APPLICATION NO:

O/2001/3234

LOCATION:
56 Bearwood Road, Wokingham.

APPLICANT:
Mr D Parker C/O Day Tanner Partnership

PROPOSAL:
Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

EARLIEST DATE FOR DECISION: **23/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
20/03/2001

CASE OFFICER: **Angela Odell**

REFUSED

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Parker
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: O/2001/3234

Parish: **BARKHAM**

Location: **56, Bearwood Road, Wokingham.**

Proposal: **Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.**

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

Reason
1. Due to its close siting, the proposed linked garage for the bungalow on plot 4 would have an unacceptably overbearing effect, and would result in unacceptable loss of outlook from existing residential property. The proposal would therefore be contrary to the South East Area Local Plan policy SBE2 and to the Wokingham District Local Plan (Deposit Draft) policies WH1 and WBE1.

Reason
2. The proposed development would generate additional traffic movements into and out of a busy local distributor road, on a section where speeds are high and visibility is seriously restricted, which would adversely affect highway safety and free flow of traffic.

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 H5, EN1 and LD5.

South East Area Local Plan Policies STV1, SBE2 and ST3.

Deposit Draft Wokingham District Local Plan Policies WOS2, WH1, WBE1 and WT7.

John Mitchell
Development Control Manager
Date: 05/04/2001

Notice checked by: _____

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

Tel: (0118) 974 6445

Date: 23.3.01

My ref: O/2001/3234

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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: O/2001/3234
56, Bearwood Road, , Wokingham.
Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

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 **Angela Odell** on **(0118) 974 6445**. 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 02.04.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2001/3234**
56, Bearwood Road, , Wokingham.
Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

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

WORK SHEET FOR : Angela Odell

Application Number : O/2001/3234

Applicant : Mr D Parker C/O Day Tanner Partnership.

Location : 56, Bearwood Road, , Wokingham.
Proposal : Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.2.01

Date of Neighbour Notifications : .....

Date of Site Visit : 5.2.01

Date Registered : 23/01/2001

Earliest Date for Decision : 23/02/2001

Latest Consultation Date/Site Notice Expiry Date : 23/02/2001

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 : Barkham P.C: considers would be overdevelopment of the site as very crowded. Also 5 properties would be using one narrow entrance track, which would be far too narrow for this busy road.

- 4 letters of objection: on the grounds of: loss of light and privacy, as appeal site is on higher ground it would take light from and intrude into living area, not in keeping with Bearwood Road, increase traffic onto Bearwood Road from a blind driveway resulting in danger, inadequate drainage, will add to existing traffic problems at busy P.O. junction. Cramped and overdevelopment.
- 1 letter of no objection and supports bungalow in rear garden.
- 1 letter raising detailed points: asks for removal of evergreen hedge but also objects to the bungalow due to noise disturbance from cars at garage. Need to ensure no dormers inserted.
- Highway Officer: Recommends refusal due to

- Landscape officer: No objection

Application Number: O/2001/3234

Appraisal :

Application is in outline with siting and means of access to be determined. Proposes 3 detached houses on the front and a bungalow to the rear.

1, Effect on character and appearance of the area
There is a mix of dwelling types along this side of Bearwood Road with varying plot widths. Nos. 44 & 46 are houses on plots 10m & 9m. wide respectively. No. 50 is P.O./bungalow. No. 58 is a bungalow & 58a is a house. As there would be good gaps at each side of the ~~[illegible]~~ frontage houses at first floor level (except only 2m between houses on plots 1 & 2) consider the effect on appearance from Bearwood Road would be acceptable. The proposed bungalow at the rear would be largely screened from street scene views by existing and proposed development. Although the bungalow would be in a 'backland' position it would be next to the consented but not yet constructed house to the rear of No. 50. Therefore consider the effect on the character and appearance of the area would be acceptable.

2, Effect on neighbouring properties. The proposed frontage houses would be at least 40m. from No. 53 opposite. The side of the house on plot 1 would be 8m. from the side of No. 50. No. 58 has a side conservatory, ~~[illegible]~~ and side windows. However, these would be nearest to a garage which could be required to be single storey at RM stage. Therefore consider the ~~prop~~ effects of the proposed 3 houses on plots 1-3 would be acceptable. Bungalow at rear - No. 1 The Lilacs is a house ~~[illegible]~~ with main rear elevation angled towards the proposed bungalow. ~~[illegible]~~ There is a tall conifer hedge (within the application site) which currently screens it. However, there is no guarantee this hedge would be retained by future occupants of the bungalow. The nearest corner of the main part of the bungalow would be about 19m. away ~~[illegible]~~ from the nearest part of the rear of No. 1 and would be on its NNW side. Providing the height was kept down and no windows at the roof, consider this could be acceptable. However, the link double garage would be a minimum of 9m. away, and consider this could have an unacceptably over bearing effect, and this part of the proposal is unacceptable. If no garage & link, then manoeuvring of cars would be less screened & this could be a problem instead.

