APPLICATION NO:
F/2001/5393

LOCATION:
Windy Ridge 15 Eastview Road, Wargrave Reading.

APPLICANT:
Mr & Mrs G Westwood C/O The T P A Design Co Ltd

PROPOSAL:
Proposed erection of replacement dwelling with integral garage.

EARLIEST DATE FOR DECISION: **29/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Andrew Thorley**

APPROVED

SOS
04

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Westwood
C/O The T P A Design Co Ltd
33A St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Application Number: F/2001/5393

Parish: **WARGRAVE**

Location: **Windy Ridge, 15 Eastview Road, Wargrave, Reading.**

Proposal: **Proposed erection of replacement dwelling with integral garage.**

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

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

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

Condition
3. The development shall not commence until details of 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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank walls in the north elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
8. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Condition
9. 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
10. Notwithstanding the details submitted, no gates shall be provided.

Condition
11. 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
12. 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
13. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
14. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
15. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
16. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 9 metres measured from the carriageway edge.

Condition
17. 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
18. 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
19. Surface water source control measures shall be caried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
20. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

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

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

Reason
8. To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings, or lower, in the interests of visual amenity.

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

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

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

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

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

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

Reason
15. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

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

Reason
17. In the interests of visual amenity.

Reason
18. In the interests of visual amenity.

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

Reason
20. To prevent pollution of groundwater.

Informative
1. This permission relates to the application as amended with revised drawings numbers 1100/02 B submitted to the Local Planning Authority on 14th February 2002, showing the reduced ridge height of main house to 8.5 metres and the reduced ridge height of the roof above the double garages to 7.5 metres and the inclusion of a door on the side elevation of the garage, and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
3. The applicant is reminded that this approval 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.

Informative
4. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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

Informative
6. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

Informative
7. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present condition.
Contact David Walters on 01276 45 4365 for further details.

Informative

8. 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, EN1, LD3 and C5.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WLL6, WLL7 and WGB1A.

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

Notice checked by: _____

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

Date: 09 April 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5393

Location: Windy Ridge 15, Eastview Road, Wargrave, Reading.

Proposal: Proposed erection of replacement dwelling with integral garage.

Applicant: Mr & Mrs G Westwood C/O The T P A Design Co Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Landscape plan.

Comments are required by 19/04/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

Condition Discharge

1970

(RING ONE)

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

App No. 5393 (Planaps) / (Ludhouse) Date Rec. 5 Apr 2002

Location: Windy Ridge, 15 Eastview Rd, Hargrave

Parish Hargrave

Applicant: Mr & Mrs Westwood c/o The TPA Design Co Ltd

Description of attached plans Landscape Plan

Drawing No's: —

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Only consult Landscape please

		Drawing No's	
1.	NK (Landscape & Trees)	(Catherine)	✓
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:

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 Heidi

Consultations Sent by Admin. on 09.04.05

Yellow - Part One Copy
Green - Officer's Copy

Condition Discharge

1970

(RING ONE)

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

App No. 5393 (Planaps) / (Ludhouse) Date Rec. 5 Apr 2002

Location: Windy Ridge, 15 Eastview Rd, Hargrave

Parish Hargrave

Applicant: Mr & Mrs Westwood c/o The TPA Design Co Ltd

Description of attached plans Landscape Plan

Drawing No's: —

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:

Only consult Landscape please

		Drawing No's	
1.	NK (Landscape & Trees)	(Catherine)	✓
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:

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 Heidi

Consultations Sent by Admin. on 09.04.05

Yellow - Part One Copy
Green - Officer's Copy

139 Victoria Road
Wargrave
Berkshire RG10 8AG

2/3/02

PLANNING SERVICES | PPT 54939
POL | TLS
DC HL | ENF
APP |
CS |
05 APR 2002
COPIES TO | ACK:
FILE:

Application No: F/2001/5393

PLANS TO MEET CONDITIONS

5393

5393

Ms Heidi Lynch
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lynch

Please find six copies of the landscaping plan for Windyridge, 15 East View Road, Wargrave as discussed a few weeks ago. Please let me know if you require any further information.

I look forward to hearing from you in due course.

Yours sincerely

Gary Westwood

Heidi Lynch Condition Discharge

From: Adam Coggins
Sent: 08 April 2002 11:50
To: Heidi Lynch
Subject: F/2001/5393 - Windy Ridge, Eastview Road, Wargrave

Heidi,

Re: F/2001/5393

I can confirm that highways, in this instance and without prejudice to our standards, have no objection to Condition 15 of the planning consent being amended so that the gates are required to be set-back a minimum distance of 5 metres from the carriageway.

Cheers, Adam

filing

MP

PLANS	
POL	FILE
RC	ENF
CS	
04 MAR 2002	
COPIES TO	ACK:
	FILE:

Date: 08 February 2002

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/5393

Location: Windy Ridge 15, Eastview Road, Wargrave, Reading.

Proposal: Proposed erection of replacement dwelling with integral garage.

Applicant: Mr & Mrs G Westwood C/O The T P A Design Co Ltd.

Case Officer: Andrew Thorley

The new plans show the following: The main house ridge reduced to 8.5m and the roof over the garage end of the building reduced to 7.5m above ground level. Drawing no: 1100/02/Rev A.

Comments are required by 18/02/2002.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

No objection.

[signature]

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 23 April 2002

Location:	Windy Ridge, 15 East View Road, Wargrave
Proposal:	Proposed erection of replacement dwelling with integral garage.
Application Number:	F/2001/5393

approved application

In response to your consultation dated 9 April 2002 for the above application, the landscape comments are as follows:

In my previous comments dated 20 December 2001 I requested that the applicant provide a detailed landscape plan showing the location of all new planting. This needed to include additional trees along the site frontage and on the southern boundary of the site, in the interests of visual amenity.

The plan, which has been submitted, shows additional planting in the rear garden, but no details have been given of additional planting either at the front of the site or along the southern boundary. It has been noted on the drawing that the front wall is to be replaced with another wall. In constructing the wall it will probably require the removal of at least two of the trees along the front of the site and therefore replacements will be necessary. As part of the landscape proposals the applicant will need to provide details of the proposed hedge to be planted at the front of the site including replacement trees, this should consist of full species name, size of plants at time of planting and planting densities.

