EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3212

LOCATION:
225 - 227 Hyde End Road, Shinfield Reading.

APPLICANT:
Mr A Machin

PROPOSAL:
Proposed erection of three detached dwellings.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
20/03/2001

CASE OFFICER: **Martin Durkan**

RECEIVED

NOT DELIVERED

LO

41872

File on Case file - no where to send it!

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Machin
225 - 227, Hyde End Road
Shinfield
Reading
Berkshire

Application Number: F/2001/3212

Parish: **SHINFIELD**

Location: **225 - 227, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of three detached dwellings.**

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. The development shall not commence until details of the front boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. The first floor windows in the side elevations of each of the three dwellings hereby permitted shall not at any time be glazed other than with obscured glass. They 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) no additional windows or similar openings shall be constructed in the side elevations of the dwellings at first floor level hereby permitted except for any which may be shown on the approved drawing(s).

Condition

6. 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

7. The vehicular access to plot 3 shown on drawing number WBC/01/5 hereby approved shall be a minimum width of 4.8 metres and not as shown on the approved drawing.

Condition

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

Condition

9. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveways and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition

10. No building shall be occupied until the driveways shown on drawing number WBC/01/5 hereby approved have been surfaced with a bonded material.

Condition

11. 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

12. 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
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a revised 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
16. 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
17. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
18. A Buffer Zone 4 metres wide alongside the drain/watercourse on the southern boundary of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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 visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenities of the occupiers of the permitted dwellings and the occupiers of the neighbouring dwelling.

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

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

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

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

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

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

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

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

Reason
13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

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

Reason
18. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

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

Berkshire Structure Plan Policies LD3 and H5.
Loddon Area Local Plan Policies LTV1, LC2, LH2, PS2, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WCC2.

Informative
2. The Environmental Health Department advises that as the site falls within 250 metres of a landfill the proposed development should be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report 'Construction of new buildings on gas-contaminated land' in order to control ingress of landfill gas to inhabited spaces.

Informative
3. The Environment Agency advises that no soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level in order to prevent pollution of groundwater.

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

ADVERTISEMENT APPEALS

- If you are aggrieved by the decision of your local planning authority to refuse permission for an advertisement or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under the Town and Country Planning (Control of Advertisement) Regulations 1992.
- If you want to appeal, then you must do so within 8 weeks of the date of this notice, using a form which you can get from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

In both cases the Secretary of State has made a statuary requirement for appellants to copy their appeal forms direct to The Planning Department, Wokingham District Council, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR, at the same time as the appeal is sent to the Department of the Environment. Details of this procedure will be given by the Department on the appeal forms.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

COMPENSATION

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provision of the Town and Country Planning Act 1990 (since repealed).

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 9 August 2002

Location:	225 – 227 Hyde End Road, Shinfield, Reading
Proposal:	Proposed erection of three detached dwellings.
Application Number:	F/2001/3212

In response to your informal consultation dated 5 August 2002 for the above application, the landscape comments are as follows:

I have commented previously on this application that the two garages at the front of plots 2 & 3 will be very dominant features especially when driving up Century Drive. Therefore the landscape scheme at the front of the site will need to help mitigate the visual impact of this development from Century Drive. At present the landscape scheme submitted is insufficient to provide any visual mitigation and a revised landscape scheme will need to be submitted by the applicant.

I suggest that a hedgerow along the front boundary containing a number of trees would be more appropriate and to include additional shrub planting in front of the garage on Plot 2. The applicant will need to show the location of all new planting, full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

sent to AGM
28/8

Catherine

Please comment on the attached.

Thanks

Angie

31/7/2

PLANNING SERVICES	HPT 59416
POL	TLS
DC AMO	ENF
APP	
CS	
05 AUG 2002	
COPIES TO	ACK:
	FILE:

AGM

DESIGN & BUILD LTD

NHBC REGISTERED No 6449
Registered House-Builder

Guildford (01483) 210012
Mobile 07973 303742

19 Linden Way,
Ripley,
Woking,
Surrey GU23 6LN

Re: F/2001/3212

Dear ~~Mrs Odell~~,

Thank you for your letter of 30/7/2 (copy enclosed)
As agreed, please find enclosed 2 copies of drawing WBC/01/SC landscaping details required under Condition 15.

WITH COMPLIMENTS Kind Regards

Anthony Harding.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 July, 2002
My ref. AO/F/2001/3212

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) 977 8909
DX: 33506 – Wokingham

AGM Design and Build Ltd
19 Linden Way
Ripley
Woking, Surrey
GU23 6LN

Dear Mr Machin

PLANNING APPLICATION F/2001/3212
PROPOSED ERECTION OF 3 DETACHED DWELLINGS AT 225-227 HYDE END ROAD, SHINFIELD - CONDITIONS

Thank you for your letter of 28 July.

Condition 3 – front boundary
I confirm the existing post and knee level railing is acceptable for compliance with this condition.

Condition 12
I confirm the proposed slab levels as shown on the enclosed plan are acceptable (based on the nearby noted ground levels).

Condition 15
I note that you submitted a landscape drawing on 20 February. Unfortunately, there is no copy on the file. Please could you resubmit it.

Conditions 17 & 18
I note you have also sent your letter to the Environment Agency, and will reply on this when I have received their advice.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner
c.c. Richard Lettin

Tel: (0118) 974 6441 (Direct Line)
Fax: (0118) 974 6484
Date: 30 October, 2002
My ref: F/2001/3212
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 A.G. Machin
AGM Design and Build
19 Linden Way
Ripley
Woking
Surrey
GU23 6LN

Dear Mr Machin

RE: CONDITIONS 3 AND 15 ATTACHED TO 225-227 HYDE END ROAD, SPENCERS WOOD

Thank you for your letter of 10th of October.

Condition 15 – Landscaping
I confirm that the proposed landscaping is acceptable for compliance with this condition.

Those conditions which required details (Conditions 2, 3, 12, 15, 17, and 18) have therefore been satisfied. No additional information needs to be submitted for planning purposes.

Should you have any further questions please do not hesitate to contact me.

Yours sincerely

KERRIN LITHGOW
Senior Planner

Kerrin Lithgow
Senior Planner
Wokingham District Council

Ph: 0118 974 6441
Kerrin.lithgow@wokingham.gov.uk

File note

From: Kerrin Lithgow **Date:** 30/10/02.

App. No. F/2001/3212

Desc.

☑ Notes ☐ Phone Call ☐ Meeting ☐ Discussion ☐ Reminders

Need to discharge 2, 3, 12, 15, 17, 18

17 discharged 06/09/02
18 " 29/08/02
12 " 30/07/02
2 " 17/07/01
3 " 30/07/02

15 " 30/10/02.

All discharged.

Kerrin Lithgow
Senior Planner
Wokingham District Council

Ph: 0118 974 6441
Kerrin.lithgow@wokingham.gov.uk

facsimile transmittal

To: Mr Machin. **Fax:** 01483225988.

From: Kerrin Lithgow **Date:** 30/10/02

Re: **Pages:** 2 (incl.)

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Re : 225-227 Hyde End Road, Spencers Wood.

Discharge of conditions.

See attached.

Regards,
K. Lithgow

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC REGISTERED No 64499 Registered House-Builder

| 01483 225988 |

PLAN:	62052
POL	
KL	
10 OCT 2002	
COPIES TO	ACK:
	FILE:

Louise Smith
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

10th October 2002

Planning ref: F2001/3212

Dear ~~Ms Smith~~,

Re: Condition 3 & 15 attached to 225-227 Hyde End Road, Spencers Wood.

Further to my recent discussion in connection with front boundary treatment and landscaping, please find enclosed 2 copies of amended drawing WBC/015D.

Please note the following:

1. 2No. eucalyptus trees to be planted to the garage side elevation of Plot 2 (which fronts onto Century Drive)
2. Fanned trellises are to be fixed to both side and rear elevations of Plot 2. Climbers to be planted along with low level shrubs to these elevations.
3. Fanned trellises are to be fixed to side and rear elevations of Plot 3. Climbers to be planted along with low level shrubs to these elevations.
4. The fence panel from Plot 2 garage to the road frontage of Century drive is to have a curved profile from 1.8m to 0.9m.
5. Low level shrubs are to be planted to the frontages of all dwellings
6. Copies of shrubs and climbers used to dwelling enclosed

I believe that this is the last Conditions which need to be finalised and if this submission meets with your approval, I would be most grateful if you could forward a letter confirming that all conditions have been met.

If there is any further information required, please do not hesitate to contact me either on 01483 210012 or 07973 303742.

Many thanks,
Yours sincerely,

A G Machin.
Enc.

P Davis Nurseries

Omega, Moor Lane,
Westfield, Woking,
Surrey GU22 9RB

Tel:- 01483 722521 Fax:- 01483 756915
E-mail sales@pdavisnurseries.co.uk
www.pdavisnurseries.co.uk
VAT Reg No. 572 7166 24

Invoice

AGM DESIGN AND BUILD
17 LINDEN WAY
RIPLEY
GUILDFORD
SURREY

INVOICE NO. 98956

DATE 20/09/2002

ORDER NO.

ACCOUNT REF. AGM

Quantity	Product Description	Unit Price	Net Amount	VAT Amount
12	*COTONEASTER HORIZONTALIS 3Lt	2.35	28.20	4.94
1	AUCUBA JAP. VARIEGATA 30cm 3Lt	3.30	3.30	0.58
2	WEIGELA VARIEGATA 45 cm 3Lt	2.20	4.40	0.77
1	LONICERA BAGGESSONS GOLD 2Lt	1.95	1.95	0.34
1	CARYOPTERIS HEAVENLY BLUE 2Lt	2.00	2.00	0.35

TERMS STRICTLY 30 DAYS

FOR FULL TERMS AND CONDITIONS SEE
OUR CATALOGUE OR WEB SITE

TITLE FOR THESE GOODS WILL NOT PASS UNTIL
PAYMENT HAS BEEN RECEIVED IN FULL

Net Amount	39.85
VAT Amount	6.98
Carriage	0.00
Invoice Total	46.83

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9RB
483 722521 Fax:- 01483 756915
ales@pdavisnurseries.co.uk
pdavisnurseries.co.uk
Reg No. 572 7166 24

Invoice

AGM DESIGN AND BUILD
17 LINDEN WAY
RIPLEY
GUILDFORD
SURREY

INVOICE NO. 98875
DATE 29/07/2002
ORDER NO.
ACCOUNT REF. AGM

Quantity	Product Description	Unit Price	Net Amount	VAT Amount
1	*PYRACANTHA HARLEQUIN 3L	3.50	3.50	0.61
1	WEIGELA VARIEGATA 45 cm 3Lt	2.20	2.20	0.39
2	VIBURNUM DAVIDII 20cm 2Lt	2.75	5.50	0.96
3	POTENTILLA ABBOTSWOOD 2Lt	1.90	5.70	1.00
1	HOSTA ALBOMARGINATA 2Lt	2.00	2.00	0.35
1	LAVATERA BREDDON SPRINGS 2Lt	2.25	2.25	0.39
1	SEDUM AUTUMN JOY 2Lt	2.25	2.25	0.39
1	PINUS MUGO 2Lt	2.00	2.00	0.35
2	EUONYMUS EMERALD N GOLD 2Lt	1.80	3.60	0.63
1	CHOISYA SUNDANCE 3Lt	3.50	3.50	0.61
1	YUCCA GOLDEN SWORD 2Lt	3.75	3.75	0.66
1	PHORMIUM CREAM DELIGHT 2Lt	3.25	3.25	0.57

