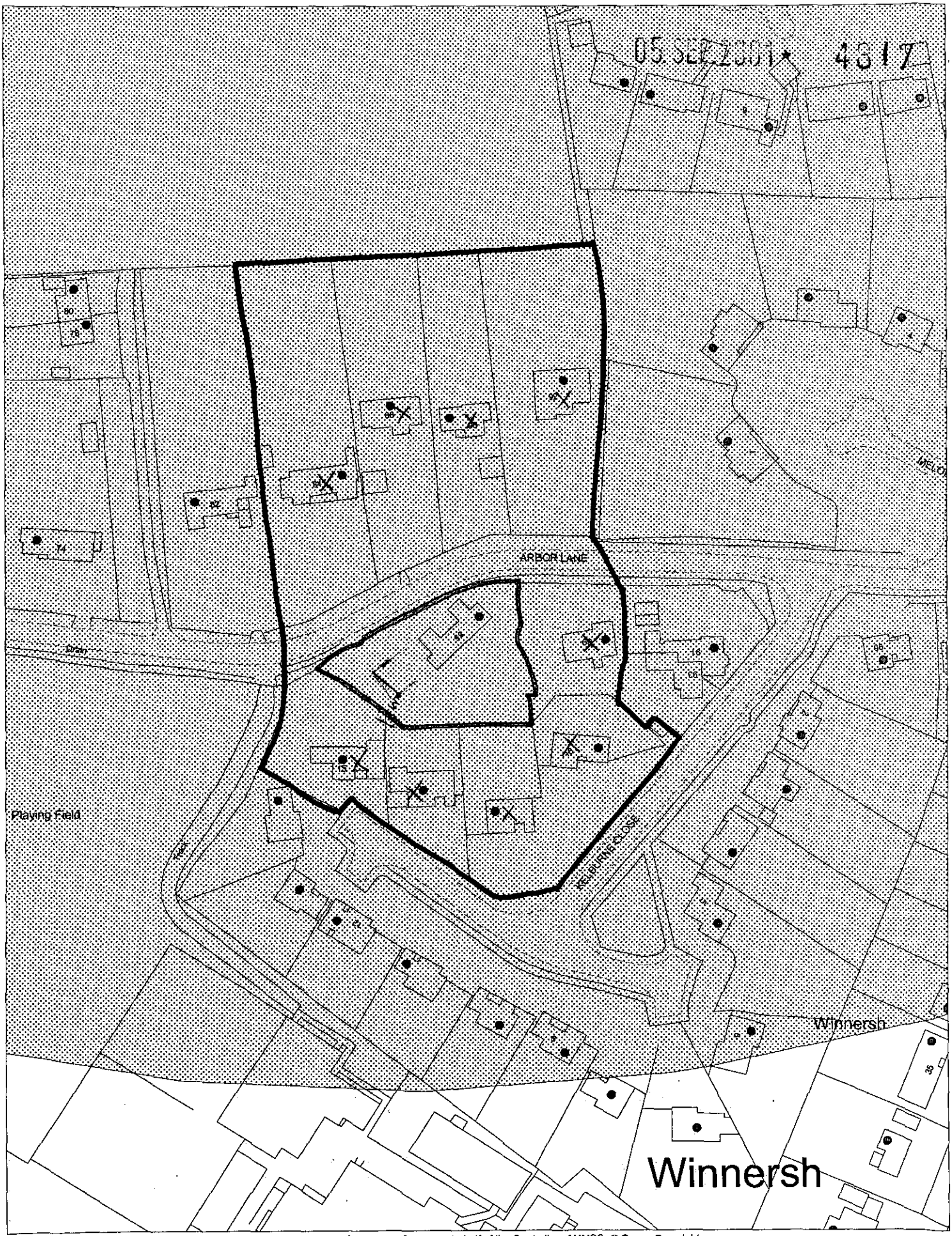
At Plot Adjacent to 85 Arbour Lane,
Winnersh, Wokingham
GARAGE DETAILS

DATE	REVISION	INDEX

THOMAS MITCHELL HOMES LIMITED
SOUTHEND, THORNTON, FIFE, KY1 4ED
Tel. (01592) 774401
Fax. (01592) 774088
email: tmhomes@sol.co.uk

