APPLICATION NO:

F/2000/2880

LOCATION:

The Old Bake House Site Land Adjacent 97 Headley Road, Woodley Reading.

APPLICANT:

Hicks Developments C/O The Edwards Irish Partnership

PROPOSAL:

Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 25/01/2001

CASE OFFICER: **Nicola Lake**

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2000/2880

Parish:	**WOODLEY**
Location:	**The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.**
Proposal:	**Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.**

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. 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
2. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the vehicular access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
3. 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
4. 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
5. Details of the proposed rear elevations to plots 1, 2, 3 and 4 shall match the proposed floor plans in respect of window width and shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Condition
6. The first floor side windows in the proposed development shall not at any time be glazed other than with obscure glass and be permanently fixed shut.

Condition
7. 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 elevation at ground floor or above of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
9. 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
10. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development for its permitted use. The landscape management plan shall be carried out as approved.

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

Condition
12. The development shall not commence until details of all boundary treatment(s) has 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.

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

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

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

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

Reason
5. To ensure that all details are correct.

Reason
6. In the interest of residential amenity.

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

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In order to ensure that the approved landscaping is satisfactorily maintained.

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

Reason
12. To safeguard the visual amenities of neighbouring properties and the locality.

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 OS1 and EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 18/01/2001

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 : Nicola Lake.

Application Number : F/2000/2880

Applicant : Hicks Developments C/O Edwards Irish Partnership

Location : The Old Bake House Site Land Adjacent 97, Headley Road, Woodley.

Proposal : proposed erection of 4 dwellings (addition of bathroom windows on plots 1 & 2) amendment to consent 70200. (retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.01.01

Date of Neighbour Notifications :

Date of Site Visit : 11.01.01

Date Registered : 30.11.00

Earliest Date for Decision : 28.12.00

Latest Consultation Date/Site Notice Expiry Date : 28.12.00

Application Expiry Date: 25.01.01

Consultation Responses :
Woodley T.C - "No Comment" received on day that report was written.

Planning History :
The application was originally granted planning permission in Jan 2000. The dwellings have been built on the site and the windows have been inserted. Therefore the application is retrospective.

Planning Issues :
Site designation: Within the identified settlement.

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

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

Application Number: F/2000/2880.

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwellings.**
The proposed application is for an amendment to the previously approved application 99/70200/F for the erection of four detached dwellings. The proposed amendment is to insert an additional first floor side facing bathroom window in plots 1 and 2. The application is retrospective and the works have already been carried out. The additional window in the north side elevation would look out over the front roof slope of number 29 Halstead Close. The window is obscure glazed. Therefore there would be no loss of privacy to the existing dwellings.

   The proposed window in the first floor, south elevation of the dwelling on plot 2 looks out onto the access road to the rear parking area. The dwelling on the opposite side of the access road is plot number 4. This is set at an angle to the side of plot 2, and has a distance of 12.5m between the dwellings. The window is obscure glazed.

   Therefore the proposed amendment would have no detrimental impact upon the residential amenity of the adjacent dwellings.

2. **Impact upon the character and appearance of the streetscene.**
The proposed additional windows are in keeping with the character of the dwelling and the wider area. As such there would be no detrimental impact upon the character or appearance of the streetscene.

Recomendation : Approval: □ **Refusal:** □
(tick appropriate box)

Application Number:F/2000/2880
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C122	R122	
2.	C127	R127	2·4m by 90m .
3.	C129	R129	
4.	C130	R130	
5.			Details of the proposed rear elevations to plots 1,2,3 and 4 shall match the proposed floor plans in respect of window width and shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
		Reason	To ensure that all details are correct.
6.			The first floor side windows in the proposed development shall not at any time be glazed other than with obscure glass and be permanently fixed shut.
		Reason	In the interest of residential amenity.
7.	C044	R044	In the side elevation at ground floor or above. Where should this be (044 is a landscaping condition?
8.	C150	R150	
9.	C151	R151	
10.	C152	R152	
11.	C153	R153	
12.	C017	R017	
INFORMATIVE			
	N16		Berkshire Structure Plan: OS1, EN1
			Loddon Area Local Plan: LBE1, LBE2
			Wokingham District Local Plan: WOS3, WBE1

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT	3			
	4			
	5			
	9			
	11			
	12			
	13			
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS: The Old Bake House Site Land Adjacent 97 Headley Road Woodley Reading.