TERMS STRICTLY 30 DAYS
FOR FULL TERMS AND CONDITIONS SEE OUR CATALOGUE OR WEB SITE

TITLE FOR THESE GOODS WILL NOT PASS UNTIL PAYMENT HAS BEEN RECEIVED IN FULL

Net Amount	39.50
VAT Amount	6.91
Carriage	0.00
Invoice Total	46.41

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...ne,
...king,
...2 9RB
...483 722521 Fax:- 01483 756915
...sales@pdavisnurseries.co.uk
...pdavisnurseries.co.uk
...T Reg No. 572 7166 24

Invoice

AGM DESIGN AND BUILD
17 LINDEN WAY
RIPLEY
GUILDFORD
SURREY

INVOICE NO. 98860
DATE 22/07/2002
ORDER NO.
ACCOUNT REF. AGM

Quantity	Product Description	Unit Price	Net Amount	VAT Amount
2	CLIMBING PLANTS 10LT	12.50	25.00	4.38
2	CLIMBING ROSE 7.5LT	12.50	25.00	4.38
1	CEANOTHUS 10LT	12.50	12.50	2.19
1	PARTHENOCISSUS VEITCHII 2Lt	2.75	2.75	0.48
1	PITTOSPORUM VAR 3L	3.00	3.00	0.53
1	PHALARIS ARUNDINACEA PICTA	7.50	7.50	1.31
2	HYDRANGEA	5.50	11.00	1.93
1	AUCUBA	2.75	2.75	0.48
1	BERBERIS ATROPURPUREA	2.50	2.50	0.44
1	SPIRAEA	3.00	3.00	0.53
1	PHOTINA	5.00	5.00	0.88
1	DEUTZIA	2.50	2.50	0.44
1	POTENTILLA	2.50	2.50	0.44

TERMS STRICTLY 30 DAYS
FOR FULL TERMS AND CONDITIONS SEE OUR CATALOGUE OR WEB SITE

TITLE FOR THESE GOODS WILL NOT PASS UNTIL PAYMENT HAS BEEN RECEIVED IN FULL

Net Amount	105.00
VAT Amount	18.41
Carriage	0.00
Invoice Total	123.41

Payment on Account less -30-62
BAL 92-79

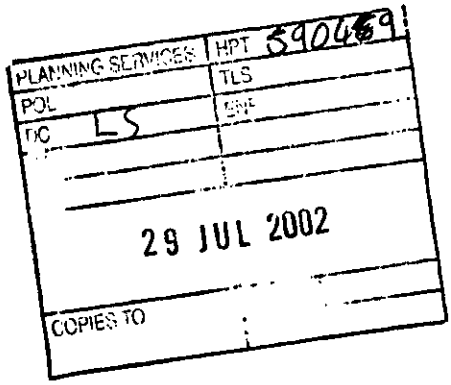
AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & ~~Fax~~: Guildford (01483) 210012

Registered House-Builder



Mrs A Odell
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

28th[d] July 2002

Planning ref: F2001/3212

Dear Ms Smith,

Re: Condition 18 attached to 225-227 Hyde End Road, Spencers Wood.

I would like to apply for the Relaxation of Condition 18 - "A Buffer Zone 4 metres wide alongside the drain/watercourse on the southern boundary of the site shall be established in accordance with details which should be submitted and approved in writing by the Local Planning Authority ....." based the points stated below:

Please note, that as requested under Condition 18, The Environmental Agency has been consulted (and the points listed below have also been mentioned).

1. The site (and adjacent properties) have been the victim(s) of several burglaries (as reported and recorded by the Thames Valley Police) and the removal of the rear (southern) fence to create a Buffer Zone will leave the properties even more vulnerable. Such has been the frequency of burglaries; it has necessitated the erection of a temporary 8' high metal fence with razor wire at high level coupled with the installation of burglar alarm connected to a central control system with rapid police response.

2. The site, which is the result of the demolition of a bungalow and construction of 3 dwellings within the existing curtailage, has had the benefit for many years of an existing 6' high wooden fence some metre from the commencement of the proposed Buffer Zone. Indeed, many of the adjacent dwellings have wooden fencing in a similar proximity to that of this site.

3. The existing ditch is outside of the freehold of this site

4. The existing ditch is all but full of debris and in reality does not comprise a purposeful ditch. Running water is **not** present

I am not sure whether I need to submit a formal application to apply for the relaxation of this Condition. I am going on holiday on the 1st August and should a formal application be required, would like to submit the necessary paperwork before departing. If it were possible, I would greatly appreciate your advice.

If there is any further information required or you wish to discuss the matter, please do not hesitate to contact me on 07973 303742.

Many thanks,
Yours sincerely,

A G Machin

A G Machin.
cc Lisa Brooks, Environment Agency, Swift House, Frimley, Camberley, GU16, 7SQ
Louise Smith - WDC

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC Registered House-Builder

COPY

Louise Smith
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

28th July 2002

Planning ref: F2001/3212

Dear Ms Smith,

Re: Outstanding Conditions 3, 12, 15 & 17 attached to 225-227 Hyde End Road, Spencers Wood.

Further to your letter of the 10th May 2002 and mine of the 20th February 2002 (copy enclosed), please find detailed below (with the exception of Condition 18 covered under a separate letter of the 28th July 2002), the outstanding information:

Condition 3.
The existing post and knee railing is 500mm high. (Please note that on Drawing WBC/01/5c, the height is stated as 400mm high approx)

Condition 12.
Further 5 copies of Slab Levels submitted.

Condition 15.
Landscaping details have been submitted on Drawing WBC/01/5c on the 20th February 2002 which also showed the amended garage roof profiles, dummy pitch gables and flank bedroom window to Bedroom 5 of Plot 3

Condition 17.

On discussion with the Environment Agency, I would like to confirm that all surface run off water will be drained to soakaways not exceeding 1.0m deep (as discussed with the Building Inspector on site and stated in my letter of the

20th February 2002). For your records, the soil comprises a sandy soil to a depth of 650mm approx afterwhich ballast type soil is present.

If there is any further information required, please do not hesitate to contact me on 07973 303742.

Many thanks,
Yours sincerely,

A. G Machin

A G Machin.
Enc.
cc Lisa Brooks, Environment Agency, Swift House, Frimley, Camberley, GU16, 7SQ
- Condition 17 applies

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 July, 2002
My ref. AO/F/2001/3212

AGM Design and Build Ltd
19 Linden Way
Ripley
Woking, Surrey
GU23 6LN

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

Dear Mr Machin

PLANNING APPLICATION F/2001/3212
PROPOSED ERECTION OF 3 DETACHED DWELLINGS AT 225-227 HYDE END ROAD, SHINFIELD - CONDITIONS

Thank you for your letter of 28 July.

Condition 3 – front boundary
I confirm the existing post and knee level railing is acceptable for compliance with this condition.

Condition 12
I confirm the proposed slab levels as shown on the enclosed plan are acceptable (based on the nearby noted ground levels).

Condition 15
I note that you submitted a landscape drawing on 20 February. Unfortunately, there is no copy on the file. Please could you resubmit it.

Conditions 17 & 18
I note you have also sent your letter to the Environment Agency, and will reply on this when I have received their advice.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner
c.c. Richard Lettin

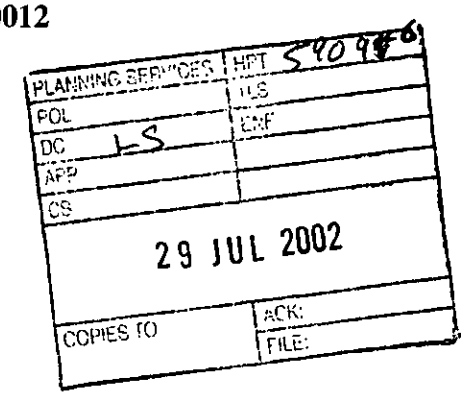
AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC REGISTERED No 84499
Registered House-Builder



Louise Smith
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

28th July 2002

Planning ref: F2001/3212

Dear [redacted]

Re: Outstanding Conditions 3, 12, 15 & 17 attached to 225-227 Hyde End Road, Spencers Wood.

Further to your letter of the 10th May 2002 and mine of the 20th February 2002 (copy enclosed), please find detailed below (with the exception of Condition 18 covered under a separate letter of the 28th July 2002), the outstanding information:

Condition 3.
The existing post and knee railing is 500mm high. (Please note that on Drawing WBC/01/5c, the height is stated as 400mm high approx)

Condition 12.
Further 5 copies of Slab Levels submitted.

Condition 15.
Landscaping details have been submitted on Drawing WBC/01/5c on the 20th February 2002 which also showed the amended garage roof profiles, dummy pitch gables and flank bedroom window to Bedroom 5 of Plot 3

Condition 17.

On discussion with the Environment Agency, I would like to confirm that all surface run off water will be drained to soakaways not exceeding 1.0m deep (as discussed with the Building Inspector on site and stated in my letter of the

20th February 2002). For your records, the soil comprises a sandy soil to a depth of 650mm approx afterwhich ballast type soil is present.

If there is any further information required, please do not hesitate to contact me on 07973 303742.

Many thanks,
Yours sincerely,

A. G Machin

A G Machin.
Enc.
cc Lisa Brooks, Environment Agency, Swift House, Frimley, Camberley, GU16, 7SQ
- Condition 17 applies

225 - 227 HYDE END ROAD

SLAB LEVELS - Condition 12

BLOCK PLAN Scale 1:200

Planning Ref
F/2001/3212

100.040

100.020 Century Drive

99.700

Landsdowne Gardens

99.700

100.030

99.19

99.900

99.985

99.900

100.000 (TBM)