The proposed fencing along the southern boundary shown at 2m tall with 610 mm trellis on top, in association with the proposed dwelling will create a hard southern edge to the edge of the settlement. This should be softened especially near to the property by the inclusion of several small trees along this boundary. A revised landscape plan will need to be submitted in accordance with the above comments.

Catherine Brimble

Catherine Brimble
Landscape Architect

Possibly low level fencing to be added to form enclosed plot. Fence panels with holes will be used to avoid wind damage.

Juniperus Virginiana

Close boarded fence 2m high with 610mm trellis on top

Mahonia Hydrangea

Existing Hawthorn trees

Juniperus Sky Rocket

New privet hedgings planted summer 2001

Kerria Japonica

Potentilla

Hostas

Phyladelphus Belle Etoile

Viburnum Davidii

Prunus Cerasifera Aurea

EXISTING SHED WALLS TO BE KEPT

EXISTING APPLE TREES TO BE KEPT

Existing Yew hedge to be kept

Catalpa Bignonioides Pissardii

Photinia Red Robin and other smaller shrubs

Close boarded fence 2m high with 610mm trellis on top

extg privet hedge

PLANS TO MEET CONDITION 5

5393

Landscape Plan for
Windyridge
15 East View Road
Wargrave

Application No:
F/2001/5393

Applicant:
Mr G Westwood

Extg privet hedge, Yew & laurel trees removed

Existing tree still intact but may be removed at a later stage.

Existing wall replaced with 450mm high brick wall with piers. New hedge planted.

Tel. 0118 974 6482 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 20 May, 2002
My ref. F/2001/5393
Your ref.

Gary Westwood
139 Victoria Road
Wargrave
Berkshire
RG10 8AG

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

Dear Mr. Westwood,

RE: DISCHARGE OF CONDITIONS FOR WINDY RIDGE, 15 EASTVIEW ROAD, WARGRAVE APPLICATION NO F/2001/5393

I refer to the landscape plan submitted on the 5th April 2002 in accordance with Condition number 17.

Unfortunately the plans are not considered to contain enough information, as detailed in the attached sheet. Please resubmit a more detailed landscape plan in accordance with the attached sheet

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Heidi Lynch

DATE: 23 April 2002

Location:	Windy Ridge, 15 East View Road, Wargrave approved application
Proposal:	Proposed erection of replacement dwelling with integral garage.
Application Number:	F/2001/5393

In response to your consultation dated 9 April 2002 for the above application, the landscape comments are as follows:

In my previous comments dated 20 December 2001 I requested that the applicant provide a detailed landscape plan showing the location of all new planting. This needed to include additional trees along the site frontage and on the southern boundary of the site, in the interests of visual amenity.

The plan, which has been submitted, shows additional planting in the rear garden, but no details have been given of additional planting either at the front of the site or along the southern boundary. It has been noted on the drawing that the front wall is to be replaced with another wall. In constructing the wall it will probably require the removal of at least two of the trees along the front of the site and therefore replacements will be necessary. As part of the landscape proposals the applicant will need to provide details of the proposed hedge to be planted at the front of the site including replacement trees, this should consist of full species name, size of plants at time of planting and planting densities.

The proposed fencing along the southern boundary shown at 2m tall with 610 mm trellis on top, in association with the proposed dwelling will create a hard southern edge to the edge of the settlement. This should be softened especially near to the property by the inclusion of several small trees along this boundary. A revised landscape plan will need to be submitted in accordance with the above comments.

Catherine Brimble

Catherine Brimble
Landscape Architect

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5393

Applicant : Mr & Mrs G Westwood C/O The T P A Design Co Ltd.

Location : Windy Ridge 15, Eastview Road, Wargrave, Reading.

Proposal : Proposed erection of replacement dwelling with integral garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 03/12/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 28/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : conditional approval
Landscape : conditional approval
EA : CA.
Countryside : Bat Survey
EH : No objection
Neighbours : No comments received
WPC : Concern for hours of construction + blocking access road to bowling green.

Planning Issues :

(identified settlement / Green Belt)

1) Streetscene
2) Neighbours
3) Landscape
4) Countryside
5) Highways
6) EA
7) EH.

Application Number: F/2001/5393
Appraisal :

Pre application advice was given on the 27th September 2001, for a replacement dwelling. It was recommended that from the information submitted that it would be acceptable in principle, however there was concern about the proposed height and massing of the proposed replacement dwelling and its impact on the character and appearance on the wider area, including the Green Belt. It was suggested that the width of the dwelling be reduced to help maintain gaps between the dwelling and the property's boundaries. It was also suggested that a reduction in height of the dwelling and the garage be made. (See letter on file).

1) Impact on street scene /visual impact.

The site is located on the edge of the identified settlement of Wargrave and has the metropolitan Green Belt to the east and south. Also to the south of the site there is a bowling green, a youth centre and a children's play area. East View Road slopes upwards to a point and then levels out before reaching the site, therefore the site is fairly level. Some of the properties on this side of East View Road are single storey while the dwellings on the opposite side are full two storey houses.

The proposal is for the demolition of the existing detached bungalow and for the replacement with a four bed roomed detached house with integral double garages, and conservatory. It was advised that the height of the main pitch roof and the roof above the double garages be reduced in height order to overcome the visual impact on the street scene and the surrounding area. The revised plans submitted on the ..... February 2002 now show this amendment.

It is proposed that the detached house will be located a minimum distance of a metre from the northern boundary, 2 metres from the southern boundary and 30 metres from the identified settlement boundary with the Green Belt. It would have a set back of 3.5 metres from the neighbouring houses along East View Road. The street elevations show the neighbouring properties to be between 8.6 and 6.7 metres high, the 2 storey property directly opposite the site has a ridge height 8.3 metres. The elevations for the proposal are shown to be 8.5 metres high with the garage roof to be 7.5 metres high, therefore the proposal would be in keeping with the character of the surrounding area. The single storey element facing the adjacent bowling green has a ridge height of 4.5 metres, which will soften the visual impact. It is also considered that due to the existing layout of the settlement boundary the proposal will have minimal visual impact of the Green Belt.

2) Impact on neighbouring properties

No.9, to the north, detached 2 storey house with a attached single storey (pitched roof) garage adjacent, roof space above garage appears to have been converted with inserted roof lights. The new dwelling would be sited 2.2 metres away from the footprint of this house and 8 metres away from the main residential element. Main windows face front and rear gardens. Flank elevation consists of porch windows at front and at first floor a secondary bedroom window and a landing/toilet window. It is considered that due to the orientation and distance away any impact with regard to overlooking, overbearing or overshadowing issues would be minimized.