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

The drive next No. 50 would only be used by plot 6 and the P.O. is at this side, so consider effect on it acceptable. Re: the new house not yet constructed to the rear, consider the drive would be far enough away with tree between to prevent unacceptable disturbance. The rear elevation of this house would be approx. ~~[illegible]~~ 14m. from the proposed garage on plot 4 and this considered acceptable, ~~[illegible]~~ and it would only be opposite half the rear elevation of this proposed house.

PTO

3/ Access

The revised plan access is considered unacceptable by the highway officer as

Application Number O/2001/3234
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			Due to its close siting, the proposed garage for the bungalow on plot 4 would have an unacceptably overbearing effect, and would result in unacceptable loss of outlook from, existing residential property. The proposed would therefore be contrary to WDLP Policies WH1 and WBE1 SEALP policy SBE2 and to
2.			~~The visibility available from the proposed access is substantially below that required by the standard contained within DETR publication, 'PLACES, STREETS & MOVEMENTS'~~ The proposed development would generate additional traffic movements into & out of a busy local distributor road, on a section where speeds are high and visibility is seriously restricted, which would adversely affect highway safety, and free flow of traffic.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: ST1, SBE2 & ST3			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WH1, WBE1 & WT7			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: H5, EN1 & LD5			
MINERALS LOCAL PLAN POLICIES:			

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 56 Bearwood Road Wokingham.

APPLICATION NUMBER: O/2001/3234

OFFICER: Angela Odell

DATE OF SITE VISIT: 6.2.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 6.2.01

2. DESCRIPTION OF SURROUNDINGS ~~Existing house with garage and outbuildings~~ Mix of house types in established residential area with newer housing estate at rear (The Lilacs)

3. DESCRIPTION OF SITE/BUILDING Existing house with garage and outbuildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES see attached plan.

5. SITE CONSTRAINTS

TREES See attached plan.

ACCESS/PARKING 2 accesses from Bearwood Rd.

LEVELS Land falls to east and to a somewhat lesser extent to S.

BOUNDARY TREATMENT see attached plan

OTHERS

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

Mrs A. Odell
Planning Department
Wokingham District Council

Date 28th March 2001

Dear Mrs. Odell,

Application Number O/2001/3234
56 Bearwood Road

I am writing to you concerning the above numbered application, which shows alterations to the proposed access.

These plans were again looked at in detail at our recent planning meeting, and we feel that it is still four houses using one very small access off the Bearwood Road. This is a very busy road and unsuitable for a narrow entrance, and with four houses on this small area we feel it is over development of the site.

We propose that this application is declined.

Yours sincerely,

J.P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

PLANNING SERVICES	SP1
POL	TLS
DC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:

Date: 15 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2001/3234

Location: 56, Bearwood Road, Wokingham.

Proposal: Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

Applicant: Mr D Parker C/O Day Tanner Partnership.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed access. Drawing no 1666/01A.

Comments are required by 25/03/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

THE VISIBILITY AVAILABLE FROM THE PROPOSED ACCESS IS SUBSTANTIALLY BELOW THAT REQUIRED BY THE STANDARDS CONTAINED WITHIN DOT PUBLICATION 'MANUAL FOR STREETS'. THEREFORE I RECOMMEND THE FOLLOWING REFUSAL:—

THE PROPOSED DEVELOPMENT WOULD GENERATE ADDITIONAL TRAFFIC MOVEMENTS INTO & OUT OF A BUSY LOCAL DISTRIBUTOR ROAD, ON A SECTION WHERE SPEEDS ARE HIGH AND VISIBILITY IS SERIOUSLY RESTRICTED, WHICH WOULD ADVERSELY AFFECT HIGHWAY SAFETY AND FREE FLOW OF TRAFFIC.

TR 5/4/01

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 30 January 2001

Application Number: O/2001/3234

Proposal: Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

Parish: BARKHAM PARISH

Site Address:
56, Bearwood Road, , Wokingham.

Applicant:
Mr D Parker C/O Day Tanner Partnership.

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).

The Highway Authority request a revised plan that shows a single point of access, for the 4 dwellings, relocated further away from the junction with The Lilacs and the post office.

COMMENTS HAVE BEEN SUPERSEDED

Signed: _____ **Print name:** Adam Coggins 1/3/01

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 2 February 2001

Location:	56 Bearwood Road, Barkham, Wokingham
Proposal:	Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings and garages.
Application Number:	O/2001/3234

In response to your consultation dated 30 January 2001 for the above application, the landscape comments are as follows:

There are a number of existing trees on the boundaries of the site, many of which are to be retained. The large conifers along the existing access drive provide some screening between the site and the adjacent shop and these are shown to be removed. I have no objection in principle to development occurring within the site, provided that the majority of existing vegetation on the boundaries is retained and enhanced by additional planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 39594
POL | TLS
DC | CNF
APP |
CS |
06 FEB 2001
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: O/2001/3234

Date. February 2, 2001

PROPOSED: DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4 DWELLINGS WITH GARAGES.

