SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-877-1777 Fax.071-247-8181

APPLICATION NO:
O/2001/4097

LOCATION:
20 Keephatch Road, Wokingham.

APPLICANT:
Mrs J Dallinger

PROPOSAL:
Outline application for the proposed erection of one detached dwelling and garage.

EARLIEST DATE FOR DECISION: **29/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/07/2001

CASE OFFICER: **Emy Circuit**

REFUSED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Dallinger
20, Keephatch Road
Wokingham
Berkshire
RG401QL

Application Number: O/2001/4097

Parish: **WOKINGHAM**

Location: **20, Keephatch Road, Wokingham.**

Proposal: **Outline application for the proposed erection of one detached dwelling and garage.**

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

Reason

1. Due to the size of the application site and the proximity to 18 and 20 Keephatch Road, the proposal would result in a cramped form of development, with inadequate private amenity space, which would be harmful to the character of the surrounding area and the living conditions of neighbouring residents and future occupants of the proposed dwelling. The proposal is, therefore, contrary to policies SBE1, SBE2, SBE5 and SH1 of the South East Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

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:

South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5, SH1 and ST6.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WH5 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2001

Notice checked by: C Hunter

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.

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/200[redacted]097**

20, Keephatch Road, , Wokingham.

Proposed erection of detached dwelling with attached garage.

E.S.

PLANNING SERVICES RPT 45391
POL
DC E+C
AP?
CS
25 JUL 2001

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M. Robertson Date: Wednesday 07

Councillor M Robertson

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

The family at No 18 Keephatch will be delighted with this decision. It is a ghastly application.

Tel: (0118) 974 6479

Date: 2/7/01

My ref: F/2001/4097

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/4097
20 Keephatch Road, Wokingham.
Proposed erection of detached dwelling with attached 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 **Emy Circuit** on **(0118) 974 6479**. 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 12/7/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4097**
20, Keephatch Road, , Wokingham.
Proposed erection of detached dwelling with attached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Robertson

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 6479

Date:

My ref: O/2001/4097

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

Dear Councillor

Application Number: O/2001/4097
20, Keephatch Road, , Wokingham.
Outline application for the proposed erection of one detached dwelling and 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 **Emy Circuit** on **(0118) 974 6479**. 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

John Mitchell
Development Control Manager

Tel: (0118) 974 6479

Date: 2/7/01

My ref: O/2001/4097

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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

Dear Councillor

Application Number: O/2001/4097
20, Keephatch Road, , Wokingham.
Outline application for the proposed erection of one detached dwelling and 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 **Emy Circuit** on **(0118) 974 6479**. 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

John Mitchell
Development Control Manager

6/B/6/59 20, KEEPHATCH ROAD 11/11/59 C/A

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
	BR 895	29.5.74	DEMOLITION OF EXISTING CARAGE } MR R.E. DOBBINGER		11.6.74 APP.		
			ERECTION OF DOUBLE CARAGE }				
	00929		" " "	8.874%			
R/106/68		22/7/68	Extension & erect sun lounge	9/9/68 C			

Applicationo	Name & Address
F/2001/4097	Mr B.G Priest 18 Keephatch Rd Wokingham Berks RG40 1QL
Application refused	Letter sent: 13/07/01

WORK SHEET FOR : Emy Circuit

Application Number : O/2001/4097

Applicant : Mrs J Dallinger .

Location : 20, Keephatch Road, , Wokingham.
Proposal : Outline application for the proposed erection of one detached dwelling and garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		15 June

Date of Neighbour Notifications : .....

Date of Site Visit : .....15 June 2001.....

Date Registered : 29/05/2001

Earliest Date for Decision : 29/06/2001

Latest Consultation Date/Site Notice Expiry Date : 29/06/2001

This application will have expired on: 24/07/2001. You need to make a *decision 1 day prior to this date for this application to count as* determined in less than 8 weeks.

Consultation Responses :

Env Health - conditions
Env Agency - informative
Highways - additional info
Neighbours - outlook / light to r/o No 18 + patio / garden / lack of space / possible disturbance / future overlooking / infill development.
Landscape - would like to see improved frontage if ok on small plot.