However due to the orientation and distance away it is considered that the residential amenity of the neighbouring properties to the west will not be affected by the proposals.

* Note - further plans were submitted on 14/02/2002 showing the inclusion of a garage doorway on the side elevation. This will have no significant impact on the surrounding neighbours.

3) Landscape

Although the proposal is substantially larger than the existing bungalow, the other properties at the southern end of East View Road are also two storey so that the visual impact of the proposals on the countryside will not be substantially greater than the existing dwellings.
Applicant to provide a detailed landscape plan showing location of all new planting and should include additional trees along the site frontage and on the southern boundary of the site where appropriate, in the interests of visual amenity.

4) Highways

Conditional approval.

5) Countryside

Buildings have potential to act as roost sites for bats. The existing bungalow is to be demolished therefore for this reason the applicant is required to submit a bat survey prior to planning permission being granted. The bat survey indicated there were no bats present in the existing buildings.

6) Environment agency

Conditional approval.

7) Environmental Health

No objections.

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

Application Number F/2001/5393
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full permission 5 years
2.	C012	R012	External materials to be agreed
3.	C017	R017	Boundary treatment
4.	C044	R044	No windows to be inserted "flank walls and above" in the "north elevation" of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).
5.	C049	R049	Garage (s) to be retained for vehicle parking
6.	C070	R070	Hours of construction
7.	C100	R100	Site levels
8.	C101	R101	Relative building heights
9.	C122	R122	Parking and Turning area before occupation
10.	Condition: Not withstanding the details submitted; no gates shall be provided		
10.	Reason: Interests of highway safety and convenience		
11.	C129	R129	Construction Vehicles
12.	C130	R130	No mud during construction
13.	C135	R135	stopping up access
14.	C138	R138	Garage /turning area
15.	C139	R139	Set back of gates 5m
16.	C140	R140	Surfacing of access insert: " 9 metres"
17.	C150	R150	Landscaping details (amend if details submitted)
18.	C151	R151	Landscaping planting to be carried out
19.	Condition: surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.		
19.	Reason:	To prevent the increased risk of flooding and to improve water quality.	
20.	Condition: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.		
20.	Reason:	To prevent pollution of groundwater.	
	Condition: The bat measures hereby submitted to the Local Planning Authority on the .....February 2002 shall be implemented prior to the demolition and replacement of the dwelling hereby approved.		

Continued over the page:

Informatives:	
NO2	Revised Plans
This permission relates to the application as amended with revised drawings nos. 1100/02 B submitted to the Local Planning Authority on 14th February 2002 showing the reduced ridge height of main house to 8.5 metres and the reduced ridge height of the roof above the double garages to 7.5 metres and does not approve the proposals as originally submitted. (and the inclusion of a door on the side elevation of the garage)	
NO3	Demolition Notice
NO4	Planning permission only (not BR approval)
NO6	Within curtilage
NO7	Access construction
Informative: Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 45 4365 for further details.*	
Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1/2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2/3, WBE1,WLL6/7, WGB1A,
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	OS1, EN1, LD3, C5
MINERALS LOCAL PLAN POLICIES:	

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

Date: 22/02/2002

Informal :

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

RECORD OF SITE VISIT

SITE ADDRESS: Windy Ridge 15 Eastview Road Wargrave Reading.

APPLICATION NUMBER: F/2001/5393

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Green belt / residential + bowling green

3. DESCRIPTION OF SITE/BUILDING

detached bungalow ~~with~~ with obscured glazed window facing No 13.

1.8m ledge at front

4. RELATIVE TO ADJOINING PROPERTIES

Full 2 storey house detached house with garage at side projects 3m forward beyond existing bungalow. No flank windows on garage except flank windows at first floor secondary windows + porch window ~~side at front~~

No 7 neighbours house is a dormer bungalow / chalet style

5. SITE CONSTRAINTS

TREES — N/A

ACCESS/PARKING — Bowling Green side

LEVELS — 2m ledge on other side boundary

BOUNDARY TREATMENT — open boundary bowling green side

OTHERS — rear boundary open with views over to Tag Lane + Blakes Lane

existing property 2 windows on flank elev facing bowling green.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5393
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/5393

Proposal:
Proposed erection of replacement dwelling with integral garage.

Location:
Windy Ridge 15, Eastview Road, Wargrave, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5393 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

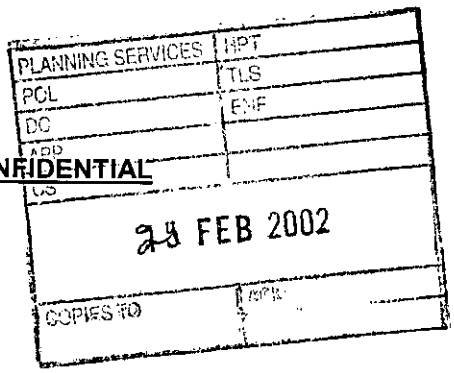
Head Planning and Transportation

05 December 2001

Tel: 0118 974 6441

Date: 18 February 2002

My ref: F/2001/5393



WOKINGHAM DISTRICT COUNCIL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/5393
Windy Ridge 15, Eastview Road, Wargrave, Reading.
Proposed erection of replacement dwelling with integral garage.

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 Heidi Lynch ~~Andrew Thorley~~ on **0118 974 6482** ~~6441~~.
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 27 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~Andrew Thorley~~ Application Number: **F/2001/5393**
Windy Ridge 15, Eastview Road, Wargrave, Reading.
Proposed erection of replacement dwelling with integral garage.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 20-2-02.

Councillor F Browne

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 6441

Date: 18 February 2002

My ref: F/2001/5393

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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Application Number: F/2001/5393
Windy Ridge 15, Eastview Road, Wargrave, Reading.
Proposed erection of replacement dwelling with integral garage.

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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 27 February 2002

Yours faithfully

M L Thorley

Principal Development Control Officer

LISTING FORM
Case officer: ~~Andrew Thorley~~ Heidi Lynch Application Number: **F/2001/5393**
Windy Ridge 15, Eastview Road, Wargrave, Reading.
Proposed erection of replacement dwelling with integral garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6441

Date: 18 February 2002

My ref: F/2001/5393

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 Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

Dear Councillor

Application Number: F/2001/5393
Windy Ridge 15, Eastview Road, Wargrave, Reading.
Proposed erection of replacement dwelling with integral garage..