PLOT 3

PLOT 2

PLOT 1

99.680

99.700

99.600

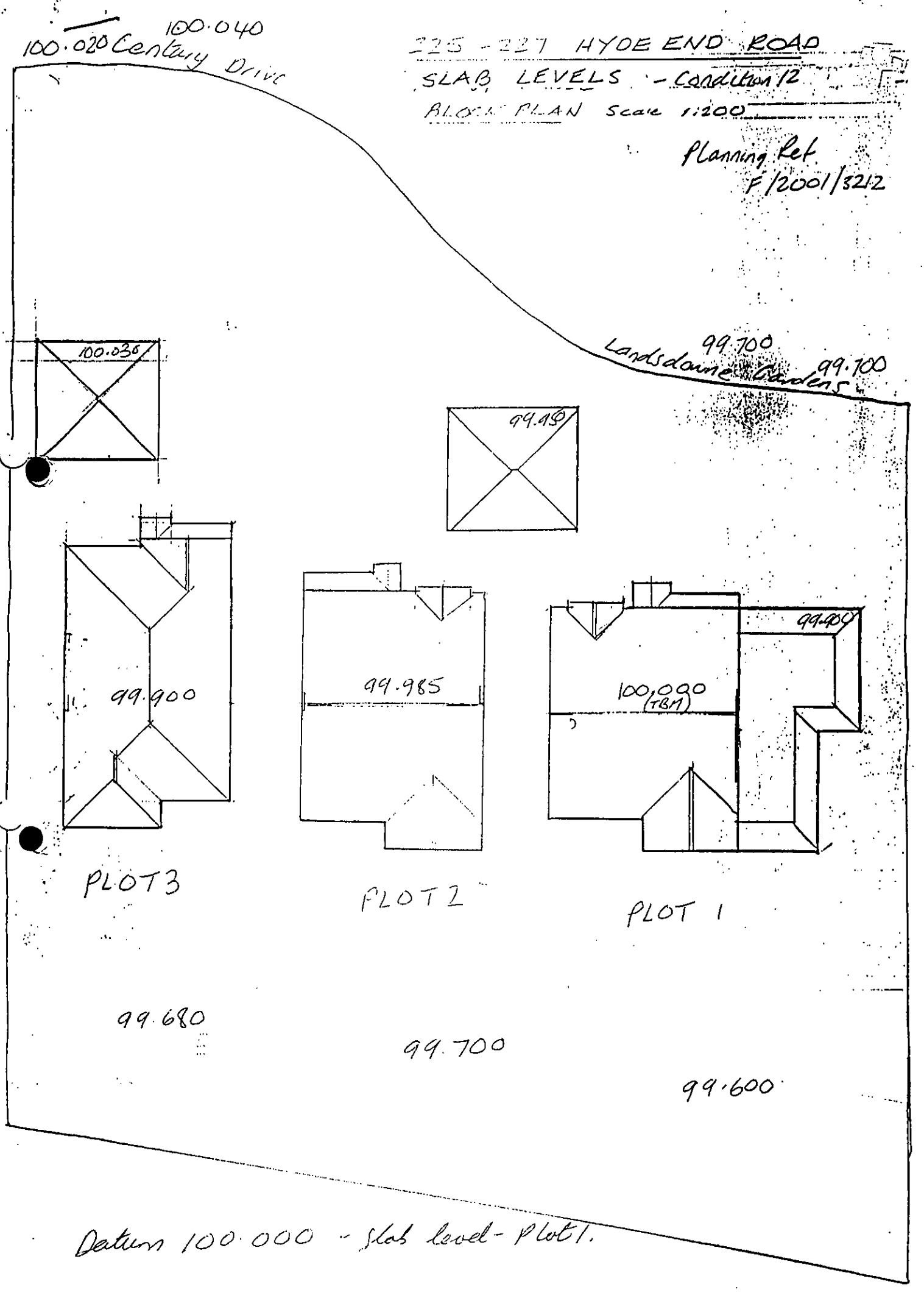
Datum 100.000 - Slab level - Plot 1.

225 - 227 HYDE END ROAD

SLAB LEVELS - Condition 12

BLOCK PLAN Scale 1:200

Planning Ref
F/2001/3212



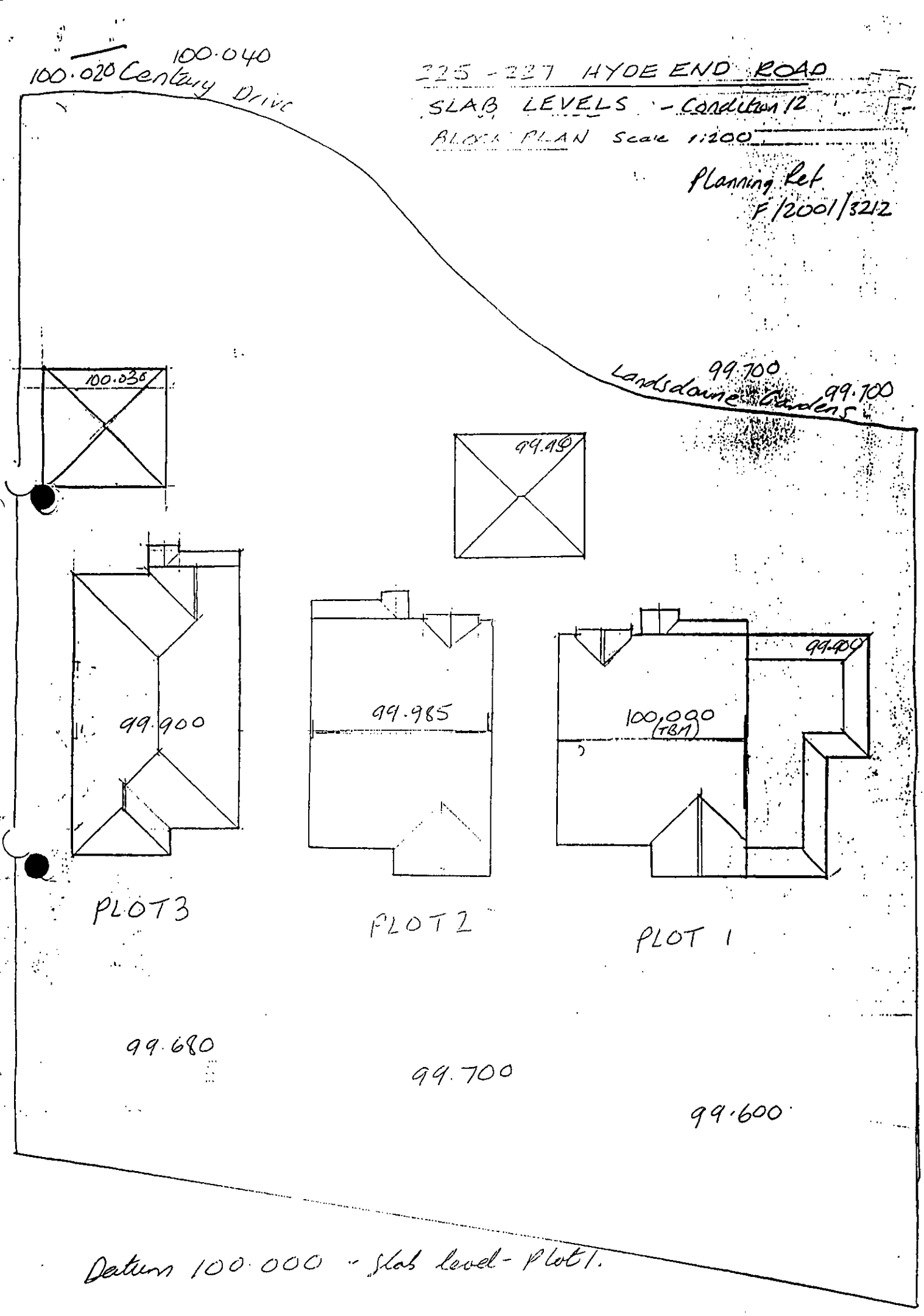
Datum 100.000 - Slab level - Plot 1.

225 - 227 HYDE END ROAD

SLAB LEVELS - Condition 12

BLOCK PLAN Scale 1:200

Planning Ref
F/2001/3212



Datum 100.000 - Slab level - Plot 1.