LOCATION: 56 BEARWOOD ROAD, BARKHAM

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

Standard Planning Condition C070.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Date: 15 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2001/3234

Location: 56, Bearwood Road, Wokingham.

Proposal: Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

Applicant: Mr D Parker C/O Day Tanner Partnership.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed access. Drawing no 1666/01A.

Comments are required by 25/03/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) /0/2001/3234 (Ludhouse) Date Rec. 14.3.01

Location: 56 Bearwood Road

Parish Barkham.

Applicant: Mr D. Parker.

Description of attached plans A Elevations to proposed access

Drawing No's: 1666/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: Nos. 50, 51, 53 & 57, 58 & 98 Beanard Rd, 1 The Lilacs, 4 & 5 Almond Close.

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on 15.03.01

Yellow - Part One Copy
Green - Officer's Copy

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1666

13 March 2001

REVISED PLAN
3234

PLANNING SERVICES	HPT 41108
POL	TLS
DC A O	ENF
APP	
CS	
14 MAR 2001	
COPIES TO:	

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

For the attention of Mrs A Odell

Dear Mrs Odell

56 BEARWOOD ROAD, WOKINGHAM(0/2001/3234)

Further to our recent discussions concerning this site I have now spoken to the Highway Officer concerning the position of the access drive and please find enclosed six copies of revised drawing number 1666/01A showing this. During my conversations with Mr Coggins I explained to him that the driveway leading to the bungalow is already a vehicular right of way serving the store of the post office at number 50. We agreed that in order to avoid confusion a gated entrance could be provided which would then only be used by number 50 but closed at all other times. It could also retain its informal character of a track until it joins with the new driveway, again to avoid confusion.

I trust that the enclosures are sufficient to enable you to recommend approval and look forward to hearing from you in due course.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

PLANNING SERVICES

DC	ENF 40001
APP	
CS	
16 FEB 2001	
COPIES TO:	ACK:
	FILE:

Mrs A. Odell
Planning Department
Wokingham District Council

Date 14th February 2001

Dear Mrs. Odell,

Application Number O/2001/3234
56 Bearwood Road

I am writing to you on behalf of Barkham Parish Council concerning the above numbered application. The plans were looked at in great detail at our meeting, and we consider that the erection of four dwellings with garages would be very crowded and hence be over development of the site. I would also like to point out that five properties would actually be using one narrow entrance track, which we consider to be far too narrow from this busy road.

We propose that this application is declined.

Yours sincerely,

J. P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 01/00113234 relates.

Address of site 56 BEARWOOD ROAD

WOKINGHAM RG41 4SY

Signed

Date 5/2/01

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

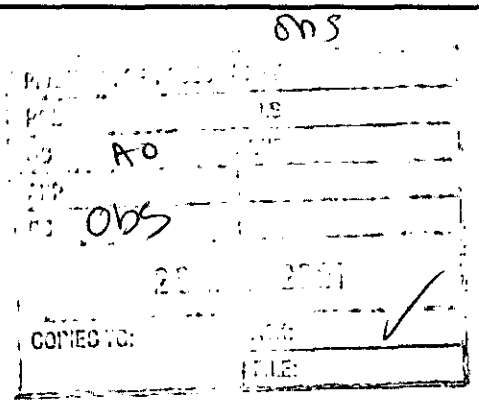
Business reply service
License no. RG147

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

Barkham Post Office & Stores

50 Bearwood Road
Barkham, Wokingham
Berkshire RG41 4SY

Phone 01189 782125
Fax 01189 782125



23 March 2001

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

Dear Sir,

Ref. Planning Application (0/2001/3234)

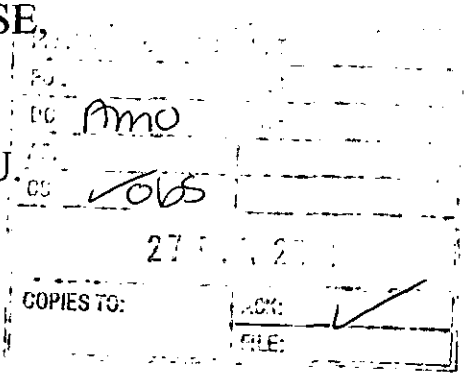
I write with reference to the revised plans for the above application and note the change to the access drive to this development. The provision of a gate at the entrance to the existing driveway, whilst restricting the access , at the entrance only, does nothing to redress the problem concerning the overcrowding with cars being parked along the side when there is not enough room for them to be contained in the garages provided. My reservations concerning this remain the same as before : there could potentially be 2-3 or even more cars per house using this very small entrance onto a very busy road.

I would ask that the number of dwellings on this development be reduced to be more in line with the remainder of the properties along this end of Bearwood Road.

Yours sincerely,

MrsP.J.Stubbs

MR. ALAN LATTO and MRS. JULIA LATTO.
NUTS, 4, ALMOND CLOSE,
BARKHAM,
WOKINGHAM,
BERKSHIRE. RG41 4UU.



ENVIRONMENTAL SERVICES DEPARTMENT,
PLANNING SERVICES,
PO BOX 157,
SHUTE END,
WOKINGHAM,
BERKSHIRE.
RG40 1WR.