Planning Issues :

principle - identified settlement
character and amenities of area
highways

O/2001/4097
20 Keephatch Road, Wokingham

20 Keephatch Road is a two-storey, semi-detached dwelling, located on the corner of Keephatch Road and Hughes Road. It has been extended at the rear and has a detached double garage.

History: There have been no previous applications for additional residential dwelling on the site.

Appraisal: This is an outline proposal for erection of a detached dwelling on land that currently forms the rear garden of 20 Keephatch Road. All matters are reserved, although illustrative drawings have been submitted. The existing double garage would fall partly within the application site and it is indicated that this would be removed.

There was a discrepancy in the site dimensions of the 1:200 site plans submitted originally but a revised plan has been received correcting this.

The application site would front Hughes Road and its dimensions would be approximately 15 metres deep and 14.5 metres wide. 20 Keephatch Road would retain a plot of 26 metres in depth and 15 metres wide.

Principle of development (SEALP STV1 & SH1; WDLPDD WOS2 & WH1)
The site is located within the Identified Settlement of Wokingham and, hence, residential development is acceptable in principle, subject to compliance with other policies.

Impact on the character and amenities of the surrounding area (SEALP STV6, SBE1, SBE2 & SBE5; WDLPDD WOS3 & WBE1)
The garden area does not in itself make an important contribution to the character of the area its loss would not warrant refusal of the application. However, it is considered that, due to the size of the site, residential development, whether single- or two-storey, would result in a cramped form of development with inadequate amenity space. If the dwelling were located towards the front of the site it would be forward of the flank of No 20 and of the front elevations of properties in Hughes Road and, hence, would be unacceptably prominent in the street scene. If it were located further back on the site it would be likely to have an unacceptably overbearing impact on 18 & 20 Keephatch Road, making these properties feel very enclosed. The illustrative scheme does not demonstrate that it would be possible to avoid overshadowing of these existing properties or an overbearing impact on them. It would be difficult to provide any useable space around the building. The illustrative design indicates a chalet-style property but this would be uncharacteristic of the surroundings.

Most of the land remaining around 20 Keephatch Road would be to the front and side – it would be possible to provide private amenity space at the side of the property but the remaining space at the rear of the property would probably be too narrow to prevent development on the application site having a detrimental impact.

Highways

The Highway Officer indicated that further information would be required: following discussion it was agreed that the appropriate visibility splay could be achieved; in terms of highway standards on site turning would be necessary due to the proximity to a junction with a classified road – although this could probably be achieved it would contribute to the cramped appearance of the development and would not be characteristic of the road. This additional information has not been requested as it is an outline proposal and apparent that the requirements could be achieved if necessary.

Recommendation: Refusal

Application Number O/2001/4097
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Due to the size of the application site and the proximity to 18 and 20 Keephatch Road, the proposal would result in a cramped form of development, with inadequate private amenity space, which would harmful to the character of the surrounding area and the living conditions of neighbouring residents and future occupants of the proposed dwelling. The proposal is, therefore, contrary to policies SBE1, SBE2, SBE5 and SH1 of the SEALP and WOS3, WBE1 and WH1 of the WDLPDD.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1 / SBE1 / SBE2 / SBE5 / SH1 / ST6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2 / WOS3 / WBE1 / WH5 / WT16
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 6-7-01

RECORD OF SITE VISIT

SITE ADDRESS: 20 Keephatch Road Wokingham.

APPLICATION NUMBER: O/2001/4097

OFFICER: Emy Circuit

DATE OF SITE VISIT: 15 June 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? on gates in Keyner Rd