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

M Thorley

Principal Development Control Officer

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING SERVICES	RPT 58/143
POL	
DC HL	
APP	
CS	
14/02/2002	
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	FILE:

12th February 2002
1100/la03

For the attention of Andrew Thorley

Dear Sirs,

REF:
Proposed demolition of existing dwelling and erection of a new 4 bed house with integral garage at 'Windy Ridge', Eastview Road, Wargrave. ref F/2001/5393

At the request of our client we have added a personnel door in the flank wall of the garage, to provide direct access from the garden into the garage. We enclose three copies of drawing no 1100/02B incorporating this amendment, to be substituted for the current application drawing.

Dr Paula Fox attended site yesterday to carry out a bat survey on behalf of your Countryside Officer. I understand that no bats were found, and a letter confirming this will be forwarded to you shortly.

Yours faithfully,

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd
cc Mr and Mrs Westwood

Date: 08 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5393

Location: Windy Ridge 15, Eastview Road, Wargrave, Reading.

Proposal: Proposed erection of replacement dwelling with integral garage.

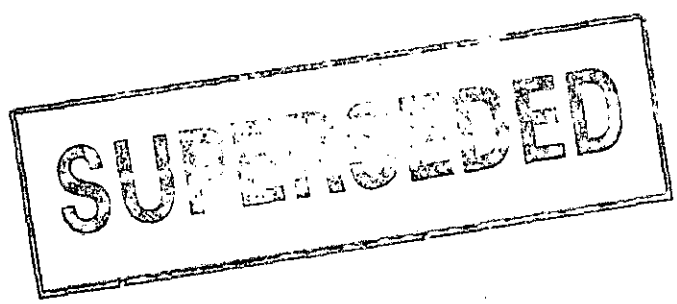
Applicant: Mr & Mrs G Westwood C/O The T P A Design Co Ltd.

Case Officer: Andrew Thorley

The new plans show the following: The main house ridge reduced to 8.5m and the roof over the garage end of the building reduced to 7.5m above ground level. Drawing no: 1100/02/Rev A.

Comments are required by 18/02/2002.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.



(RING ONE)

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

F/2001/

App No. 5393 (Planaps) / (Ludhouse) Date Rec. 05/02/02

Location: Windy Ridge, 15 Eastview Road

Parish Waingrave

Applicant: Mr + Mrs. G. Westwood

Description of attached plans

Revised plans showing the main house ridge reduced to 8.5m and the roof over the garage end of the building ~~to~~ reduced

Drawing No's: 1100/02/Rev A. to 7.5m above g/L.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
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: Yes

_____ 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 AT 6/2/02

Consultations Sent by Admin. on 08.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	HPT 52706
POL	TLS
DC AT	ENF
APP	
CS	
05 FEB 2002	
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	FILE:

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

4th February 2002
1100/la02

REVISED PLAN

5393

For the attention of Andrew Thorley

Dear Sirs,

REF:
Proposed demolition of existing dwelling and erection of a new 4 bed house with integral garage at 'Windy Ridge', Eastview Road, Wargrave. ref F/2001/5393

Further to our recent meeting and discussions concerning the above, please find enclosed 6 copies of our amended drawing 1100/02A which I would be pleased if you could substitute for those which originally accompanied our application.

You will note that the main house ridge level has been reduced to 8.5m and the roof over the garage end of the building to 7.5m above ground level.

I trust the proposals now meet with your requirements and look forward to receiving your approval in due course.

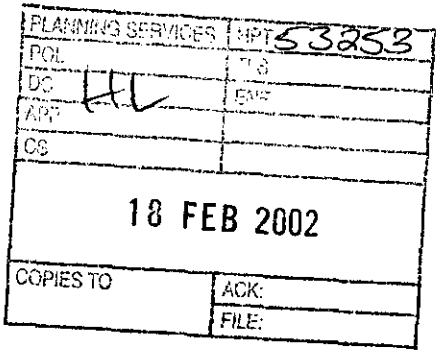
Yours sincerely

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd

cc G Eastwood.

Paula R. Cox BSc(Hons) PhD CBiol MIBiol MIEEM
Consultant Ecologist

F/2001/5393
Wae AT.



102 Westwood Road
Tilehurst,
Reading,
Berkshire RG31 5PP

Telephone: 0118 9412058
Mobile: 07980 881634

E-mail address:
Paula.Cox@ukgateway.net

To: Mr Andrew Thorley, Planning Officer, Wokingham District Council

Paula R Cox

With Compliments

Commissioned by:
The tpa Design Company Ltd
33A St Lukes Road
Maidenhead
Berkshire SL6 7DN

On behalf of
Mr and Mrs Westwood
139 Victoria Road
Wargrave
Berkshire RG10 8AG

REPORT OF A SURVEY OF 'WINDY RIDGE', 15 EAST VIEW ROAD, WARGRAVE FOR BATS

February 2002

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.

REPORT OF A SURVEY OF 'WINDY RIDGE', 15 EAST VIEW ROAD, WARGRAVE FOR BATS

CONTENTS

1.0 Background

2.0 Legislation

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6.3 Interior
6.4 Outbuildings
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7.0 Impact of Proposed Development on Bats

8.0 Summary and Conclusions

Precautionary Note

REPORT OF A SURVEY OF 'WINDY RIDGE', 15 EAST VIEW ROAD, WARGRAVE FOR BATS

1.0 Background

The owners of the bungalow, Mr and Mrs Westwood, have submitted a planning application to demolish it and erect a four bedroom detached house in its place. Following receipt of the application, Wokingham District Council requested that the building be inspected to establish if bats were present before the application could be considered. The owner's architects, tpa Design Company Ltd, therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity

can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of the bungalow was carried out on 11 February 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles or spaces behind soffits and bargeboards, using 10x50 binoculars where necessary. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces, the chimney breast or gable ends, and staining caused by urine, faeces or fur rubbing.

As the survey was carried out in early February and bats would have been in hibernation, an evening survey with a bat detector would not have been appropriate.

6.0 Results of survey

6.1 General description

'Windy Ridge' is a detached, double-fronted bungalow built of brick, with a tiled roof. It is located at the end of a cul-de-sac adjacent to a bowling green and playing fields. It faces northeast and is set in lawned gardens, with a detached garage to the rear. East View Road lies in the southeast corner of Wargrave.