Drawn	Check	Date	Scale	Drawing No.
AM	TB	30/08/01	1:100	01/271/02

05 SEP 2001 4317



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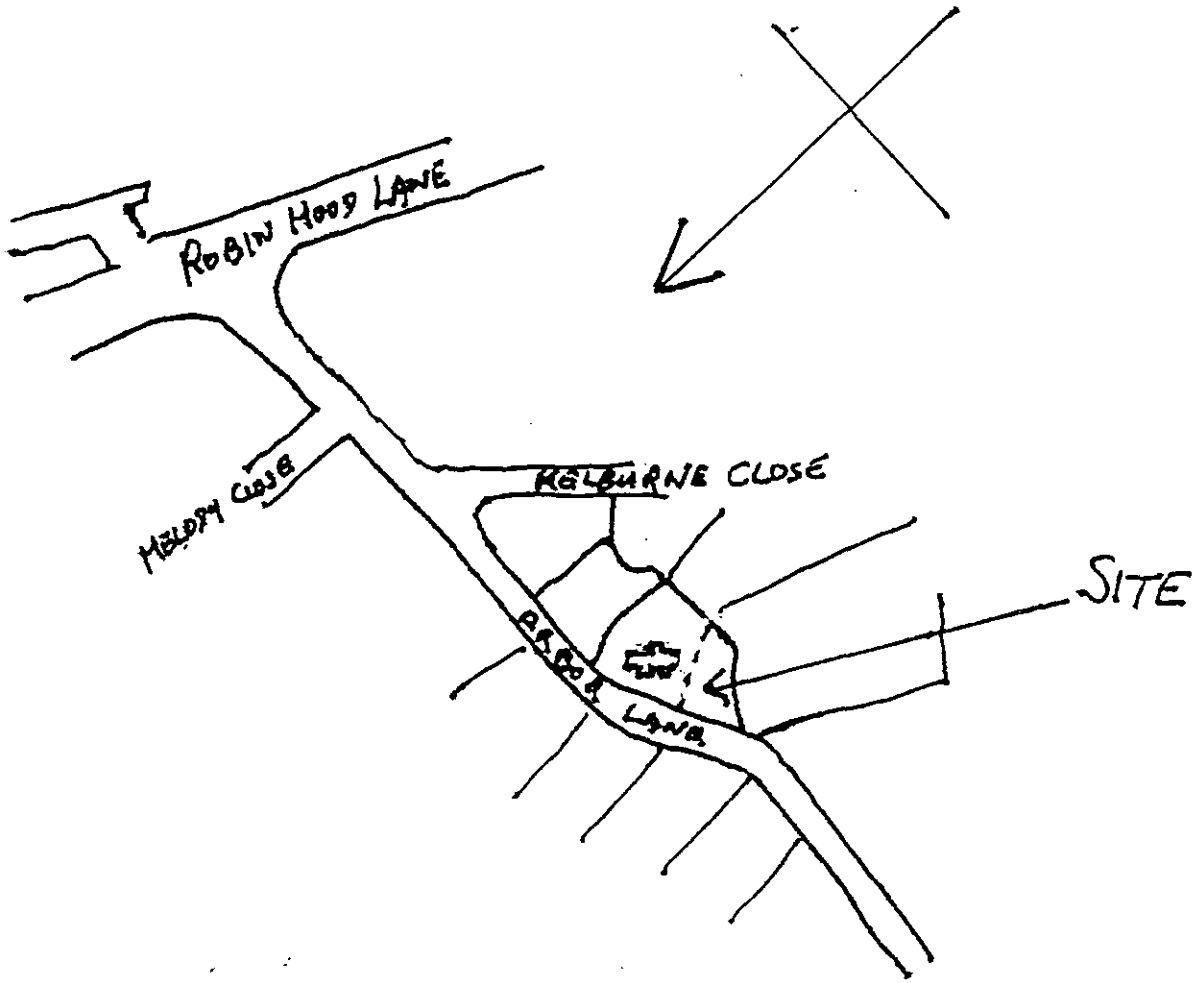
Development Control Section, Environmental Services, Wokingham District Council.
11 September 2001 Scale: 1 : 1250

PROPOSED DEVELOPMENT
AT
85 ARBOR LANE
WINNERSH



1:2500 LOCATION PLAN

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