21st March 2001.

YOUR REF: ANGELA ODELL, APPLICATION NO. 0/2001/3234
SITE ADDRESS: 56, BEARWOOD ROAD, WOKINGHAM,
PROPOSED ERECTION OF FOUR DWELLINGS WITH GARAGES.

Dear Madam,

With reference to the above. I am dismayed that the revised plan of the proposed dwellings has not been fundamentally altered. The properties are not in keeping with the rest of the housing on Bearwood Road, the amount of hassard presented by the vehicles has not been considered. You will please note that the council has tried twice to alter the vehicle congestion by changes to the road layout of the Bearwood road and has to date failed to alleviate the considerable congestion.

The minor alteration to the driveway does not change any of the aforementioned points of major concern. As referred to in our previous letter, the exiting of possibly twelve additional vehicles will seriously hamper the info structure of the Bearwood Road.
To exit from the Lilacs it is already very dangerous to join the road safely with the additional vehicles it will be even more hazardous.

The other very serious objection to proposed dwellings is the invasion of the surrounding properties by the additional bungalow squeezed into the bottom most part of the plot.
You will please note that the ground is significantly higher that any other part of the surrounding land and will intrude into the space, privacy and obstruct the light of two properties immediately adjacent to this proposed bungalow. It is of major concern that the height of the Bungalow will considerably higher than that of the existing fences.

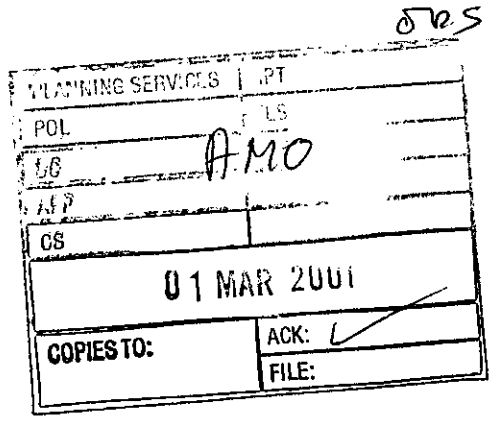
I would be grateful of a meeting or some form of recognition of these various objections that we have raised in this and our previous letter.

Yours sincerely,

Mr. And Mrs. Latto.

McDonald

1 The Lilacs, Barkham, Wokingham, Berkshire, RG41 4UT
Tel: 0118 977 4424 Fax: 0118 978 9627
e-mail marji@thelilacs.freeserve.co.uk



Ms Angela Odell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

28 February 2001

Dear Ms Odell

Re: 56 Bearwood Road, Wokingham – Your Ref: 0/2001/3234

Thank you for your letter dated 30th January 2001, regarding the application to erect 4 dwellings with garages on the above site, which abuts our property.

The reason for the delay in replying to your letter is that we have been out of the country for almost 3 weeks, and have therefore been unable to deal with the matter. We hope that you will still give consideration to my letter.

The proposal to build the 3 two-storey houses does not impact on us either aesthetically or in an environmental sense, apart from the further addition to traffic problems trying to gain egress from The Lilacs on to Bearwood Road.

However, two issues are important to us:

1. The 'Evergreen Hedge' shown on the proposed plan has never been 3.5 metres in height. The previous owner of 56 Bearwood Road planted the hedge some time after the erection of 1 The Lilacs, and on several occasions we asked the owner to reduce it's height to the level of the boundary fence, as it severely affected the light into our kitchen and garden. At each request the owner was kind enough to cut it back to fence height.

   Since it serves no purpose in preserving the privacy of the of the occupant of the single dwelling at 56, Bearwood Road (now sadly deceased) there is no reason why it cannot be removed totally. In fact, it currently needs cutting back anyway, and we would certainly be prepared to lodge a legal complaint if it was allowed to grow to 3.5 metres.

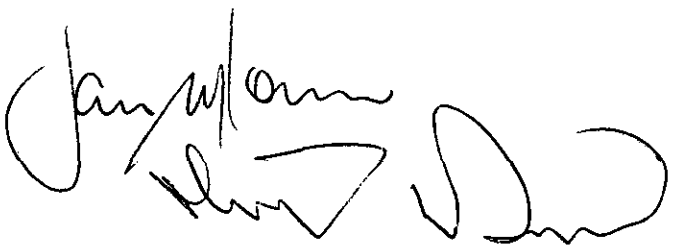
2. The erection of a 'Bungalow' in the position shown on the plan most certainly does impact on us environmentally.

    a. The proposed double garage will be approximately 6 metres from our bedroom window (the main bedroom) and the disturbance created from the noise of cars coming and going will significantly affect us.

    b. If the Bungalow were to be constructed with dormer windows – effectively creating a 2nd storey – then privacy for both the occupants of the bungalow and ourselves would be severely reduced – without the growing of the previously mentioned 'Evergreen Hedge' to an unacceptable height.