225 - 227 HYDE END ROAD

SLAB LEVELS - Condition 12

BLOCK PLAN Scale 1:200

Planning Ref
F/2001/3212

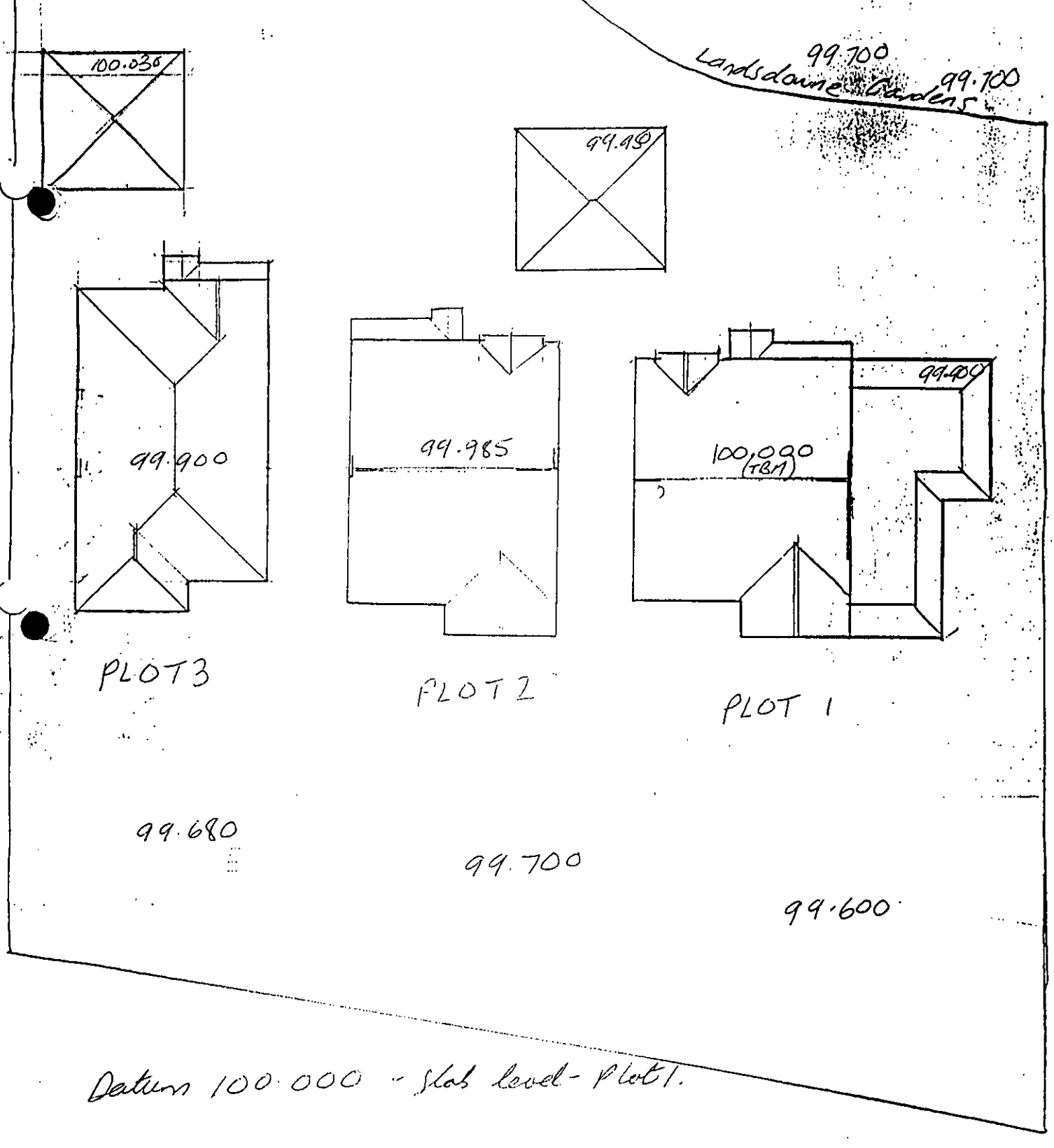
100.040

100.020 Century Drive

99.700

Landsdowne Gardens

99.700



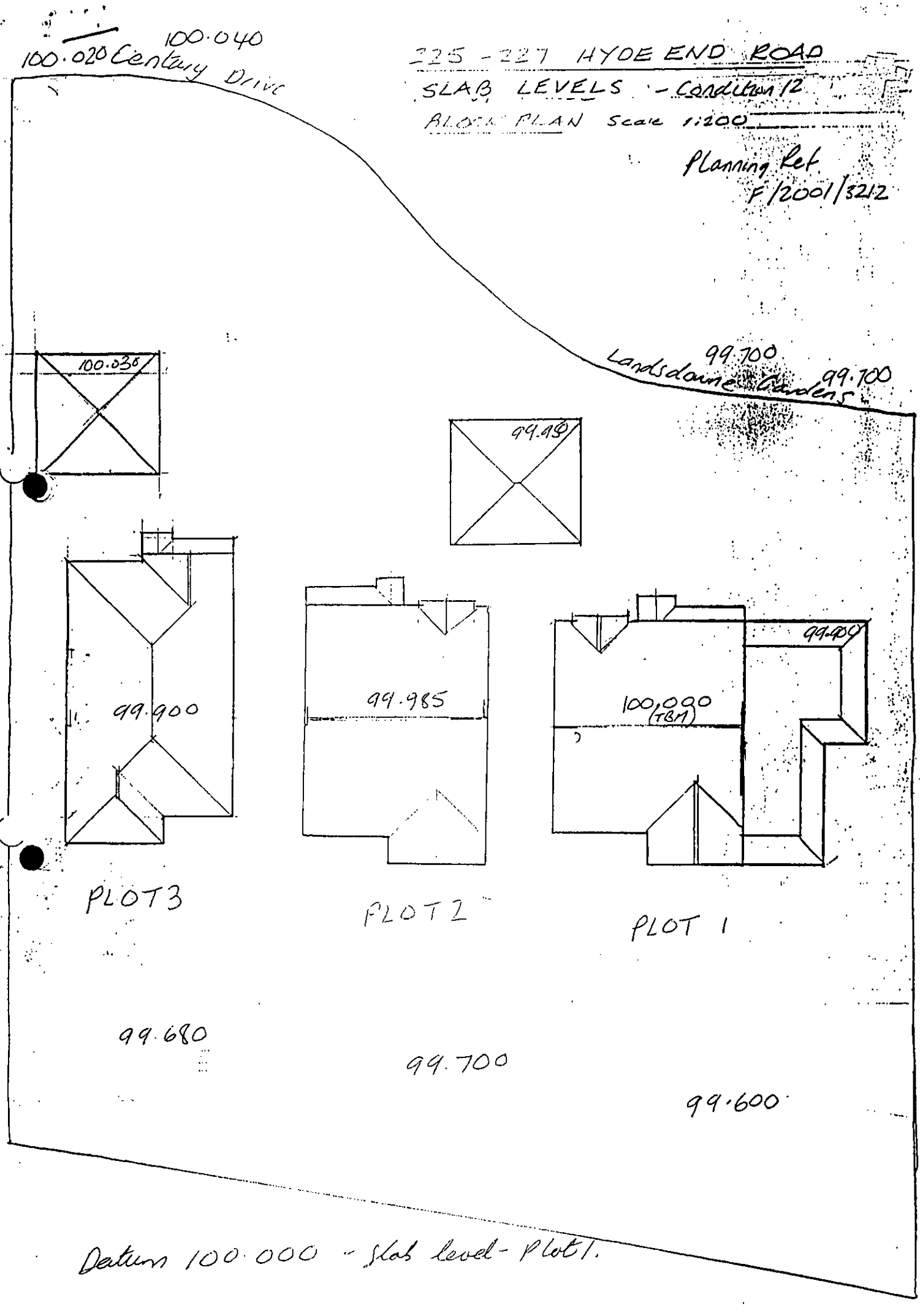
Datum 100.000 - Slab level - Plot 1.

225 - 227 HYDE END ROAD

SLAB LEVELS - Condition 12

BLOCK PLAN Scale 1:200

Planning Ref.
F/2001/3212



Datum 100.000 - Slab level - Plot 1.

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC Registered House-Builder

Louise Smith
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

COPY

20th February 2002

Planning ref: F2001/3212

Dear Ms Smith,

Re: 225-227 Hyde End Road, Spencers Wood.

Further to our recent discussion, please find enclosed the following:

1. Dummy Gable to Plot 1:
   5 copies of elevations, block plan & Ordnance survey (20 prints)

2. Dummy Gable to Plot 2:
   5 copies of elevations, block plan & Ordnance survey (20 prints)

3. Amendment to Condition 7 of Planning Application F/2001/3212 to allow Plot 3 flank bedroom window to be openable.

Further to my letter to Mr A Coggins (copy enclosed) of the 12th December 2001 and subsequent telephone discussion where Mr Coggins was agreeable to the inserting of a separate driveway to Plot 2 as opposed to a shared driveway to Plots 2 & 3, please find enclosed:

4. 5 copies of drawing WBC/01/5c indicating the location of the proposed driveway to Plot 2.

Please note that drawing WBC/01/5c also incorporates amended garage roof profiles to Plots 2&3 where the gable ends have been changed to hipped ended (as discussed with Mrs Odell towards the end of summer 2001).

Also shown on drawing WBC/01/5c are the locations of the dummy gables to Plots 2&3 and the flank bedroom window to Plot 3

1 P T O

With regard to outstanding conditions, please note that drawing WBC/01/5c incorporates the following in connection with the Conditions attached to planning application No. F/2001/3212:

1. Condition 3 – front boundary treatment
2. Condition 7 – driveways as stated above
3. Condition 15 – landscaping
4. Condition 17 – surface water control measures where rainwater is drained to soakaways not exceeding 1 m deep – as discussed with Building Inspector on site
5. Condition 18 – Buffer Zone retained as is at present with fenced boundary outside the buffer zone (*I am unsure exactly what further information is required).*

With regard to the Condition 12 attached to Planning Application No. F/2001/3212, please find enclosed:

1. 5 copies block plan showing slab levels in relation to ground levels.

Further to our discussion, where we discussed the planning fee required, please also find enclosed £95 cheque along with:

1. 6 copies of Planning Application Part 1
2. section 66 Certificate

I trust the enclosed is correctly completed but if there is any further information required, please do not hesitate to contact me either on 01483 210012 or 07973 303742.

Many thanks,
Yours sincerely,

A G Machin.

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC Registered House-Builder

Mrs A Odell
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

COPY

28th[d] July 2002

Planning ref: F2001/3212

Dear Ms Smith,

Re: Condition 18 attached to 225-227 Hyde End Road, Spencers Wood.

I would like to apply for the Relaxation of Condition 18 - "A Buffer Zone 4 metres wide alongside the drain/watercourse on the southern boundary of the site shall be established in accordance with details which should be submitted and approved in writing by the Local Planning Authority ....." based the points stated below:

Please note, that as requested under Condition 18, The Environmental Agency has been consulted (and the points listed below have also been mentioned).

1. The site (and adjacent properties) have been the victim(s) of several burglaries (as reported and recorded by the Thames Valley Police) and the removal of the rear (southern) fence to create a Buffer Zone will leave the properties even more vulnerable. Such has been the frequency of burglaries; it has necessitated the erection of a temporary 8' high metal fence with razor wire at high level coupled with the installation of burglar alarm connected to a central control system with rapid police response.

2. The site, which is the result of the demolition of a bungalow and construction of 3 dwellings within the existing curtailage, has had the benefit for many years of an existing 6' high wooden fence some metre from the commencement of the proposed Buffer Zone. Indeed, many of the adjacent dwellings have wooden fencing in a similar proximity to that of this site

3. The existing ditch is outside of the freehold of this site

4. The existing ditch is all but full of debris and in reality does not comprise a purposeful ditch. Running water is **not** present

I am not sure whether I need to submit a formal application to apply for the relaxation of this Condition. I am going on holiday on the 1st August and should a formal application be required, would like to submit the necessary paperwork before departing. If it were possible, I would greatly appreciate your advice.

If there is any further information required or you wish to discuss the matter, please do not hesitate to contact me on 07973 303742.

Many thanks,
Yours sincerely,

A G Machin

A G Machin.
cc Lisa Brooks, Environment Agency, Swift House, Frimley, Camberley, GU16, 7SQ
Louise Smith - WDC

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 6 September 2002
My ref: NB/TW/F/2001/3212

Mr A. Machin
AGM Design & Build
19 Linden Way
Ripley
Wokingham District Council Surrey
GU23 7HS

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

Dear Mr Machin,

APPLICATION: F/2001/3212
SITE: 225-227 HYDE END ROAD, SHINFIELD

I refer to the above planning application and letter received from the Environment Agency on 2 September 2002.

I can confirm that as they are satisfied with the information submitted that condition 17 of the above consent is complied with and that there is no objection to a fence being erected within the buffer zone (condition 18). This is provided that the height and position of the fence does not differ from that previously erected on site, unless the fence referred to is that approved under condition 03.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

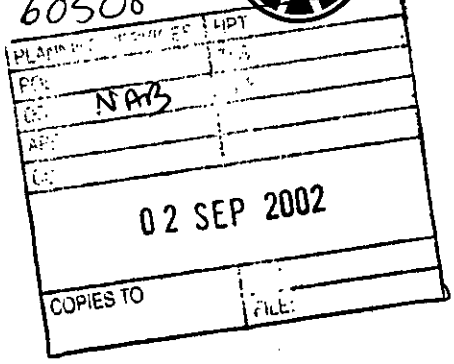
NAB

Natalie Brown
Planning Officer

CC. Wokingham DC.

ENVIRONMENT AGENCY

60508



Our Ref : SP/2001/003076-2/1
Your Ref : F/2001/3212

Date : 29 August 2002

Mr A Machin
AGM Design and Build
19 Linden Way
Ripley
Woking
Surrey
GU23 7HS

Dear Sir/Madam

PROPOSED ERECTION OF THREE DETACHED DWELLINGS: OUTSTANDING CONDITIONS 17 AND 18 - 225-227 HYDE END ROAD, SHINFIELD,READING

I refer to your copy letter dated 28 July 2002 addressed to Wokingham District Council regarding the above conditions, amongst others.

Condition 17: Drainage

The proposal to drain to soakaway is acceptable and the Agency has no objection to the discharge of this condition.

Condition 18: Buffer Zone

The Environment Agency normally requires that a minimum4m buffer zone be provided between a non-main river and any new development, and would thereforeprefer that any fence was constructed outside this zone. However as you state that there has been an existing wooden fence within the 4m zone, I would have no objection to the replacement of this fence, provided it is no closer to the ditch than the existing structure.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SP.

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 May, 2002
My ref. AO/F/2001/3212

AGM Design and Build Ltd
19 Linden Way
Ripley
Woking
Surrey
GU23 6LN

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

Dear Mr Machin

PLANNING APPLICATION F/2001/3212
PROPOSED ERECTION OF 3 DETACHED DWELLINGS AT 225-227 HYDE END ROAD, SHINFIELD - CONDITIONS

Thank you for your letter of 20 February. I have been asked to deal with the outstanding conditions.

Condition 3
Please state the height of the proposed post and rail fence along the front boundary.

Condition 12
No slab levels drawing attached – please send it.

Condition 15
Please submit a plan showing landscaping proposals.

Conditions 17 & 18
Please submit surface water source control measures and plan showing buffer zone. I suggest you contact the Environment Agency first to check their requirements on these two conditions.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner
c.c. Richard Lettin

22.FEB.2002 5978

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC REGISTERED No 64499
Registered House-Builder

Louise Smith
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

20th February 2002

Planning ref: F2001/3212

Dear Ms Smith,

Re: 225-227 Hyde End Road, Spencers Wood.