2. DESCRIPTION OF SURROUNDINGS

residential - 2sr | semis + detached

3. DESCRIPTION OF SITE/BUILDING

rear garden of corner site adjacent to sub station

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached

5. SITE CONSTRAINTS

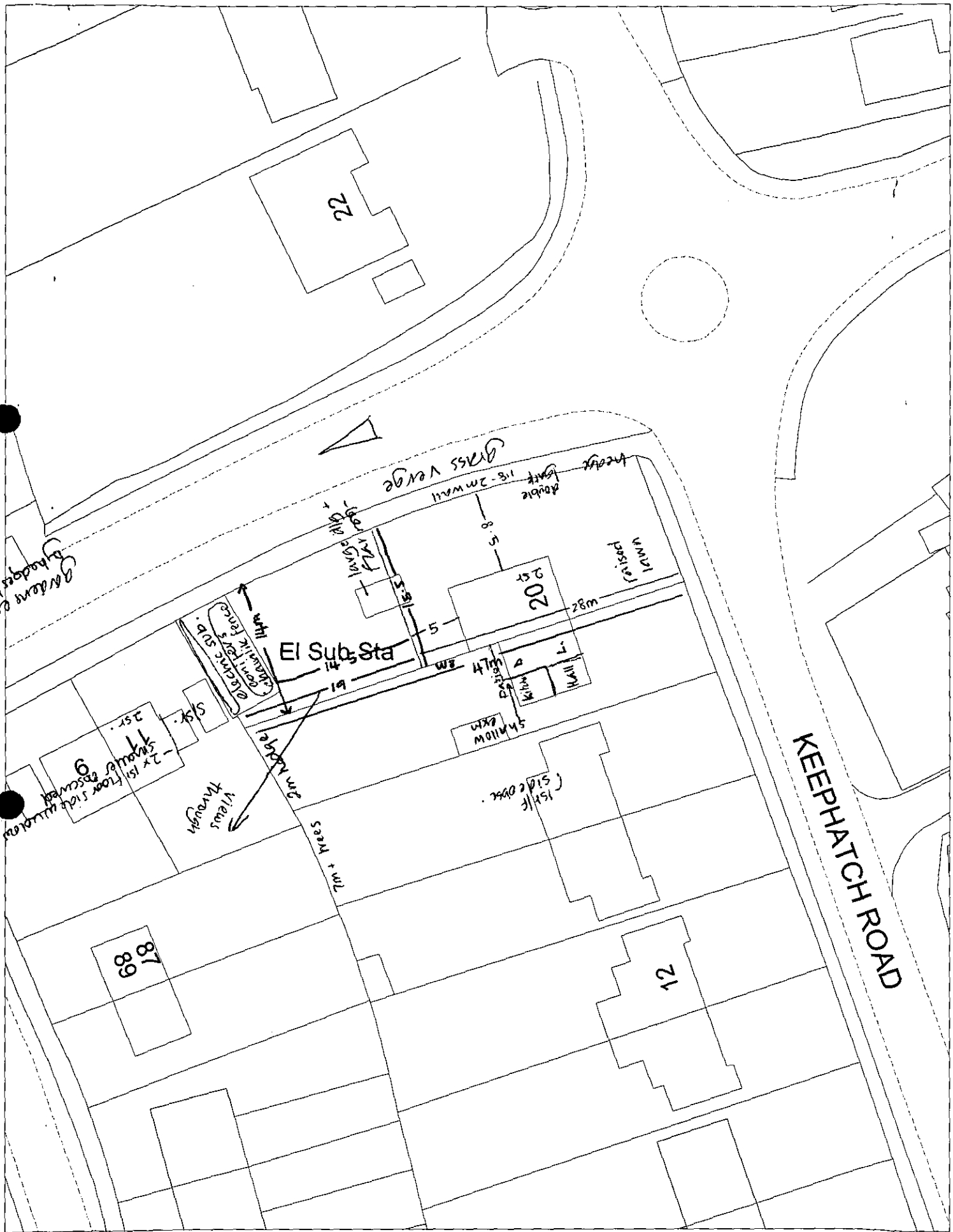
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

18 June 2001

Scale: 1 : 500

N
W E
S

Date: 26 June 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2001/4097

Location: 20, Keephatch Road, Wokingham.

Proposal: Outline application for the proposed erection of one detached dwelling and garage.

Applicant: Mrs J Dallinger.

Case Officer: Emy Circuit

The new plans show the following: Correct site dimensions.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. 0/2001/4017(Planaps) / (Ludhouse) Date Rec. 25 June 2001

Location: 20 Keepharn Road

Parish Wokingham

Applicant:

Description of attached plans Correct site dimensions

Drawing No's: /

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
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: ~~20~~ 18 Keepharn Rd

Date for Responses INFO ONLY.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 26.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

Recd 1.10PM 22.6.01

REF EXC/O/2001/4097.