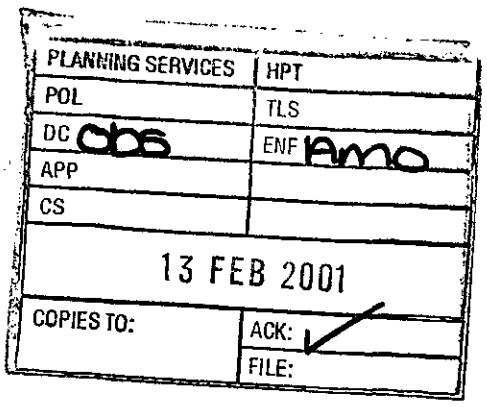
In summary we have no serious objections to the erection of the 3 two-storey dwellings (in the positions shown on the proposed plan) but we most certainly wish to oppose the erection of a further dwelling so closely adjoining our property for the reasons given above.

Yours sincerely,



Ian & Marjorie McDonald

58 Bearwood Road
BARKHAM
Wokingham
Berks RG41 4SY



The Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Your ref: Angela Odell 0/2001/3234

12 February 2001

Dear Mr Mitchell

Re: Planning Application no. 0/2001/3234

Having looked at the proposed building of three houses and a bungalow on the site of 56 Bearwood Road, we would like to say that we find the proposals acceptable. We note that 58 Bearwood Road would not be overlooked by the proposed houses and that the density of the buildings are in keeping with the density of houses on Bearwood Road. We are particularly pleased that a bungalow is proposed for the back garden of the site.

Yours sincerely,

Mr W V and Mrs C M Thomas

Barkham Post Office & Stores

50 Bearwood Road
Barkham, Wokingham
Berkshire RG41 4SY

Phone 01189 782125

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	AO
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

19 February 2001

John Mitchell
Development Control Manager
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir,

Ref. Planning Application 0/2001/3234

I write with reference to the proposed outline plan for the land at 56 Bearwood Road. It would seem that the demolition of the existing dwelling and its replacement with 3 4 Bed-roomed houses plus 1 Bungalow would be a very cramped and overcrowded development. It would be quite out of keeping with the remainder of the houses on Bearwood Road.

It would appear that the only access to the bungalow which has been placed at the rear of the houses, and also the garage allocated to one of the houses, will be the existing driveway which runs between 56 Bearwood Road and my own property. I would like to point out that I have right of way on this driveway to gain access to my side entrance for deliveries to my rear storeroom. This has been in existence for the 14 years that we have owned this shop and property. Indeed, we purchased the property with this agreement. I am fearful that with each household probably having 2-3 cars, the overcrowding could mean that my access will be very limited, with extra cars being parked at the side of the houses, when they cannot be contained within the garages provided.

The bungalow at the rear of the property, uses the remaining empty space and will, in effect, have a view into the properties in all four directions. The bungalow and its garden will in turn be overlooked by dwellings on three of its boundaries.

I urge that this application which attempts to squeeze as many dwellings as possible onto this site should be refused.

Yours sincerely,

Mrs P.J.Stubbs

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0735	PHO
20 FEB 2001	
COPIES TO:	ACK:
	FILE:

"The Lilacs"
98 Bearwood Road
Barkham
Nr. Wokingham
Berks.
RG 41 4SR

19th February 2001

Ms. Angela Odell
PO Box 157
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks.
RG40 1WW

Dear Ms. Odell

Plan No. O/2001/3234

We wish to strongly oppose the above planning application, on the grounds of excessive development in this rural location, also it will create even more traffic problems, at this already

1

busy junction / Post Office location

We urge you to turn this application down

Yours sincerely

Angela & Arthur Hands

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | DMO
16 FEB 2001
COPIES TO: | ACK:
FILE:

5 Almond Close
WOKINGHAM
Berkshire
RG41 4UU
Tel. 0118-9774-964

14th February 2001

Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Your Ref. : **Angela Odell** **Application No.** **0/2001/3234**
Site address **56 Bearwood Road, Wokingham**
Proposal **Proposed erection of 4 dwellings with garages**

Dear Madam,

Thank you for your letter and the opportunity to comment on the above proposal. The increasing density of the population and housing in the area is a problem we are all too painfully aware of. Added to this I have the following points to make:

Traffic Chaos
This proposal is only going to add to the current traffic chaos in Bearwood Road. Vehicles parking on the forecourt of the Post Office, which at present create a blind spot for drivers joining Bearwood Road from The Lilacs, would have the same problem from this proposed development.

Poor Planning
The building of four dwellings on a relatively small parcel of land, questions good planning by the developers against a commercial priority. Architecturally they will not be in sympathy with the existing houses in Bearwood Road. In addition I am aware that my neighbours must be conscious of the intrusion on their privacy with dwellings built on rising ground, so close to their property.

Main Drain Services
I observed last week the presence of no less than four 'Dyno Rod' vans outside numbers 51 and 53 Bearwood Road, opposite the proposed scheme. This gives cause for concern regarding the existing main drain services.

Natural Drainage
Further in the event of heavy rainfall the back garden of my property is apt to flood and I am obviously concerned that this proposed development will only serve to reduce further the amount of natural drainage.