Further to our recent discussion, please find enclosed the following:

1. Dummy Gable to Plot 1:
   5 copies of elevations, block plan & Ordnance survey (20 prints)

2. Dummy Gable to Plot 2:
   5 copies of elevations, block plan & Ordnance survey (20 prints)

3. Amendment to Condition 7 of Planning Application F/2001/3212 to allow Plot 3 flank bedroom window to be openable.

Further to my letter to Mr A Coggins (copy enclosed) of the 12th December 2001 and subsequent telephone discussion where Mr Coggins was agreeable to the inserting of a separate driveway to Plot 2 as opposed to a shared driveway to Plots 2 & 3, please find enclosed:

4. 5 copies of drawing WBC/01/5c indicating the location of the proposed driveway to Plot 2.

Please note that drawing WBC/01/5c also incorporates amended garage roof profiles to Plots 2&3 where the gable ends have been changed to hipped ended (as discussed with Mrs Odell towards the end of summer 2001).

Also shown on drawing WBC/01/5c are the locations of the dummy gables to Plots 2&3 and the flank bedroom window to Plot 3

With regard to outstanding conditions, please note that drawing WBC/01/5c incorporates the following in connection with the Conditions attached to planning application No. F/2001/3212:

1. Condition 3 – front boundary treatment
2. Condition 7 – driveways as stated above
3. Condition 15 – landscaping
4. Condition 17 – surface water control measures where rainwater is drained to soakaways not exceeding 1 m deep – as discussed with Building Inspector on site
5. Condition 18 – Buffer Zone retained as is at present with fenced boundary outside the buffer zone (*I am unsure exactly what further information is required).*

With regard to the Condition 12 attached to Planning Application No. F/2001/3212, please find enclosed:

1. 5 copies block plan showing slab levels in relation to ground levels.

Further to our discussion, where we discussed the planning fee required, please also find enclosed £95 cheque along with:

1. 6 copies of Planning Application Part 1
2. Section 66 Certificate

I trust the enclosed is correctly completed but if there is any further information required, please do not hesitate to contact me either on 01483 210012 or 07973 303742.

Many thanks,
Yours sincerely,

A G Machin.

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 21 December, 2001
My ref. BC/DC/2001/3212

.

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

Mr A Machin
225-227 Hyde End Road
Shinfield
Reading
Berkshire

Dear Mr Machin

PLANNING PERMISSION 2001/3212
SITE: 225-227 HYDE END ROAD, SHINFIELD, READING

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 2001/3212 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 you 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 sincerely

M L THORP
Principal Development Control Officer

Tel. 0118 974 6229 (Direct Line)
E-mail: Martin.Durkan@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2001/3212

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

Mr A Machin
225-227 Hyde End Road
Shinfield
Reading
Berkshire

Dear Mr Machin

PLANNING PERMISSION F/2001/3212
SITE: 225-227 HYDE END ROAD, SHINFIELD, READING

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

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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 sincerely

MARTIN DURKAN
Planning Assistant

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 July, 2001
My ref. AO/F/2001/3212

AGM Design and Build Ltd
19 Linden Way
Ripley
Woking
Surrey
GU23 6LN

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

Dear Mr Machin

PLANNING APPLICATION F/2001/3212
PROPOSED ERECTION OF 3 DETACHED DWELLINGS AT 225-227 HYDE END ROAD, SHINFIELD

Thank you for your fax of 9 July. I confirm the proposed materials as listed in your fax are acceptable under Condition 2 for construction of the above permission. This is also subject to there being no render on the outside of any of the elevations, and at our site meeting on 16 July, you confirmed that there would be no render.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

01483225988
AGM
DESIGN & BUILD LTD
Guildford (01483) 210012
Registered House-Builder

9/7/01

19 Linden Way,
Ripley,
Woking,
Surrey GU23 6LN

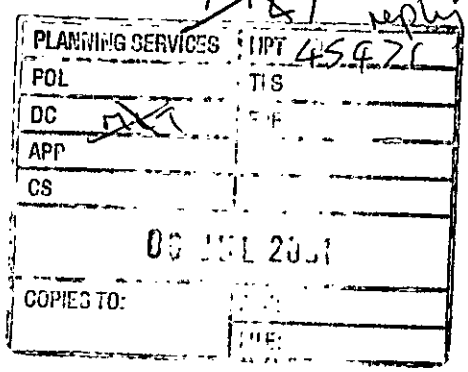
Dear Mr. Thorpe,

Further to an earlier conversation with one of your colleagues, I understand that Mr. Durkin has left your dept. I have been advised to foward the fax to yourself. I trust this does not cause a problem. Many thanks. Joanne.

WITH COMPLIMENTS

Change to EC - paving materials - please progress.

NXT reply



AGM

DESIGN & BUILD LTD

Guildford (01483) 210012

9/7/01

19 Linden Way,
Ripley,
Woking,
Surrey GU23 6LN

Registered House-Builder

Dear Mr. Thorpe,

Further to an earlier conversation with one of your colleagues, I understand that Mr. Durkin has left your dept. I have been advised to foward the fax to yourself. I trust this does

WITH COMPLIMENTS

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN
Tel & Fax: Guildford (01483) 210012

Registered House-Builder

Mr Durkin
Planning Dept
Wokingham District Council
PO Box 155
Civic Offices
Shute End
Wokingham
RG40 1WR

9th July 2001

Your ref: F/2001/3212

FAX:

Dear Mr Durkin,

Re: 3 Dwellings to 225-227 Hyde End Road, Spencers Wood.

Further to my submission of external materials appertaining to Condition 2 of the above planning consent last Thursday - 5th July, I would like to confirm the following:

1. Facing Brick - W H Wakehurst Multi Stock.
2. Feature Brick - Red Leicester
3. Roof Tiles - Farmhouse brown sand faced plain Acme roof tiles

If there are any queries and you wish to contact me, my mobile phone number on site is **07973 303742** and office fax number is 01483 225988.

I would be most grateful for an early response due to the urgent need to procure the bricks.

Many thanks,
Yours sincerely,

A. G. Machin.

A G Machin.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3212	MD
BUILDING CONTROL NUMBER	HP 2001/2009 Brian	
APPLICANT/~~AGENT~~	Mr A. Machin	
ADDRESS OF SITE	225-227 Hyde End Rd SHINFIELD	
DESCRIPTION OF PROPOSED WORK	3 new dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location	WBC/00/01A
ELEVATIONS Plot 1	WBC/01/2	WBC/01/2
Plot 2	WBC/01/3	WBC/01/3
FLOOR PLANS Plot 3	WBC/01/4	WBC/01/4
Garages	WBC/01/5	WBC/01/5

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	27/6/01	

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	

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Machin
225 - 227, Hyde End Road
Shinfield
Reading
Berkshire

Application Number: F/2001/3212

Parish: **SHINFIELD**

Location: **225 - 227, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of three detached dwellings.**

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. The development shall not commence until details of the front boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. The first floor windows in the side elevations of each of the three dwellings hereby permitted shall not at any time be glazed other than with obscured glass. They 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) no additional windows or similar openings shall be constructed in the side elevations of the dwellings at first floor level hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. 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
7. The vehicular access to plot 3 shown on drawing number WBC/01/5 hereby approved shall be a minimum width of 4.8 metres and not as shown on the approved drawing.

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

Condition
9. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveways and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
10. No building shall be occupied until the driveways shown on drawing number WBC/01/5 hereby approved have been surfaced with a bonded material.

Condition
11. 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
12. 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
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a revised 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
16. 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
17. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
18. A Buffer Zone 4 metres wide alongside the drain/watercourse on the southern boundary of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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 visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenities of the occupiers of the permitted dwellings and the occupiers of the neighbouring dwelling.

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

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

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

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

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

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

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

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

Reason
13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

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

Reason
18. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

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

Berkshire Structure Plan Policies LD3 and H5.
Loddon Area Local Plan Policies LTV1, LC2, LH2, PS2, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WCC2.

Informative
2. The Environmental Health Department advises that as the site falls within 250 metres of a landfill the proposed development should be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report 'Construction of new buildings on gas-contaminated land' in order to control ingress of landfill gas to inhabited spaces.

Informative
3. The Environment Agency advises that no soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level in order to prevent pollution of groundwater.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

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

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3212

Applicant : Mr A Machin .

Location : 225 - 227, Hyde End Road, Shinfield, Reading.
Proposal : Proposed erection of three detached dwellings.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/02/01

Date Registered : 23/01/2001

Earliest Date for Decision : 18/02/2001

Latest Consultation Date/Site Notice Expiry Date : 18/02/2001

This application will have expired on: 20/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
1. ONE NEIGHBOUR OBJECTION ON DESIGN GROUNDS.
2. LANDSCAPE ARCHITECT - NO OBJECTION IN PRINCIPLE; GARAGES OUT OF CHARACTER; INSUFFICIENT PLANTING.
3. ENVIRONMENTAL HEALTH - NO OBJECTIONS SUBJECT TO CONDITIONS RE. HOURS OF WORK, LANDFILL GAS.
4. PROPERTY DEPT. - NO ENCROACHMENT OF COUNCIL LAND.
5. ENVIRONMENT AGENCY - RECOMMEND CONDITIONS.
6. HIGHWAYS - RECOMMEND APPROVAL WITH CONDITIONS.

Planning Issues :
SITE DESIGNATION - SPENCERS WOOD IDENTIFIED SETTLEMENT (LALP - LTV1) (WDLP - WOS2)
- ADJACENT TO SETTING OF SETTLEMENT LAND (LALP - LC2), GREEN GAP/WEDGE (WDLP - WCC2)

MAIN ISSUES -

1. IMPACT ON ADJOINING PROPERTIES
2. IMPACT ON STREET SCENE AND SURROUNDING AREA

Application Number: F/2001/3212

Appraisal:
The site is identified for housing in the Loddon Area Local Plan and there is therefore no objection in principle to the proposed development. Planning permission has already been granted for two dwellings on the site. The site is large enough to accommodate three dwellings with curtilages comparable to the other new dwellings in Century Drive and Lansdowne Gardens.

1. Impact on adjoining properties

No.2 Lansdowne Gardens to the east of the site has a two-storey extension close to the common boundary. The extension has windows in the side elevation at ground floor level but none at first floor level. The single-storey garage of the proposed house that would be adjacent to no.2 would be set back 2 metres from the common boundary. At first floor level, the house would be set back 7.4 metres from the common boundary. It is therefore considered that there would be no significant loss of daylight to the ground floor windows of 2 Lansdowne Gardens. There would be two non-habitable room windows in the east elevation of the new house at first floor level facing 2 Lansdowne Gardens. A condition should therefore be attached requiring obscure glazing to be installed to prevent any loss of privacy to no.2. (A similar condition should also be attached in respect of all three dwellings in order to prevent overlooking between them.)

There is open space to the west and south of the site and no other adjoining properties would therefore be affected by the proposed development.

2. Impact on the street scene and surrounding area

The design of the proposed dwellings differs somewhat from other properties on the estate. The front elevations, for example, would incorporate a strut feature in the design, which would continue in part around the side elevations. This feature is not found in the other nearby dwellings. However, the dominant feature of the elevations of the proposed dwellings would comprise brickwork in common with the rest of the estate. In any case, there is arguably room for a slight variation in the design of the proposed three dwellings in relation to adjacent properties given the unique position of the former as the end houses on the south side of Lansdowne Gardens and also the first to be seen approaching the estate from Hyde End Road to the north.