6.2 Exterior

The roof was of tile with some gaps, particularly around the two chimneys. At the rear of the roof there were gaps in the concrete around the base of the chimney. The barge-boards and soffits were intact, but there were some spaces between the wood and the brickwork. No droppings or staining were evident in the vicinity of any of the gaps.

The pointing of the brickwork was good with no obvious spaces that would allow access to bats. There were no bat droppings on the sills or glass of the windows and there were no gaps around the windows large enough to permit bat access.

The front double gables were rendered with the tile ends cemented. There was a small gap at the outside bottom corner of both gables where the wood met the wall, but no droppings were present.

A wooden, box type structure supported the gutter and allowed ventilation to the roof. There were gaps between this and the brick walls, cobwebbed in places, but no droppings or staining indicative of the presence of bats.

At the rear of the property a small, single storied extension had a brick base and glass sides and roof, offering no opportunities for bat roosting.

6.3 Interior

The loft area was reached via a small hatch. Inside the gables were of breezeblock and there were two brick chimneybreasts. The roof had no underfelting or boarding, but narrow strips of plastic sheeting had been stapled to the purlins between the rafters, and where this had come loose the underside of the tiles was visible. The tiles were dusty and cobwebbed, and there appeared to be very little space available for bat roosting.

The surfaces of the water tanks, the floor, fibreglass insulation and stored items were very dusty, appearing to have lain undisturbed for some time and no droppings were present. There were no signs of bats on the chimneybreasts, the end gables, the rafters or plastic sheeting. The roof space was damp and draughty, and no bats or evidence of their presence were found.

6.4 Outbuildings

A garage to the rear had brick walls and a metal, square sectioned corrugated roof lying on metal beams. There were no signs of bats and the interior of the building appeared to offer little in the way of roosting opportunities. The ridge was visible and there was a gap between the roof and the walls, making the inside of the garage very draughty.

An old greenhouse was not suitable for bat roosting.

6.5 Summary of results

Although gaps in the fabric of the bungalow would allow access by bats to the interior, there appeared to be few roosting opportunities and no bats or evidence of their presence was found.

7.0 Impacts of proposed development on bats

If planning permission is granted for the demolition of this bungalow, there should be no adverse impact on individual bats or local bat populations, as no bats or evidence of their presence was found.

8.0 Summary and conclusions

'Windy Ridge', East View, Wargrave was examined for signs of bats on 11 February 2002. No bats or evidence of their presence were found, and therefore removal of the existing building should not have any adverse effects on bat populations in the area.

Precautionary note

Although no evidence of the presence of bats was found during the survey and there appeared to be few roosting opportunities, there are gaps in the fabric of the property that could allow access. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the dwelling in the future. Therefore, if planning permission is granted for this development, the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from English Nature.



Andrew Thorley

From: Andy Glencross
Sent: 06 February 2002 11:18
To: Andrew Thorley
Subject: Bat informative

Hi Andrew

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

Cheers

Andy

01628 412390

FACSIMILE

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berkshire SL6 7DN

PLANNING SERVICES	HPT 52699
POL	TLS
DC	ENF
APP	
CS	

04 FEB 2002

COPIES TO: | ACK: FILE:

TO: Wokingham Planning FAX No: 0118 974 6409

Date: 4.2.02 Number of pages including this cover:

From: Terry Platt

Ref: F2001 5393 - Windyridge, 15 Eastern Rd Wargrave

Attention of: Andrew Thorley From Fax 01628 412390

MESSAGE

1. Dr Paula Cox will be carrying out a Bat survey of the property on Monday 11th Feb.

2. Revised elevations have been posted to you.

If any pages are missing or illegible please call: 01628 412388 for replacements

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 21/01/2002

TO: Terry Platt

FROM: Andrew Thorley **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01628 412390

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Bat Survey – F/2001/5393
at Windy Ridge, 15, East View Rd, Wargrave.

NOTES:

Please find attached Email regarding the above.

Andrew Thorley

From: Andy Glencross
Sent: 07 December 2001 17:16
To: Andrew Thorley
Subject: Planning Application F/2001/5393 Windy Ridge 15 East View Rd Wargrave

Hi Andrew

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

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

01628 412390

PLANNING SERVICES	HPT 5/3/18
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2 9 DEC 2001	
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	FILE: SL6 7DN

FACSIMILE

tpa
Terry Platt Architects
33A St Lukes Road Maidenhead Berksh

TO: Environmental Sources FAX No: 0118 974 6484

Date: 27.12.01 Number of pages including this cover:

From: Tony Platt

Ref: Site Notice

Attention of: Planning Admin.

Answered. 31.12.01.

From Fax 01628 412390

MESSAGE

Application: F/2001/5393
15 Eastview Rd, Wargrave

The site notice has been removed by unknown persons.

Can you please forward a replacement notice.

Thank you.

If any pages are missing or illegible please call: 01628 412388 for replacements

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 05 December 2001

Application Number: F/2001/5393

Proposal: Proposed erection of replacement dwelling with integral garage.

Parish: WARGRAVE PARISH

Site Address:
Windy Ridge 15, Eastview Road, Wargrave, Reading.

Applicant:
Mr & Mrs G Westwood C/O The T P A Design Co Ltd.

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

✓ below as applicable;

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

1/ C049, R049

2/ C122, R122

3/ C138, R138.

4/ Notwithstanding the details submitted; No gates shall be provided.

5/ C139, R139.

6/ C135, R135.

7/ C140 (INSERT: 9 metres), R140.

NO7.

Signed: _____ **Print name:** AC 7/12/01

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 20 December 2001

Location:	Windy Ridge, 15 East View Road, Wargrave
Proposal:	Proposed erection of replacement dwelling with integral garage.
Application Number:	F/2001/5393

In response to your consultation dated 5 December 2001 for the above application, the landscape comments are as follows:

The site is located on the edge of the settlement but adjacent to open countryside which is within the Green Belt. The land immediately to the south is used for recreational purposes with land to the east in agricultural production.

Although the proposed house is substantially larger than the existing bungalow, the other properties at the southern end of East View Road are also two storey so that the visual impact of the proposals on the countryside will not be substantially greater than the existing dwellings.