Yours sincerely,

E. J. B. Howes

MR. ALAN LATTO and MRS. JULIA LATTO.
NUTS, 4, ALMOND CLOSE,
BARKHAM,
WOKINGHAM,
BERKSHIRE. RG41 4UU.

PLANNING SERVICES	HPT
POL	TLS
DOC	ENF
APP	
CS 005	AP10
20 FEB 2001	
COPIES TO:	ACK:
	FILE:

ENVIRONMENTAL SERVICES DEPARTMENT,
PLANNING SERVICES,
PO BOX 157,
SHUTE END,
WOKINGHAM,
BERKSHIRE.
RG40 1WR.

17th February 2001.

YOUR REF: ANGELA ODELL, APPLICATION NO. 0/2001/3234
SITE ADDRESS: 56, BEARWOOD ROAD, WOKINGHAM,
PROPOSED ERECTION OF FOUR DWELLINGS WITH GARAGES.

Dear Madam,

I am writing to notify you of our great concern with regard to the restriction of light and loss of privacy to our property. These two issues were the fundamental reason for our buying the property in the first place and which we have enjoyed for the past 14 years.

The ground that the proposed properties are to be erected upon is considerably higher than our own property. As a result the building closest to our boundary will take light and will intrude into our main living area. There is some concern that the proposed driveways and hard standing will cause the already excessive water drainage to increase with detrimental effect to our gardens and possibly to our property.

It is concerning that so many dwellings are being forced onto such a small area of land. The buildings are not in keeping with the existing properties in Bearwood road. The developers wish to use an existing driveway, which has not been used in 14 years. To add all this traffic to this part of Bearwood road will increase the danger at the frequently used Post office parking area. The possibility of 10 or more cars exiting onto the Bearwood road from a blind driveway, the noise level and the general traffic congestion on the Bearwood road needs to be considered very thoughtfully.

Yours sincerely,

Mr. Alan Latto and Mrs. Julia Latto.

Received by Wokingham District Council

Application No: O/2001/3234

Proposal:
Outline application for demolition of existing dwelling and outbuildings. Proposed erection of 4 dwellings with garages.

Location:
56, Bearwood Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2001. 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

30 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 JAN 2001
Officer: BP AO	Application No. 0 2001 3234

Map No. 82 **Site** 022
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(O) OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS PROPOSED ERECTION OF 4 DWELLINGS WITH GARAGES

Location: 56 BEARWOOD ROAD

Parish: ~~WOKINGHAM~~ Barkham

Ward: Barkham
30-1-01.

Applicant: MR D PARKER

Fee Received 570-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + see map ✓
+ 56 Beorwood Road (within red line)

23.JAN.2001* 3234

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1666

22 January 2001

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

Dear Sirs

RESIDENTIAL DEVELOPMENT AT 56 BEARWOOD ROAD, WOKINGHAM

We enclose an outline planning application for the erection of three new houses and a bungalow on this site following the demolition of the existing house and outbuildings. We have carefully considered the development of this land to maximize its potential in accordance with PPG3 whilst ensuring that existing adjacent properties will not be affected by the proposal. The development of the site will provide four units in 0.22 hectares giving a density of 18 dwellings per hectare. The fourth dwelling has been designed as a bungalow to avoid overlooking to and from it and especially bearing in mind that there is an existing permission for a house which has not yet been built to the rear of number 50 Bearwood Road.

There is an existing driveway running to the south of number 56 and it is proposed to retain this access and block up the other driveway as shown on the site layout.

We enclose the following documents in order to submit an Outline planning application for the proposal:

Six copies of drawing number 1666/01 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £570.00

Please let us know if you require any further information. Otherwise we look forward to hearing from you in due course.

Yours faithfully

pp L. Clarke

A I Day

Encs
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

23.JAN.2001* 3234

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1666

22 January 2001

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

Dear Sirs

RESIDENTIAL DEVELOPMENT AT 56 BEARWOOD ROAD, WOKINGHAM

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Yours faithfully

pp

L. Clarke

A I Day

Encs
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

SECTION 66 CERTIFICATE

Application No.

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

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

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that: 23.JAN.2001 * 3234

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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

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

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a 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 L. Clarke

On behalf of **MR D PARKER**

Date **22.01.01**

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

ADDRESS 56 BEARWOOD ROAD

PARISH ~~[illegible]~~ BARKHAM 1.4.86

PLOT No.