Two of the proposed dwellings would have detached double garages in front of them. The third would have a double garage to the side. The detached garages would be positioned to one side of the dwellings and would not be directly in front of them. They would also be set back from the front boundary of the site by 2.4 metres and 13.2 metres respectively. It is therefore not considered that the positioning of the two garages in the manner proposed would be so harmful to the street scene as to justify refusal of planning permission. (The approved scheme for two dwellings on the site also included a pair of double garages positioned to the front of the site. Furthermore, the proposed site layout for this scheme, including the position of the garages, was informally agreed in pre-application correspondence.)

It is therefore not considered that the proposed development would have any detrimental impact on either the adjoining properties or on the street scene. Consequently, it is recommended that planning permission should be granted.

Recommendation: Approval.✓.. ~~Refusal..~~.

Application Number F/2001/3212
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions
1.	C001	R001	
2.	C012	R012	
3.	C017	R017	Insert: *"...details of the front boundary treatment..."*
4.	C045	R045	Insert: *"The first floor windows in the side elevations of each of the three dwellings hereby permitted shall not at any time be glazed other than with obscured glass. They..."* Reason: *"To safeguard the residential amenities of the occupiers of the permitted dwellings and the occupiers of the neighbouring dwelling."*
5.	C044	R044	Insert: *"...side elevations of the dwellings at first floor level..."*
6.	C049	R049	
7.	-	R125	The vehicular access to plot 3 shown on drawing number WBC/01/5 hereby approved shall be a minimum width of 4.8 metres and not as shown on the approved drawing.
8.	C122	R122	
9.	C128	R128	
10.	-	R140	No building shall be occupied until the driveways shown on drawing number WBC/01/5 hereby approved have been surfaced with a bonded material.
11.	C070	R070	
12.	C100	R100	
13.	C129	R129	
14.	C130	R130	
15.	C150	R150	Amend to: *"...a revised scheme of landscaping..."*
16.	C151	R151	
17.	-	-	Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences. Reason: To prevent the increased risk of flooding and to improve water quality.
18.	-	-	A Buffer Zone 4 metres wide alongside the drain/ watercourse on the southern boundary of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition.)*

Informative for Approvals

1. N16
   Loddon Area Local Plan: LTV1, LC2, LH2, PS2, LBE1 and LBE2

   Wokingham District Local Plan Deposit Draft (as amended): WOS2, WOS3, and WCC2

   Berkshire Structure Plan: LD3 and H5

2. The Environmental Health Department advises that as the site falls within 250 metres of a landfill the proposed development should be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report 'Construction of new buildings on gas-contaminated land' in order to control ingress of landfill gas to inhabited spaces.

3. The Environment Agency advises that no soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level in order to prevent pollution of groundwater.

RECOMMENDATION AND CONDITIONS/REASONS AGREED.....
(Development Control Manager)

Date: 19/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 225 - 227 Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2001/3212

OFFICER: Martin Durkan

DATE OF SITE VISIT: 27/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

NEW HOUSING DEVELOPMENT. PUBLIC OPEN SPACE INCL. CHILDRENS' PLAYGROUND TO WEST OF SITE. OPEN, PLOUGHED LAND TO THE SOUTH.

3. DESCRIPTION OF SITE/BUILDING

CLEARED SITE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2 LANSDOWNE GARDENS TO THE EAST HAS A TWO-STOREY SIDE EXTENSION CLOSE TO THE BOUNDARY. NO OTHER ADJOINING PROPERTIES.

5. SITE CONSTRAINTS

TREES SOME ALONG SIDE AND REAR OF SITE.

ACCESS/PARKING EXISTING CROSSOVER TO EAST.

LEVELS LEVEL SITE

BOUNDARY TREATMENT 2M CLOSE-BOARDED FENCE ALONG SIDES AND REAR.

OTHERS METAL SECURITY FENCE ALONG FRONT.

Tel: (0118) 974 6446

Date:

My ref: F/2001/3212

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2001/3212
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of three detached dwellings.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3212**
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of three detached dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6446

Date:

My ref: F/2001/3212

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/3212
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of three detached dwellings.

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If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3212**
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed erection of three detached dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

1327

WOKINGHAM DISTRICT COUNCIL

To Martin

Date 13.3 Time 11.10

WHILE YOU WERE OUT

Name Mr Machin

Of

- 07973 303742.

Phone No. 01483 210 012. Ext.

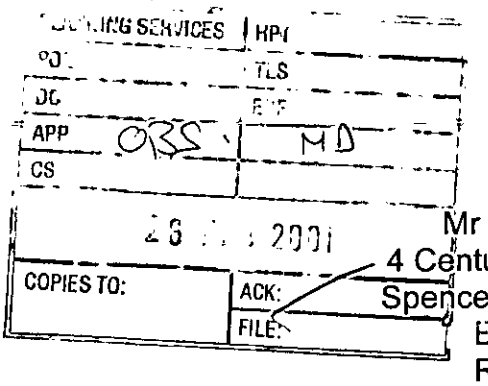
Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 2001/3212 - Hyde End Rd.

- Wants to know if things are going OK.

Left message on answering machine saying it would be determined after 19/03/01.

Signed Dan



Mr B Rivers
4 Century Drive
Spencers Wood
Berkshire
RG7 1PE

Your ref: Martin Durkan

23 February 2001

Wokingham District Council
Planning Dept
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Re **Application Number: F/2001/3212**
Proposed erection of three detached dwellings
At 225-227 Hyde End Road Spencers Wood

I refer to the above planning application and would inform you that I strongly object to this development.

In order to 'squeeze in' three dwellings on this site the garages have been located directly in front of two of the dwellings in stead of at the side. Also the style and design of these dwellings would be totally out of keeping with the rest of this small estate. Please bear in mind that these new dwellings are the first ones seen as you turn into Century Drive/Lansdowne Gardens.

I would point out that I have no objections to the original application of **two** dwellings.

Yours faithfully

L B Rivers

Mr L B Rivers

Our ref: SP\2001\003076\001
Your ref: F/2001/3212

Date: 19th February 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 40256
POL	TLS
DC MD	ENF
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

For the attention of: Martin Durkan

Dear Sir/Madam

PROPOSED ERECTION OF 3 DETATCHED DWELLINGS
225-227 HYDE END ROAD, SHINFIELD, READING

Thank you for your letter dated 25 January 2001 which was received on 26 January 2001. You are asked to quote the following reference in any correspondence: SU76SE/8/4. The Environment Agency has the following comments:

PLANNING CONDITIONS

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

CONDITION: A Buffer Zone 4 metres wide alongside the drain/watercourse on the southern boundary of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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

PLANNING INFORMATIVES

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

Cont/d..

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

Conservation: Contact Liz Baldwin on 01276 45 4430

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Cont/d..

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

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr A Machin, 19 Linden Way, Ripley GU23 6LN

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 9 February 2001

Location:	225 – 227 Hyde End Road, Shinfield, Reading
Proposal:	Proposed erection of three detached dwellings.
Application Number:	F/2001/3212

In response to your consultation dated 25 January 2001 for the above application, the landscape comments are as follows:

I have no objection to development in principle within the site. The two double garages at the front of plots 2 & 3 will be very dominant features especially when driving up Century Drive. None of the other properties in the adjacent development have separate double garages; these are either integral or attached to the house. Therefore I consider the location of the garages out of character with the surrounding development.

The existing vegetation to be retained along the site boundaries is shown on the landscape plan. The southern boundary of the site is adjacent to open countryside and therefore it is appropriate to plant some additional vegetation along this boundary such as a native hedgerow to help integrate the development into the surrounding landscape. Planting at the front of the proposed properties needs to be more substantial than the three cherry trees indicated on the plan. A revised plan showing the additional planting needs to be submitted by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING 39338
POL
DC
APP
GS MD
31 JAN 2001
COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Planning

Your Ref: F/2001/3212

Date. January 30, 2001

PROPOSED: ERECTION OF THREE DETACHED DWELLINGS

LOCATION: 227 HYDE END ROAD, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planning consent be granted.

Standard planning condition C070.

As the site falls within 250m of a landfill I would recommend that the following condition be also attached:

The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** ~~25 January 2001~~

Application Number: F/2001/3212

Proposal: Proposed erection of three detached dwellings.

Parish: SHINFIELD PARISH

Site Address:
225 - 227, Hyde End Road, Shinfield, Reading.

Applicant:
Mr A Machin .

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).

(1) Driveway and access to plot 3 must be a minimum of 4.8 metres wide (currently the access is 3.3m).

(2) C049, R049

(3) C122, R122.

(4) C128, R128. (INSERT: driveways).

(5) C129, R129.

(6) C130, R130.

(7) Driveways to be surfaced with a bonded material. ~~ACCESS~~ R140.

Signed: _____ **Print name:** Adam Coggins

7/3/01

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 25 January 2001

Application Number: F/2001/3212

Proposal: Proposed erection of three detached dwellings.

Parish: SHINFIELD PARISH

Site Address:
225 - 227, Hyde End Road, Shinfield, Reading.

Applicant:
Mr A Machin .

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

✓ below as applicable;

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

Comment.

The highway authority have no objection in principle to the proposals, however before formal comments can be made we require the following:

① A dimensioned plan that complies with the LPA's standards in respect of parking and turning.

Signed: _____ **Print name:** Adam Coggins

15/02/01

~~To:~~ FROM
Property Dept - Please see Part 1 for plans

TO ~~**From:**~~ Martin Durkan

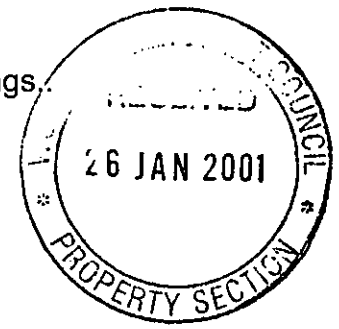
Date: 25 January 2001

Application Number: F/2001/3212

Proposal: Proposed erection of three detached dwellings.

Site Address:
225 - 227, Hyde End Road, Shinfield, Reading.

Applicant:
Mr A Machin .



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

The District Council owns land to the west of this site, and the Developer should therefore confirm that no encroachment will take place

S. Hyams.
Property Management Officer.

29/01/01

Received by Wokingham District Council

Application No: F/2001/3212

Proposal:
Proposed erection of three detached dwellings.