There is some existing vegetation within the front garden and the plan indicates that several trees will be retained. However these are not particularly large specimen trees and if they are damaged or removed during construction then they should be replaced with suitable species. The applicant will need to provide a detailed landscape plan showing the location of all new planting and should include additional trees along the site frontage and on the southern boundary of the site where appropriate, in the interests of visual amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

AH

FROM: Andrew Thorley

DATE: 05 December 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 JAN 2002

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	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5393

Proposal: Proposed erection of replacement dwelling with integral garage

Site Address: Windy Ridge 15, Eastview Road, Wargrave, Reading.

Applicant: Mr & Mrs G Westwood C/O The T P A Design Co Ltd.

Your observations are required in respect of this application **by 29/12/2001** .

The Parish Council requests that appropriate conditions are applied to minimise disruption to neighbouring properties during the building works (eg. contractors to park on-site).

It should be noted that the entrance to the Recreation Ground needs to be kept clear at all times.

SIGNED: S Hodge DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

Our Ref : SP/2001/004990-1/1
Your Ref : F/2001/5393

Date : 15 January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 51955
POL	TLS
DC AT	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

Dear Mr Thorley

ERECTION OF A REPLACMENT DWELLING WITH INTEGRAL GARAGE AT WINDY RIDGE, 15 EASTVIEW ROAD, WARGRAVE, READING

Thank you for your letter dated 05th December 2001, received on 07th ecemer 2001. Please quote the following reference in any correspondence: **SU77NE/20/8**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

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

Surface Water Discharge

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

Our general criteria are:

- The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Surface and Roof Water

The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

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

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 3; is intended to assist on the design, installation, use and maintenance of oil separators in a site's drainage system

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree

surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to

prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: The Tpa Design Co Ltd

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

WOKINGHAM UNITARY
Aiming for Excellence

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5393
From:	Tom Payne Environmental Heath	My Ref:	20015835
		Date.	17 December 2001

PROPOSED ERECTION OF REPLACEMENT DWELLING WITH INTEGRAL GARAGE.

15 EASTVIEW ROAD, WARGRAVE.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

* PRE-APPS ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~21 NOV 2001~~ Valid 03 DEC 2001	Map No 21 Site 012
Officer: AT / Application No. F/2001/5393	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed erection of replacement dwelling with integral garage

Location: Windy Ridge, East View Road

Parish: Wargrave Ward: Wargrave 5.12.01 D.

Applicant: Mr & Mrs G. Westwood

Fee Received 190.00 Required ..... Additional ..... Refund .....

Enforcement (6) 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	REQUIRES PARKING LAYOUT ✓	28/11	3/12
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SIDE ELEVATION (SOUTH) TO SHOW DINING ROOM WINDOW. SIDE ELEVATION (NORTH) TO SHOW CHIMNEY. ✓	28/11	3/12
6	Floor plans	+ porch roof not on floor plan ✓		
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 : 5.12.07 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 ✓ .....
DINTON PASTURES - BATS ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

(SOUTHERN BOUNDARY BORDERS GREEN BELT) .....
Pre-appn attached .....
.....

NEIGHBOURS:

..... S/N. + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

03.DEC.2001* 5393

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

14th November 2001
1100/la01

For the attention of Nichola Lake

Dear Madam,

REF:
Proposed demolition of existing dwelling and erection of a new 4 bed house with integral garage at 'Windy Ridge', Eastview Road, Wargrave.

I enclose the following documents in support of an application for a replacement dwelling at the above site:

1. Six copies of drawings Numbered 1100/01and 02.
2. Six copies of Planning Application forms, Part '1'.
3. A copy of Certificate 'A'.
4. Cheque in the sum of £190.00, in respect of the Planning Application fee.

The site has an area of 0.129ha and a frontage width on Eastview Road of 23.00 metres. 'Windy Ridge' is a bungalow, constructed in the late 1920's, of little architectural merit. The end of the garden (east) overlooks the Kings Field recreation area, and the southern boundary is shared with the buildings of Wargrave Youth Club and Wargrave Bowling Club. The southern boundary defines the settlement boundary of Wargrave and the Green Belt.

Eastview Road is a neighbourhood with a mixture of dwellings of varying size, height, type and design, built over a period from the late 1920's through to the 1960's. There is no consistent architectural theme.

The new dwelling will be a traditional brick and tile building, making efficient use of the plot,as encouraged by PPG3. The garage is located on the northern side of the house, adjacent to the garage of 'Ebbisham'. On the south elevation the house steps down to a single storey lounge, keeping the two storey element of the house away from the southern boundary. On this boundary and in the Green Belt there are a number of recreational buildings, comprising the Youth Club, the Bowls Club, the Scout Hut and the Guide Hut.

Cont.

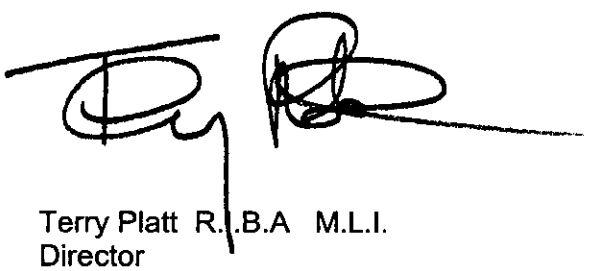
This collection of buildings provide a buffer between the proposed dwelling and the open Greenbelt.

Your officer Ms Lake commented on earlier sketch plans prepared by Knott Shepherd. In response to her observations the new house design has been reduced in height by 600mm, and has been reduced in width. The ridge height is lower than the ridge of the neighbouring house at 'Ebbisham', and no higher than the dwellings opposite the site.

The development will have only a minor impact on traffic movements on Eastview Road.

I trust the application is in order, and will receive the support of your officer.

Yours faithfully,



Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd
Cc Mr and Mrs Westwood

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

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

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

CERTIFICATE A

03.DEC.2001* 5393

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . B S Watts . . . . . .

On behalf of . . Mr & Mrs G. Westwood . . . . . .

Date . . 16/11/01 . . . . . .