ORD. SHEET No. 84 7867 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
85/60	MR. R. PARKER	DETACHED HOUSE	10.5.60	APP APP
PD/422/63	"	CONSERVATORY	8.8.63	APP N/A
PD/173/68	"	EXTENSION TO GARAGE	11.4.68	APP N/A
BR18462	"	LOUNGE EXTENSION	28.4.82	APP N/A
23882	MRS J. NORRIS	S/ST. - PORCH & STORE	17.7.85	N/A CIA
BR25048	"	PORCH	2.8.85	APP N/A
28324				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 23. JAN. 2001 * 3234

1.	**APPLICANT'S NAME**	MR D PARKER
	ADDRESS	OAKWOOD, ALMOND CLOSE WOKINGHAM, BERKSHIRE
	POSTCODE	**PHONE:**
2. **If the applicant has an agent, all correspondence will be sent to the agent**	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ **PHONE:** 01344 777143
3. **On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:**	**SITE LOCATION:**	56 BEARWOOD ROAD, WOKINGHAM BERKSHIRE
4. **WHAT IS THE APPLICATION FOR ?** **Give brief details and state for what purpose this site and any buildings will be used**		DEMOLITION OF EXISTING HOUSE AND OUT-BUILDINGS AND ERECTION OF THREE 2-STOREY HOUSES AND 1 BUNGALOW WITH GARAGES.
5. **Give the area in hectares or part of a hectare**	**AREA OF SITE**	0.22
6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee**	**OWNERSHIP**	OWNER
7. **List all the plans and drawings submitted with the application**	**PLANS/DRAWINGS**	1666/01

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** *Tick the boxes*

CHANGE OF USE		**REDEVELOPMENT**	X
ERECTION OF NEW BUILDING	X	**ALTERATION *or* EXTENSION**	

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

OUTLINE PERMISSION	X	**See question 10**	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		**State relevant outline permission number.**	
TEMPORARY PERMISSION		**State period required.**	
RELAXATION OF CONDITIONS		**State relevant application no.**	

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

SITING	X		
EXTERNAL APPEARANCE		**DESIGN**	
MEANS OF ACCESS	X	**LANDSCAPING**	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	NO	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	YES YES	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	EXISTING DRIVEWAY IMPROVED.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES AT GROUND FLOOR	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / 21	/	1 / 7
BUNGALOW	1 / 7	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£570.00	

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

SIGNED: L.Clarke ON BEHALF OF: MR D PARKER DATE: 22.01.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