Location:
225 - 227, Hyde End Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before ~~18/02/2001~~ 06/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

25 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3212
CASE OFFICER: Martin Durkan

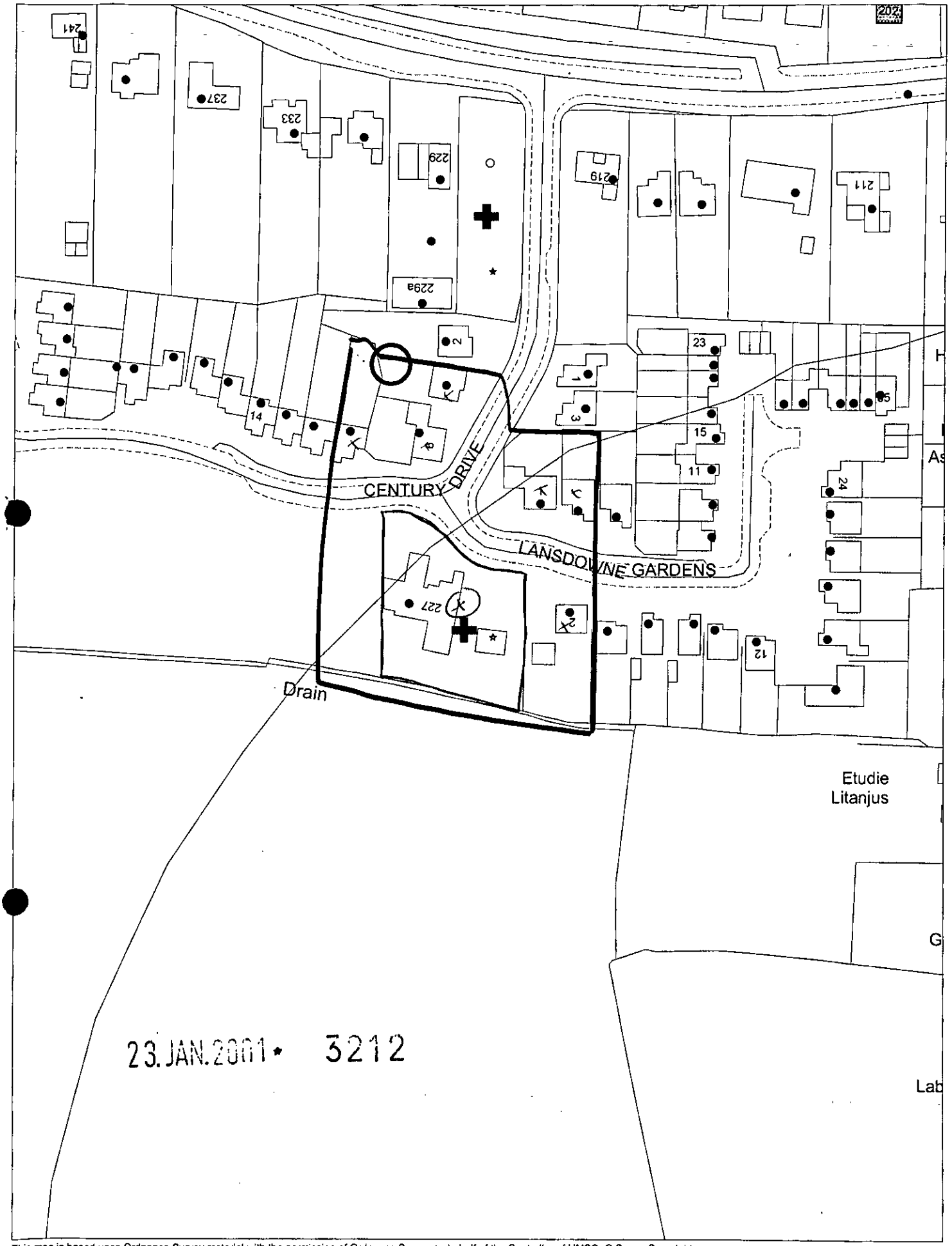
ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3212**
CASE OFFICER: **Martin Durkan**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

MAP 87



23.JAN.2001* 3212

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Development Control Section, Environmental Services, Wokingham District Council.

19 January 2001 Scale: 1 : 1250

N W E S

FIRST CLASS

(2 x SN)

"No one on site"

Return To Wokingham District Council

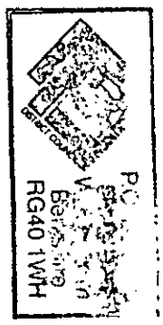
Planning Services

P.O. Box 157

Shute End

Wokingham

RG40 1WR







Please display a site notice in Century Drive and Lansbourne Gardens. Thank you.

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Tel. **(0118) 974 6446**

Date: 25 January 2001

Your Ref:

My Ref: **Martin Durkan - F/2001/3212**

Mr A Machin

225 - 227, Hyde End Road
Shinfield
Reading
Berkshire

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 Sir/Madam

Application Number: F/2001/3212

Site Address: 225 - 227, Hyde End Road, Shinfield, Reading.

Proposal: Proposed erection of three detached dwellings..

Thank you for the above application, which has now been accepted along with the sum of £570 in fees.

We aim to determine applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **20/03/2001** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Martin Durkan,** on **(0118) 974 6446** quoting reference number **F/2001/3212.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

Development Control Manager

M.D

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/.3212 relates.

Address of site _____

_____

Signed _____

Date _____

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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

1863

TOWN AND COUNTRY PLANNING ACT 1990 **SITE NOTICE**

Enclosed you will find one or more fluorescent notices which are to be displayed on the land or buildings to which your planning application relates.

PLEASE DISPLAY THE NOTICE(S) WHERE THEY CAN BE EASILY SEEN BY THE PUBLIC AND ENSURE THAT THEY REMAIN DISPLAYED FOR 21 DAYS.

PLEASE CONTACT THE PLANNING DEPARTMENT IMMEDIATELY IF THE NOTICE(S) ARE DEFACED OR REMOVED BEFORE THE END OF THE APPOINTED PERIOD, AND A REPLACEMENT WILL BE SENT. (TELEPHONE: WOKINGHAM (0118) 974 6429.

When the Planning Officer for your area vists your application site he/she will check that the notice(s) are properly displayed and **CLEARLY READABLE TO MEMBERS OF THE PUBLIC USING ROADS AND FOOTPATHS. PLEASE ENSURE THAT YOUR NOTICE IS AS CLOSE TO THE ROAD AS IS POSSIBLE.** If he/she is not satisfied, it will be necessary for him/her to write individually to your neighbours and to others who may be interested in your application.

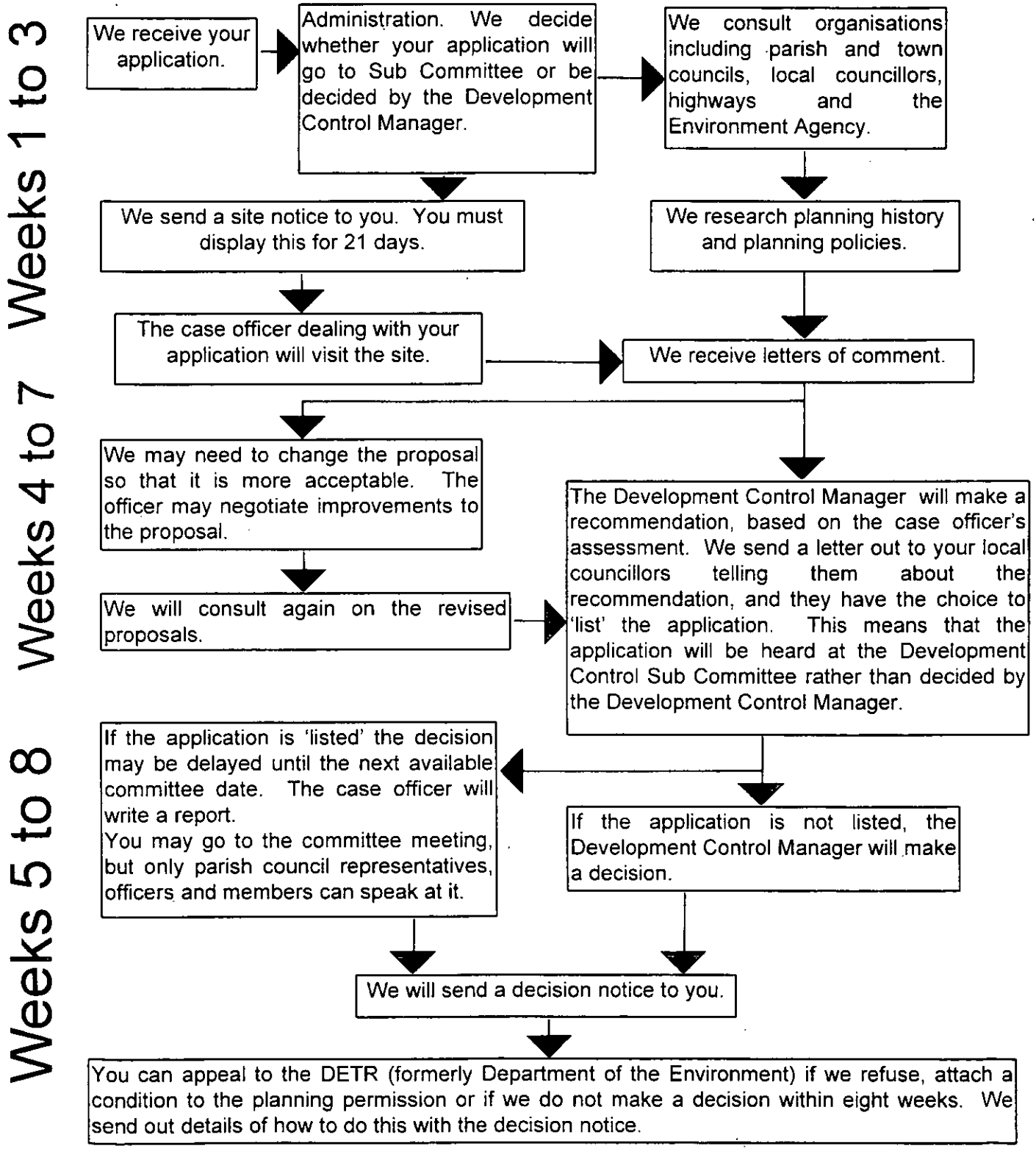
THIS COULD MEAN THAT YOU WOULD HAVE TO WAIT A LOT LONGER FOR THE DECISION ON YOUR APPLICATION.

As soon as you have displayed the notice(s) please complete and return the pre-paid postcard.

If you are acting as agent, it is Council practice to address correspondence accordingly. I trust that you will assist your client by arranging for the notice(s) to be posted on the application site without delay.

The planning application process

These notes explain the procedures that are involved when we decide on your planning application. It should answer some of the questions you have. However if you have any more questions, please phone Planning Support on 0118 974 6428.



We aim to decide 70% of applications within eight weeks, however this is not always possible. For example negotiating on an application takes time and may push the decision date over eight weeks.

Crystal Mark
Clarity approved by Plain English Campaign

Any questions ?

1355B

Why do I need to send in six copies of the application form and plans?

When we receive your application we need to consult other organisations like highways, conservation and the Environment Agency as well as the parish or town council. We like to send them copies of the plans and forms so they have all the information they need to give us a speedy reply. We also keep a copy of the application at the Environmental Services Reception so members of the public can come in and look at them.

Can I start work before I receive a decision?

No, you cannot start work before we send you a decision. If we refuse your planning application and you have begun or finished the work, we may take enforcement action against you.

Can I apply for more than one extension on the same site, in one application?

You can apply for more than one extension on the same site. However, if one part of the proposal is not acceptable then we may refuse the whole application.

If my proposal spreads onto neighbouring property, does this mean that you will refuse planning permission?

We may not necessarily refuse planning permission, but you must let your neighbour know what you plan by using a certificate that you can get from the Environmental Services Department. You may well receive permission for your proposal, however, this **does not** give you permission to enter your neighbour's property to do the actual building work. So you should make your own arrangements for this.