20, KEEPHATCH ROAD
WOKINGHAM
BERKSHIRE
22nd JUNE 01

Please find enclosed amended plan regarding outline planning permission at above site. As you rightly pointed out the distance involved is just over 19 metres.

Yours faithfully.

R. Dallinger.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 JUN 2001	
COPIES TO:	ACK:
	FILE:

REVISED PLAN
4097

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 20 June 2001

Location:	20 Keephatch Road, Wokingham
Proposal:	Proposed erection of detached dwelling with attached garage.
Application Number:	F/2001/4097

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

There are a number of conifers within the electricity sub station which have recently been cut back to the boundary and there are no other trees within the site. If the house and garage are acceptable on this small plot of land, I would want to see an improved frontage to the site along Hughes Road rather than the 2m high brick wall and to include some additional planting, so that it is in keeping with the existing character of the road.

Catherine Brimble

Catherine Brimble
Landscape Architect

22-6-2001

18 KEEPHATCH ROAD
WOKINGHAM
RG40 1QL

PLANNING SE
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DC E CIRCUIT
APP
CS
25 JUN
COPIES TO:
ACK: ✓
FILE:

YOUR REF EMY CIRCUIT
F/2001/4097

DEAR MADAM

IN ANSWER TO YOUR LETTER OF THE 5TH OF JUNE REGARDING THE PROPOSED ERECTION OF A CHALET BUNGALOW AND GARAGE AT THE REAR OF 20 KEEPHATCH RD.

MYSELF AND FAMILY ARE STRONGLY OPPOSED TO IT, WHEN WE MOVED IN 40 YEARS AGO IT WAS BECAUSE THE OUTLOOK WAS GOOD, THE FREE ACCESS TO LIGHT AND NOT OVERLOOKED BY OTHER HOUSES.

THE GARDEN IS WELL MAINTAINED BECAUSE WE LOVE TO DO IT, AND ALSO HAVE A PATIO WHICH SEES THE SUN FROM MIDDAY UNTILL IT SINKS IN THE WEST AT ABOUT 8 P.M. IT IS IN CONSTANT USE DURING THE SUMMER

THE PROPOSED BUILDING WILL BE AN INTRUSION ON OUR BACK GARDEN, IT WILL BE LARGE AND WILL CONTINUE UP THE GARDEN UNTILL THE GARAGE WILL BE 5.4 M AWAY FROM OUR HOUSE WALL, WHICH IS VERY CLOSE, SO WITH THE HEIGHT OF THE HOUSE AS WELL WE ARE GOING TO LOSE THE ACCESS TO LIGHT AND SUN, WHICH WILL BE WORSE STILL IN THE WINTER MONTHS, I THINK IT IS VERY UNNEIGHBOURLY.

OUR GARDEN AND DINING ROOM WILL BE CAST INTO AN EARLY SHADOW THROUGHOUT THE YEAR.

I AM RETIRED FROM WORK AND INTEND TO LIVE HERE FOR THE REST OF MY LIFE, WHICH IS ALSO THE SAME FOR OUR TWO SONS, MRS DALLINGER LOST HER HUSBAND A FEW MONTHS AGO AND IS LIVING ON HER OWN FINDS THAT A HOUSE OF THAT SIZE IS A LOT

TO LOOK AFTER AS SHE GETS OLDER WHICH IS UNDERSTANDABLE, SO SHE IS CONSIDERING MOVING. WE WILL BE SORRY TO SEE HER GO, BUT WE WILL BE LEFT WITH THIS INTRUSION.

I THINK THERE WILL BE LACK OF SPACE FOR THE NEW DWELLING AND VERY MUCH SO FOR NO 20. THERE IS ALSO THE POSSIBILITY OF NOISE DISTURBANCE FROM THE NEW DWELLING. MY GREENHOUSE STANDS NEAR THE BOUNDARY FENCE, A GOOD TARGET FOR CHILDREN IF THERE ARE ANY. ROUNDABOUT ACCESS IS ALSO A CONCERN.