APPLICATION NUMBER: F/2000/2880

OFFICER: Nicola Lake

DATE OF SITE VISIT: 9.11.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Rear face of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING houses have already been built

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed development is retrospective. No 1's windows will look over the roofs of a small bungalow to the front. No 2's check overlooked but due to angle appears as though no overlooking.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 12 Jan 2001

My ref: F/2000/2880

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

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/2880
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22 Jan 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2880**
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

Tel: (0118) 974 6481

Date: 12 Jan 2001

My ref: F/2000/2880

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

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2000/2880
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22 Jan 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2880**
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

Tel: (0118) 974 6481

Date: 12 Jan 2001

My ref: F/2000/2880

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

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/2880
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22 Jan 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2880**
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

Tel: (0118) 974 6481

Date: 12 Jan 2001

My ref: F/2000/2880

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

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/2880
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 22 Jan 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2880**
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

Transfer: Yes ☐ No ☑
Reason for Transfer:
NA. NB. THE DEVELOPERS MUST PROVIDE A VERY ACCURATE EPHSTAR BALL AS WINDOWS BUILT INTO DWELLINGS. WORKS REQ'D

Signed: Date: 16/1/2001

Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/2880

Proposal:
Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200.

Location:
The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 December 2000

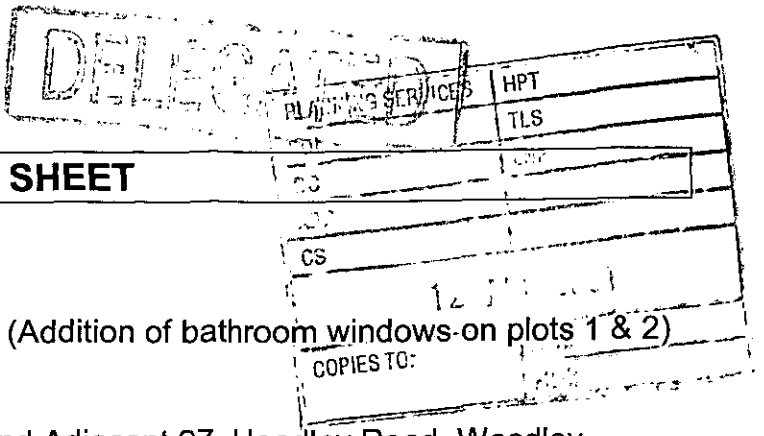
ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2880
CASE OFFICER: Nicola Lake

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

FROM: Nicola Lake

DATE: 04 December 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2880

Proposal: Proposed erection of 4 dwellings (Addition of bathroom windows on plots 1 & 2) Amendment to consent 70200..

Site Address: The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 28/12/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 10.1.01

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 NOV 2000~~ Valid 30 NOV 2000

Officer: NL | Application No. F/2000/2880

Map No 12 Site ...05.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 4 DWELLINGS (ADDITION OF BATHROOM WINDOWS ON PLOTS 1 & 2) AMENDMENT TO CONSENT 70200

Location: PLOTS 1 & 2 97 HEADLEY ROAD Land adjacent

Parish: WOODLEY Ward: Coronation

Applicant: HICKS DEVELOPMENTS

6.12.2000 £760 paid 4/99

fee pend 70200 ? - check

Fee Received 00-00 OK. 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	No red line	21/11	✓ 30/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties	mark position of new windows on plan.	21/11	✓ 30/11
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 : 4.12.2000 D. 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 new pre-apps

NEIGHBOURS:

S/N +29, 26 Halstead Close

85, 87, 97, 99, 101, 103, 105, 107, 109, 54, 58 Headley Road

30.NOV.2000* 2880
29 NOV 2000

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

28 November 2000

Ref: JI/FJ/1284

For the attention of Mrs.Hurst.

Dear Sirs,

RE: THE BAKEHOUSE SITE – HEADLEY ROAD – WOODLEY.

Please find enclosed, an amended application as requested in your letter dated 21st November 2000.

Yours faithfully

P.P. Hedjoseph .
John Irish
Partner

. Encs.

Tel. 0118 9746429 (Direct Line)

Date 21/11/00

Your ref.