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

'WINDYRIDGE'

ADDRESS 15, EAST VIEW ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
646/52	Wokingham R.D.C.	Garage & Coal Store	19 11 52.	App PP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

03.DEC.2001* 5393

1.	APPLICANT'S NAME	MR E MRS G. WESTWOOD
	ADDRESS	C/O. THE TPA DESIGN CO
		33A ST LUKES ROAD MAIDENHEAD
	POST CODE	SL6 7DN PHONE 01628 - 412388
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent		THE TPA DESIGN CO LTD
	ADDRESS	33A ST LUKES ROAD
		MAIDENHEAD BERKS
	POST CODE	SL6 7DN PHONE 01628 412388
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	WINDYRIDGE, EAST VIEW ROAD
		WARGRAVE BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXTG BUILDING & ERECTION OF DETACHED HOUSE WITH INTEGRAL GARAGE & NEW VEHICULAR ACCESS & CROSSOVER
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.129 ha.
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	1100/01 & 02 SIX COPIES

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?	CHANGE OF USE		REDEVELOPMENT
Tick the boxes(x)	ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION	See question 10
	FULL PERMISSION	✓
	APPROVAL OF DETAILS/RESERVED MATTERS	State relevant outline permission number Also complete Question 10
	TEMPORARY PERMISSION	State period required
	RELAXATION OF CONDITIONS	State relevant application number Conditions to be relaxed

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

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

EXTG BUNGALOW

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED/BROWN FACING BRICK WALLS

BROWN PLAIN TILE ROOFS

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG BOUNDARY FENCES TO NORTH, SOUTH & EAST. NEW DWARF BRICK WALL WITH PIERS TO WEST BOUNDARY.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

1 No EXTG VEHICULAR ACCESS 3m } BLOCKED
1 No EXTG PEDESTRIAN ACCESS 1m } UP.

1 No NEW COMBINED ACCESS 4m WIDE.

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

YES.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	1	9 *	/	*	/	*
BUNGALOW	/	*	/	*	1	4 *
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

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

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

£190

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 B S Watts. ON BEHALF OF Mr & Mrs G. Westwood DATE 16/11/01.

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".



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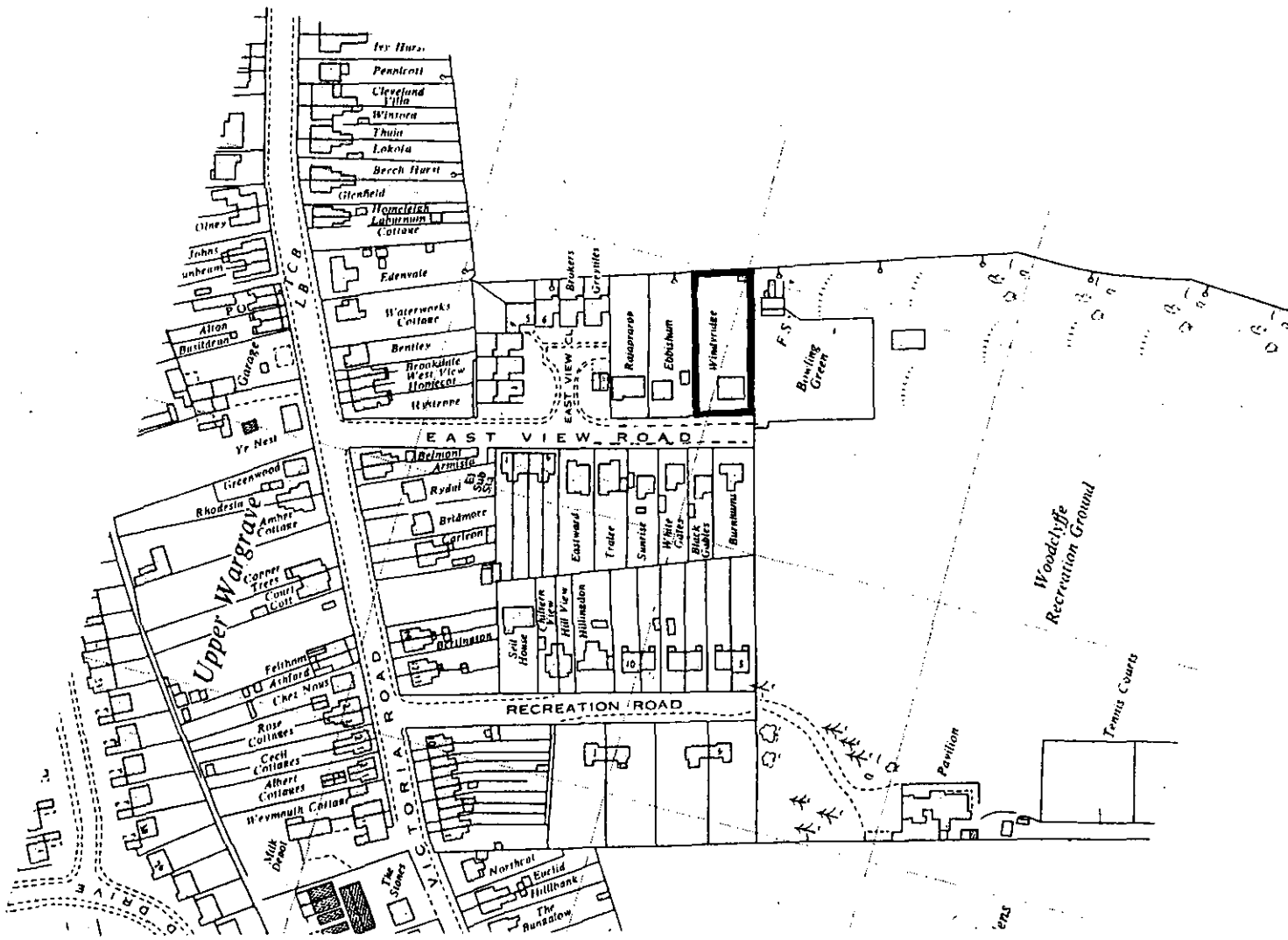
Development Control Section, Environmental Services, Wokingham District Council.