How do I comment on an application?

You can comment either to support or object to any application no later than three weeks after we have registered the application. You need to put your comments in a letter to the officer dealing with the case. You can find out who the officer is by reading the orange site notice or by phoning the Environmental Services Department on 0118 974 6428. You can also view any application at our offices in Shute End or at Woodley Library.

Do you take my comments into account when you make a decision?

An officer can only take planning considerations into account when making a recommendation for an application. These include, for example, loss of privacy and light, car parking and effect on character of the area. They **cannot** take into account, house values, loss of view, boundary disputes, covenants (legal clauses in the deeds of your house) or noise and disturbance that building work may cause during the course of development.

Are all applications decided by a committee?

Officers have powers on most applications which means that the Development Control Manager makes the decision, not the Development Control Sub Committee. However, your local councillors are told of recommendations made by the officers and can ask for the committee to decide on the application if they have a planning related concern.

If you have any further questions, please phone the Environmental Services Department on 0118 974 6425.

Planning Application

Received by Wokingham District Council

Application No: F/2001/3212

Proposal:
Proposed erection of three detached dwellings.

Location:
225 - 227, Hyde End Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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Head Planning and Transportation

25 January 2001

1811

Planning Application

Received by Wokingham District Council

Application No: F/2001/3212

Proposal:
Proposed erection of three detached dwellings.

Location:
225 - 227, Hyde End Road, Shinfield, Reading.

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

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

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Head Planning and Transportation

25 January 2001

1792

GUILDFORD - SURREY
6 TEN
19 FEB
2001
C.F.C.2

MD



I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/3212 relates.

Address of site 225 - 227 HYDE END ROAD

SHINFIELD READING

Signed [signature]

Date 20/2/1

Postage will be paid by licensee

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



Business reply service
License no. RG147

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 JAN 2001~~ Valid 23 JAN 2001	Map No. 87 Site 014
Officer: MD / Application No. F/2001/3212	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 3 DETACHED DWELLINGS

Location: 225 - 227 HYDE END ROAD (CENTURY DRIVE / LANSDOWN GDNS)

Parish: SHINFIELD Ward: SHINFIELD
25.01.01

Applicant: MR MACHIN

Fee Received 570-00 Required ..... Additional ..... Refund .....
(1)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			Rec'd
8	Encroachment letter		phoned	Rec'd
9	Miscellaneous	Plot numbering is inconsistent. Plots 1, 2 & 3 on individual sheets are numbered as 3, 2 & 1 on site plan. (W3BC/00/01A)	23/1	letter to confirm.

change numbers on plan 00/01A

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ...✓.....
Trees .....
Conservation Officer .....
Environmental Health ← 250m Landfill Site Consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property ...✓.....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ...✓.....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

2x S/N (In Century Drive & Lansdowne Gardens)
+ See map ✓

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC REGISTERED No 64499
Registered House-Builder

24/1/01

Mrs Hurst
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

23.JAN.2001* 3212

23rd January 2001

Your ref:

Dear Mrs Hurst,

Re: 225 Hyde End Road, Spencers Wood.

Further to our telephone conversation today, I would be most grateful if you could amend drawing WBC/00/01A so that all reference to ***Plot 1 reads Plot 3*** and all reference to ***Plot 3 reads Plot 1***.

I would also be grateful if you could amend the drawing numbers as follows:

WDC/01/4 becomes WBC/01/4
and WDC/01/3 becomes WBC/01/3

Many thanks for your help.

DONE ✓
CH

Yours sincerely,

A. G. Machin

A G Machin.

AGM

DESIGN & BUILD LTD

19 Linden Way, Ripley, Woking, Surrey GU23 6LN

Tel & Fax: Guildford (01483) 210012

NHBC REGISTERED No. 64499
Registered House-Builder

Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

16th January 2001

23.JAN.2001* 3212

Your ref:

Dear Sir or Madam,

Re: 225 Hyde End Road, Spencers Wood.

Please find enclosed the following documentation for a planning application:

1. Certificate A
2. Six copies of form "Planning Application Part 1"
3. Six copies of drawings WBC/019/1A, 2, 3, 4 & 5
4. Six copies of Ordnance Survey
5. £570 cheque

Please also find submitted brick and roof tile samples.

Please note that the dwelling that was upon the site was demolished prior to our purchase of the site.

I trust the enclosures are correctly completed but if there are any queries, please telephone 01483 210012.

Yours faithfully,

A. G. Machin.

A G Machin.
Enc.

1509/ab

PLANNING APPLICATION PART 1

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

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

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

WOKINGHAM DISTRICT COUNCIL

23.JAN.2001 * 3212

For office use only
Application No.

1.	YOUR NAME	MR A MACHIN
	ADDRESS	19 LINDEN WAY
		RIPLEY
	POST CODE	GU23 6LN Tel No. 01483 210012
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	N/A
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	225 - 227 HYDE END ROAD
		SPENCERS WOOD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.41 acre 0.00166 hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	3 dwellings
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	owner

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDINGS	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

VACANT
DWELLING SINCE DEMOLISHED BY PREVIOUS OWNER.

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Bricks : West Hoathley Wallchurt Multi Stock
Roof Tiles : Farmhouse brown sand faced plain
Boarding : Acme Black stain
Windows : uPVC double glazed.

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

~~YES~~ / NO

SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 570

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

SIGNED [signature] ON BEHALF OF DATE 15/1/01

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

1789/a

SECTION 66 CERTIFICATE

Application No. 23.JAN.2001* 3212

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 . . . . . .

On behalf of . . . . . .

Date . . . . 15/1/01 . . . . . .

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

ADDRESS 225 H[illegible] END ROAD PARISH SHINFIELD

PLOT No. SEE 221-227 H.E.R. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36785 38163 REL				✓
~~39940~~	~~H.E. CONSORTIUM~~ O/L	~~60 DWELLINGS~~	~~14.4.93~~	~~C/A~~
~~42401~~		~~ADD 225~~	~~25.8.94~~	~~C/A~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS ~~39940 - LA SIGNED - 3.2.94 42401 - LA SIGNED~~

DRAINAGE

091074

ADDRESS 226 Hyde End Road PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LR13387	MR C HENDERSON	2/STOREY EXTENSION	25.6.80	APP N/A
13151	"	2 " " to rear	2.5.80	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

ADDRESS 227 Hyde End Road PARISH Shinfield

PLOT No ORD. SHEET No.

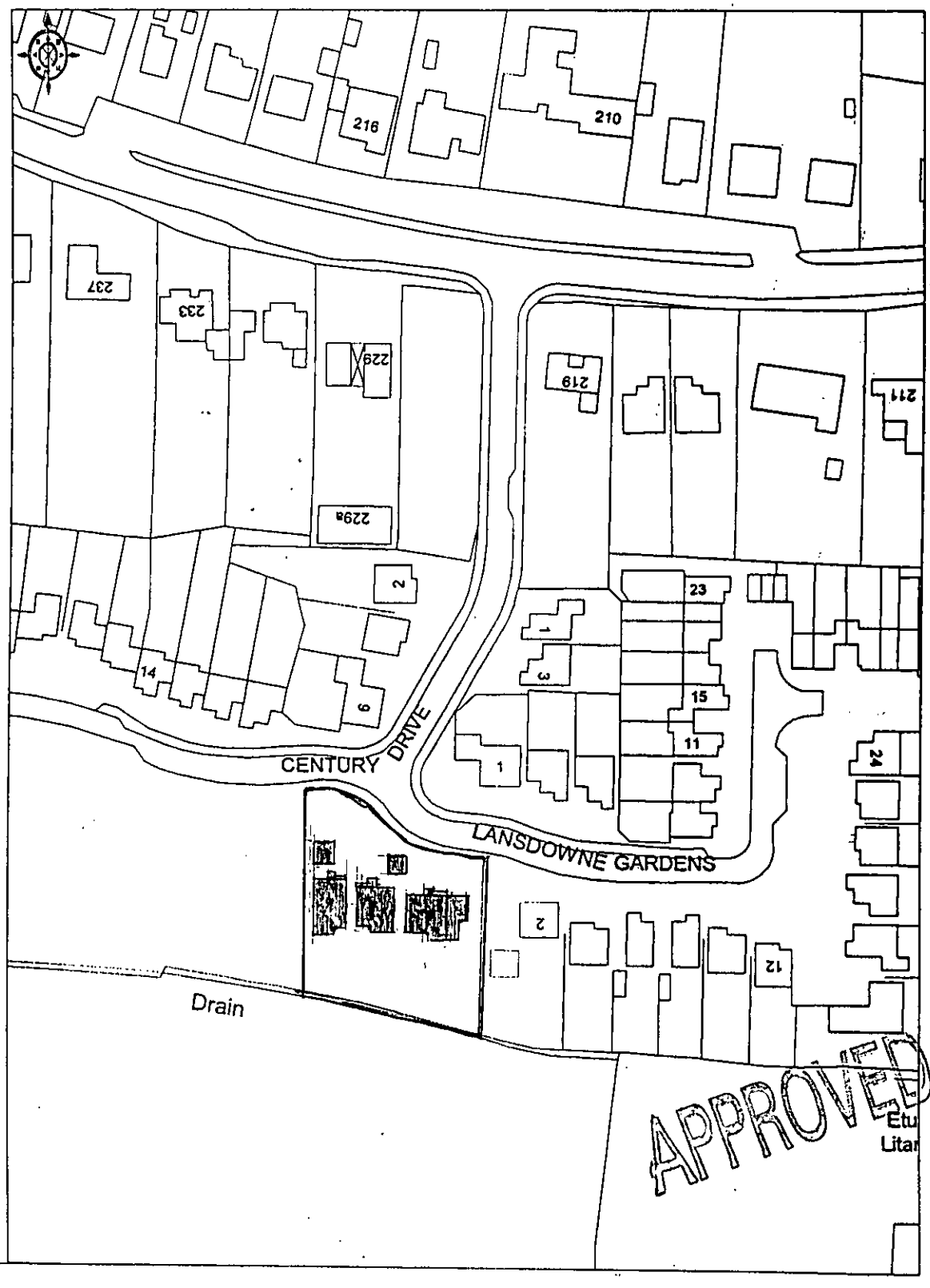
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04928	D.R Walker	Concrete of yard	5.8.76	C
06208	"	Alt & Additions	14.4.77	C
BR 6504	"	S/st extension	2.6.77	APP
07134	"	Ancillary storage for spraying	27.10.77	
BR 24204	"	Garage & store	7.3.85	APP
23150	"	Alt to drive/access	4.4.85	C
	"			
36785	"	OL res dev	12.12.90	Withdrawn
38103	"	OL Res dev. dem 221	22.1.92	R
39940	"	OL 60 dwell	3.4.94	C
42401	Bewley Homes	60 dwell, Gar, Roads	25.08.94	C
FP/94/2734A		60 dwell	1.11.94	APP
F/2000/1652	R.I.J Ass.	Erect 2 det dwell, dem of ex St dwell	25.7.00	C

MINISTRY DECISION 07134 · Appeal dismissed · 25.1.79

SPECIAL ORDERS 39940 LA signed 3.2.94
42401 LA signed 25.08.94

23.JAN.2001* 3212



225-227 HYDE END ROAD, SPENCERS WOOD

ORONANCE SURVEY

Scale 1:1250