My ref.

RECEIVED 22 NOV 2000

30.NOV.2000* 2880

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

• The Edwards Irish P/Ship
36 Langborough Rd
Wokingham
Berks RG40 2BT

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red. DONE	☑
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted.~~ 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. main position of new windows on block plan DONE	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO →

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

Cont. Tick relevant box

8) *The information contained on the application form is* inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

30.NOV.2000* 2880

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks, RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: tis.eip@virgin.net

PLANNING SERVICES
POL | ENF
DC |
APP |
CS |
16 NOV 2000
COPIES TO: | ACK: | FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

15 November 2000

Ref: JI/FJ/1284

Dear Sirs,

RE: THE BAKEHOUSE SITE – 97 HEADLEY ROAD – WOODLEY.

Please find enclosed a detailed retrospective planning application for an additional first floor bathroom window to plots 1 and 2.

The application comprises the following documentation: -

1. Six copies of drawing No. 1284/03A, 1284/10 and the location plan.
2. Six copies of the application form.
3. No fee as the application is being made within 12 months of the previous planning permission dated January 2000, Ref: 99/70200/F.

Yours faithfully

John Irish
Partner

. Encs.

1789/a

SECTION 66 CERTIFICATE

30.NOV.2000

WOKINGHAM DISTRICT COUNCIL

Application No.

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

30.NOV.2000* 2880

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . J Jones

On behalf of . . . . . HICKS DEVELOPMENTS LTD

Date 15/11/

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

30.NOV.2000* 2880

ADDRESS 97 HEADLEY ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7673(42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/128/64	Mr. H. Russell	Outline to demolish House Rebuild, & erect Petrol Stn	11.6.64	N/A. Refuse
0/258/64	"	outline - Private dwelling & Petrol Station etc	4.9.64	N/A. Refuse

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769A

30.NOV.2000 2880

PLANNING APPLICATION PART I

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 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	HICKS DEVELOPMENTS
	ADDRESS	15 HEADLEY ROAD
		WOODLEY BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	BAKEHOUSE SITE - PLOTS 1 AND 2 HEADLEY ROAD, WOODLEY, BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.036
5. Give brief details of the proposal.	ABOUT THE APPLICATION	PROPOSED BATHROOM WINDOWS TO PLOTS 1 and 2
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 ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

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 ☐
- CONSTRUCTION OF NEW BUILDING ☐
- ALTERATION or EXTENSION ☑
- 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. 99/70200/F Details of conditions to be relaxed. Go to Question 11. 12.

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.

N/A -

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

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

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, 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.

N/A

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

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	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

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 Berkshire County Council.

YES / NO

23. THE FEE ENCLOSED IS £ —
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 Hicks Developments DATE 15 NOV 2000

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Hicks Developments
C/o The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application No : 99/70200/F

Parish : WOODLEY

Proposal : PROPOSED ERECTION OF 4 SEMI-DETACHED 3 BEDROOM HOUSES DETACHED CAR PORT AND ANCILLARY ACCESS ROAD

Location : THE BAKE HOUSE SITE, LAND ADJACENT TO 97 HEADLEY ROAD, WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01 Retrospective

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

02

C122

The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

03

The development shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

04

C127

Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.4m by 90m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

05

C129

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.

06
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

07
The existing accesses to the site shall be stopped up and abandoned and footway and verge crossings shall be re-installed to the satisfaction of the Local Planning Authority, immediately after the completion of the new access.

08
Details of the proposed rear elevations to plots 1, 2, 3 and 4 shall match the proposed floor plans in respect of window width and shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

09
Details of proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

10
The first floor side windows in the proposed development shall not at any time be glazed other than with obscure glass and be permanently fixed shut.

11
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.

12
Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevations at ground and first floor.

13
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

14
Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

15
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

16
No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved schedule.

17
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

18
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

C53

19
The development shall not commence until details of all boundary treatment has 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 and thereafter maintained as such.

C077

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
03
In the interests of highway safety.
04
In the interests of highway safety.
05
In the interests of highway safety and convenience.
06
In the interests of highwey safety.
07
In the interests of highway safety.
08
To ensure all detail's are correct.
09
In the interests of visual and residential amenity.
10
In the interests of residential amenity.
11
To ensure a satisfactory external appearance.
12
In the interests of residential amenity.
13
To enhance the appearance of the development.
14
To enhance the appearance of the development.
15
To enhance the appearance of the development.
16
To enhance the appearance of the development.
17
To enhance the appearance of the development.
18
In the interests of the character and amenities of the locality.
19
In the interests of residential amenity.