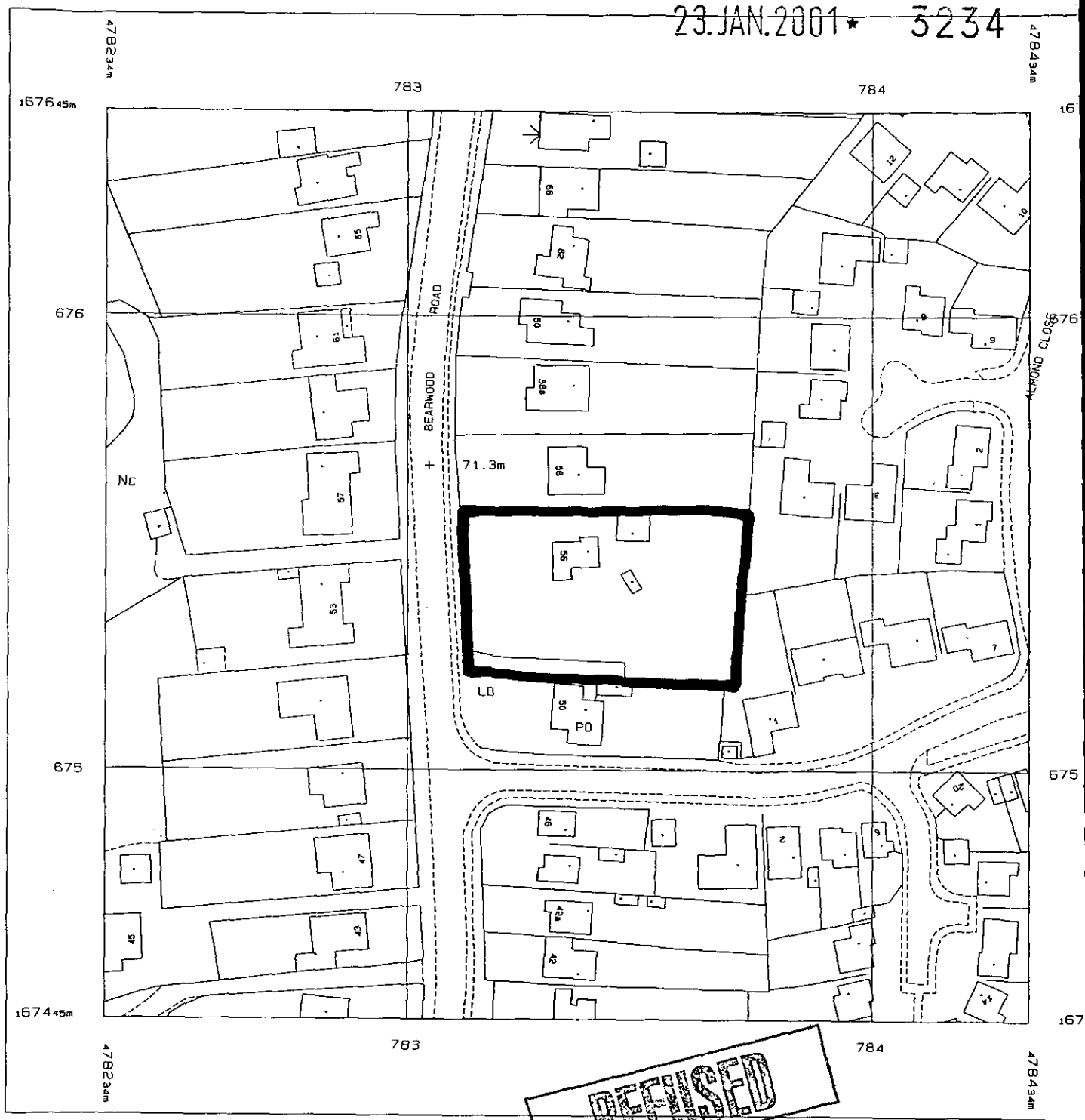
Ordnance Survey®

Superplan®

Planning Extract -

Site-centr

23.JAN.2001* 5234



REFUSED

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Scale 1: 1250

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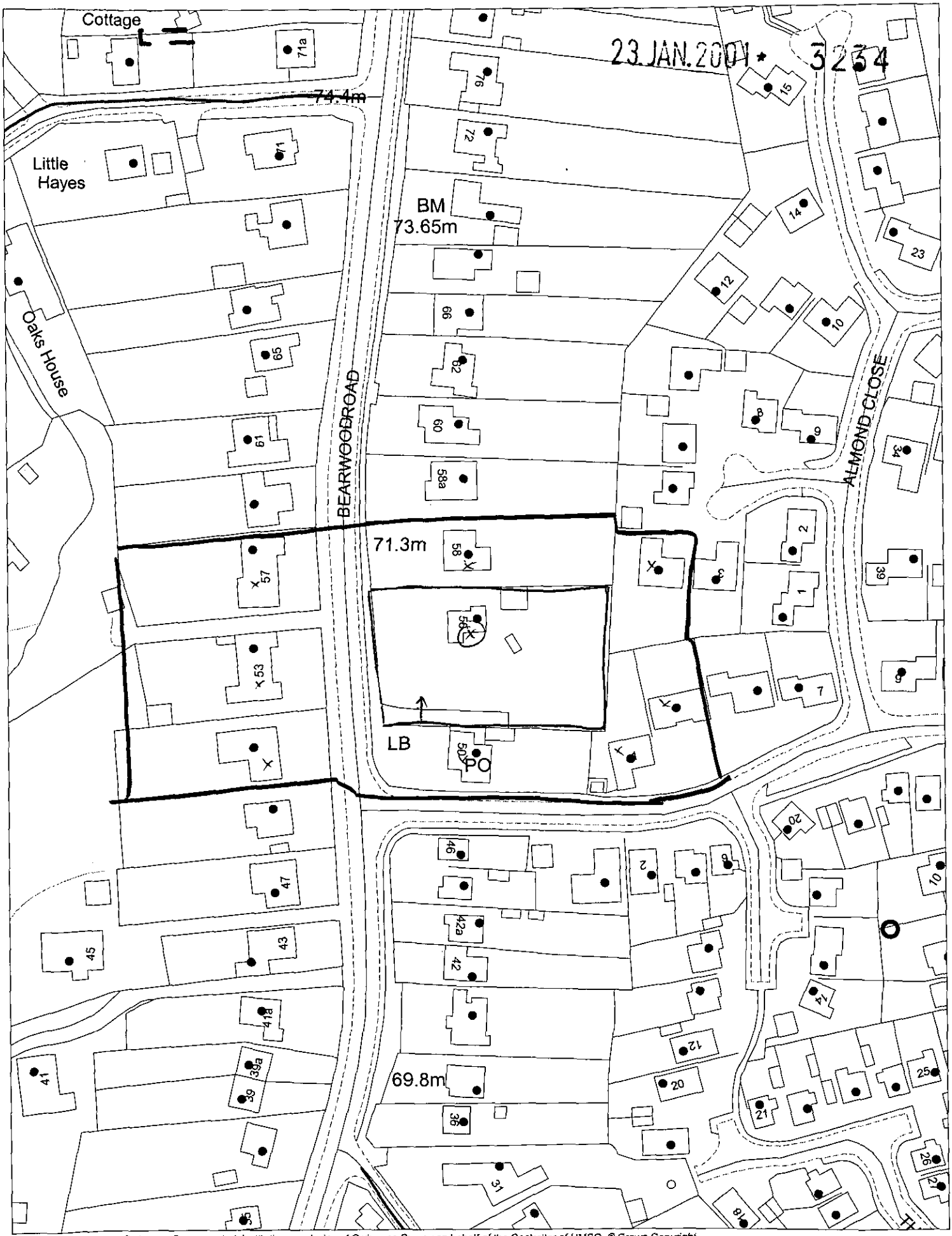
National Grid sheet reference at centre of this Superplan: SU7867

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 478334 167545



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Development Control Section, Environmental Services, Wokingham District Council.
29 January 2001

Scale: 1 : 1250

N
W E
S