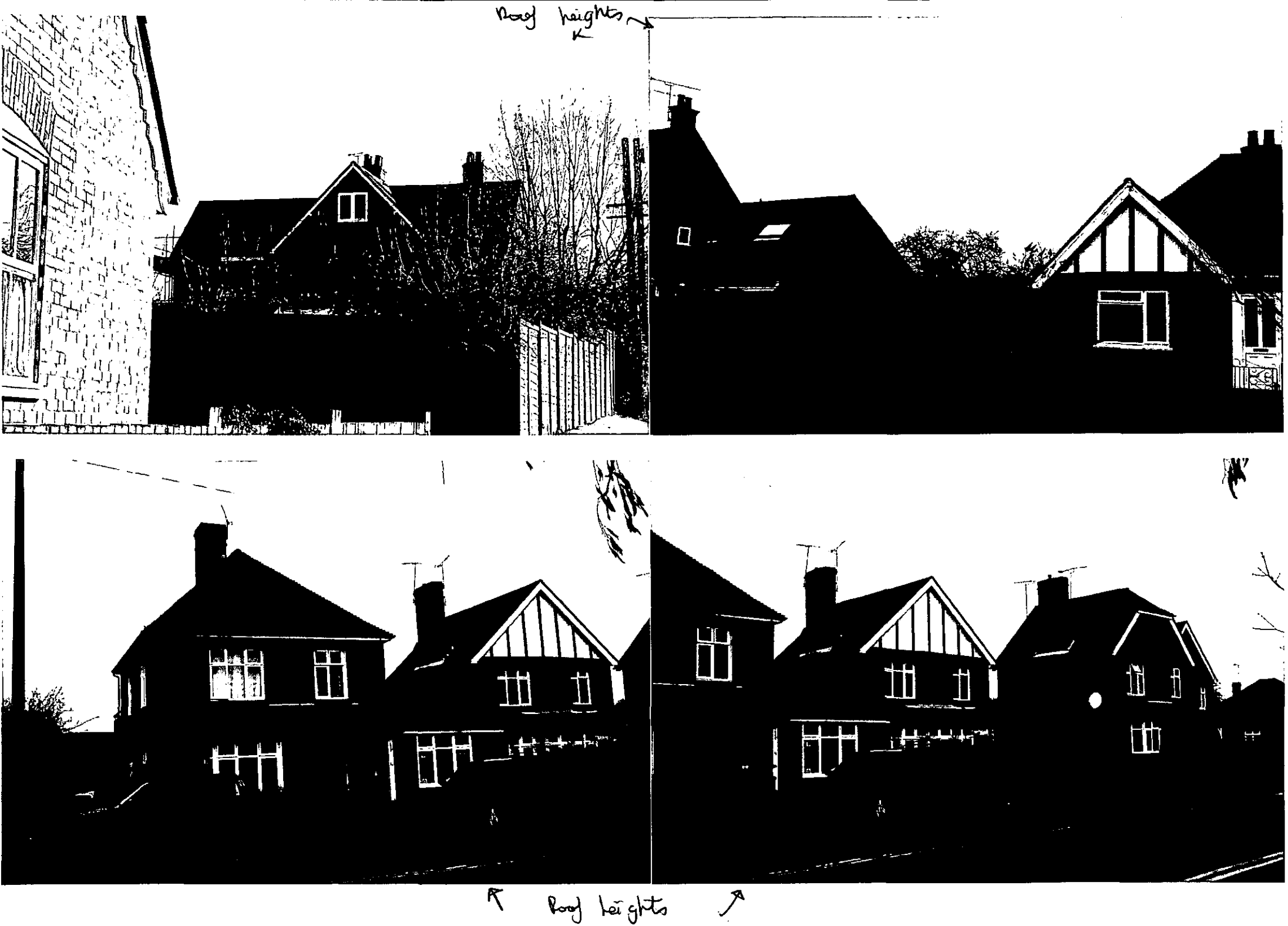
26 November 2001

Scale: 1 : 2500

N W E S



LOCATION PLAN 1:2500


Roof heights
Roof heights

Tall Roof





Big Roof



Bro Roof



Other houses closer to Nat. Trust land


HARLEQUIN
HARLEQUIN
HARLEQUIN

Roof heights + bulk











Possibly low level fencing to be added to form enclosed plot. Fence panels with holes will be used to avoid wind damage.

Juniperus Virginiana

Mahonia Hydrangea

Close boarded fence 2m high with 610mm trellis on top

Juniperus Sky Rocket

Existing Hawthorn trees

New privet hedgings planted summer 2001

Kerria Japonica

Potentilla

Hostas

Phyladelphus Belle Etoile

Viburnum Davidii

Prunus Cerasifera Aurea

EXISTING SHED WALLS TO BE KEPT

EXISTING APPLE TREES TO BE KEPT

Existing Yew hedge to be kept

Catalpa Bignonioides Pissardii

Photinia Red Robin and other smaller shrubs

Close boarded fence 2m high with 610mm trellis on top

PLANS TO MEET CONDITIONS

5393

extg privet hedge

Landscape Plan for
Windyridge
15 East View Road
Wargrave

Application No:
F/2001/5393

Applicant:
Mr G Westwood

Extg privet hedge. Yew & laurel trees removed

Existing tree still intact but may be removed at a later stage.

Existing wall replaced with 450mm high brick wall with piers. New hedge planted.

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	
05 APR 2002	
COPIES TO	ACK:
	FILE:

Possibly low level fencing to be added to form enclosed plot. Fence panels with holes will be used to avoid wind damage.

Close boarded fence 2m high with 610mm trellis on top

Existing Hawthorn trees

Juniperus Virginiana

Mahonia Hydrangea

Juniperus Sky Rocket

New privet hedgings planted summer 2001

Kerria Japonica

Potentilla

Hostas

Phyladelphus Belle Etoile

Viburnum Davidii

Prunus Cerasifera Aurea

EXISTING SHED WALLS TO BE KEPT

EXISTING APPLE TREES TO BE KEPT

Existing Yew hedge to be kept

Catalpa Bignonioides Pissardii

Photinia Red Robin and other smaller shrubs

Close boarded fence 2m high with 610mm trellis on top

PLANS TO MEET CONDITIONS

5393

extg privet hedge

Landscape Plan for
Windyridge
15 East View Road
Wargrave

Application No:
F/2001/5393

Applicant:
Mr G Westwood

05 APR 2002

Extg privet hedge. Yew & laurel trees removed

Existing tree still intact but may be removed at a later stage.

Existing wall replaced with 450mm high brick wall with piers. New hedge planted.

Possibly low level fencing to be added to form enclosed plot. Fence panels with holes will be used to avoid wind damage.

Juniperus Virginiana

Close boarded fence 2m high with 610mm trellis on top

Mahonia Hydrangea

Existing Hawthorn trees

Juniperus Sky Rocket

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BUILDING SERVICES	HPT
DC	TLS
	ENF
COPIES TO	FCK:
	FILE:

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