INFORMATIVE:

01

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

02

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

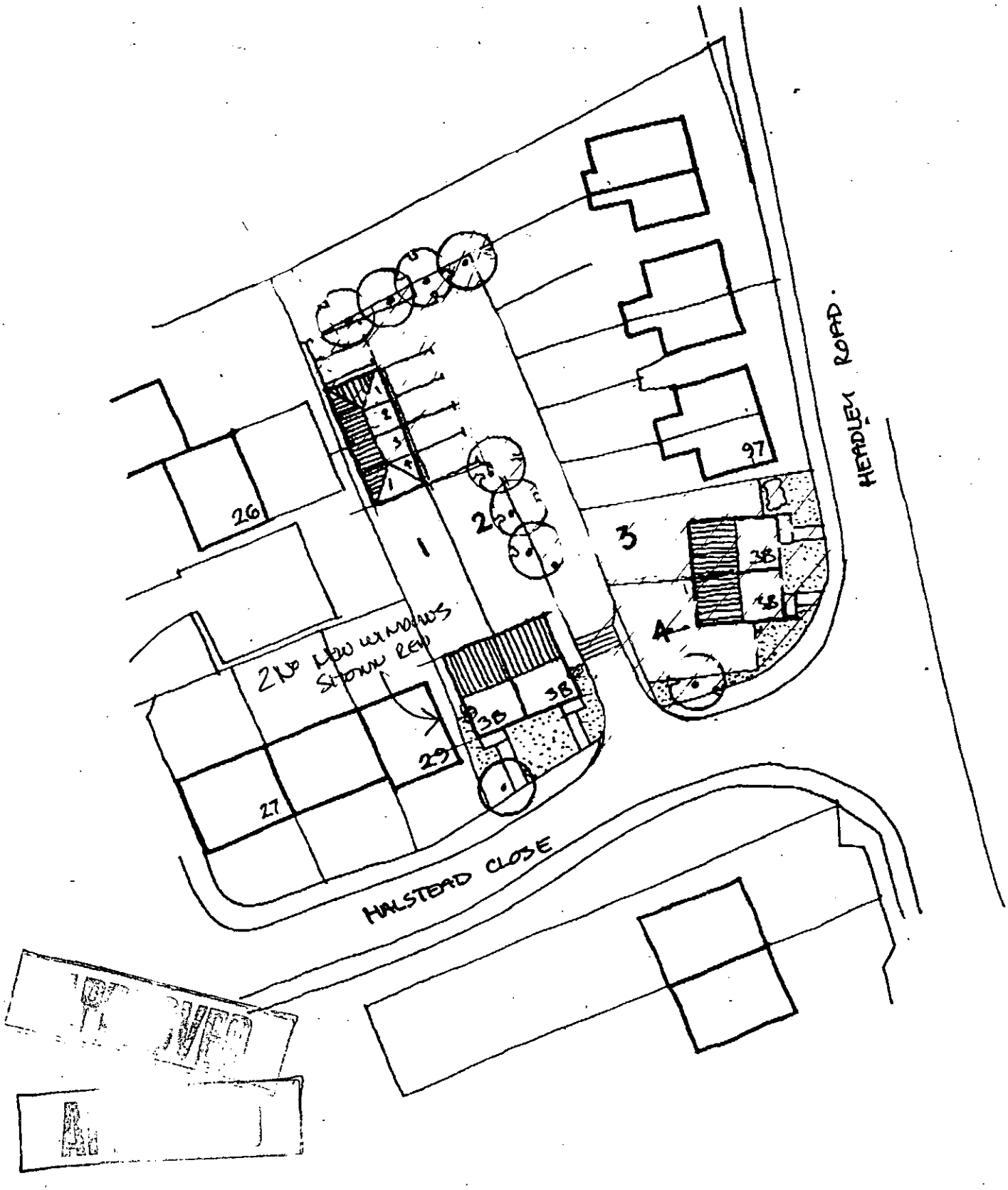
Development Control Manager

Date: 06 January 2000

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

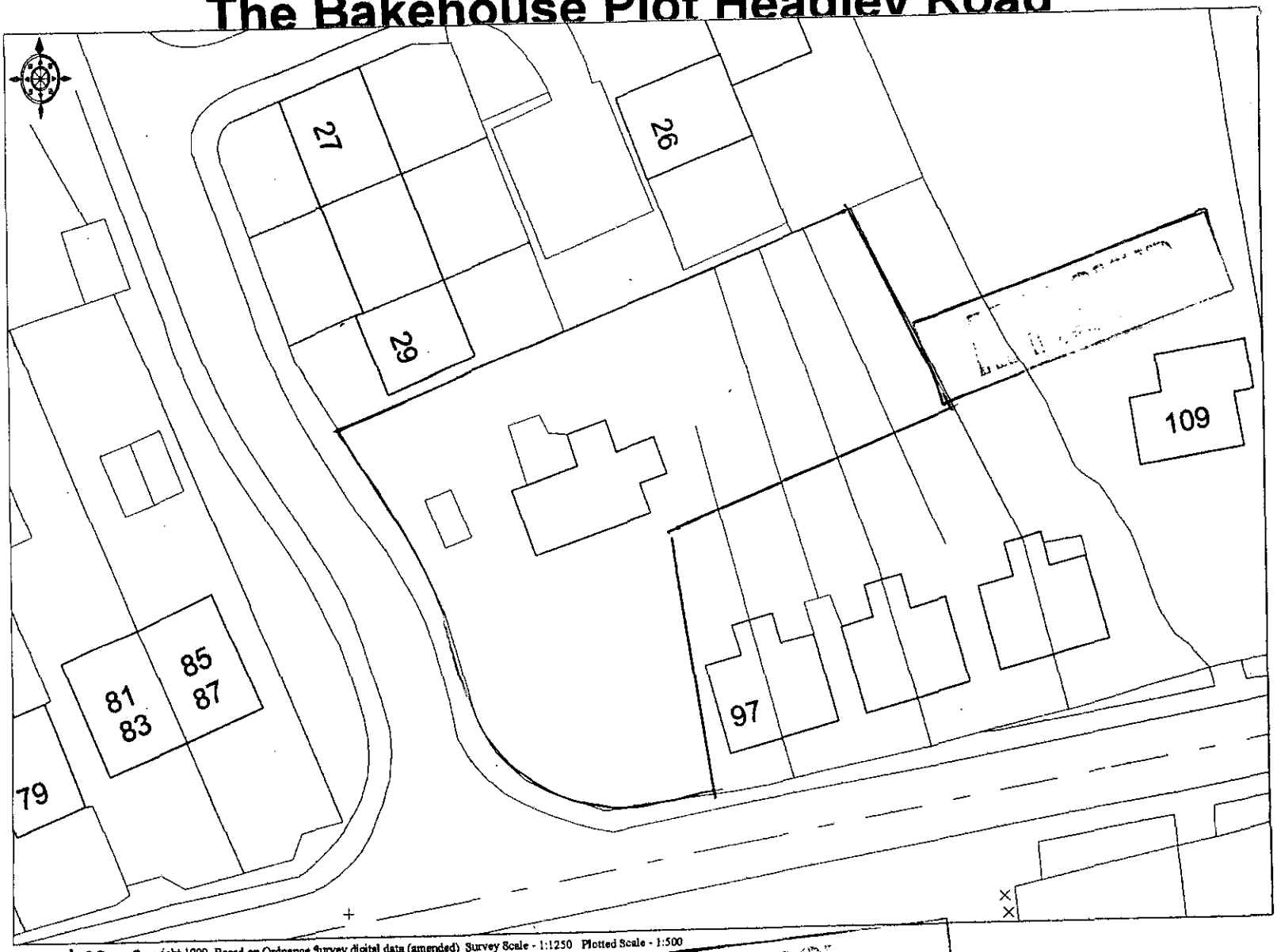
Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

30.NOV.2000* 2880



DWG 1284 SITE PLAN 1:500

The Bakehouse Plot Headley Road



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HICKS DEVELOPMENTS LTD

Ordnance Survey
Value Added Reseller



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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2000 Scale: 1 : 1250

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