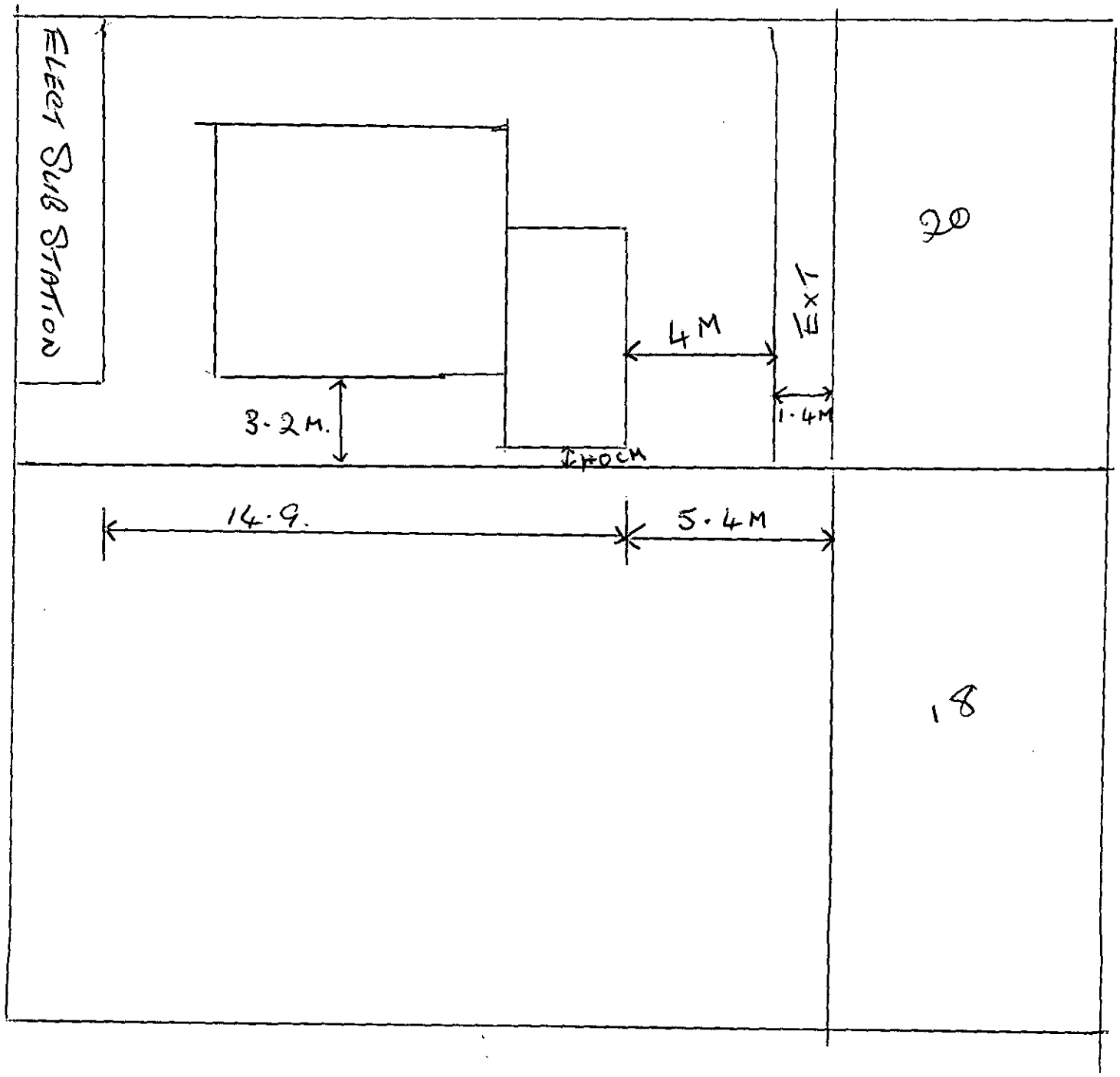
THE PLAN STATES THAT THERE IS TO BE ONE BEDROOM IN THE ROOF FACING OUT ON TO HUGHES ROAD, SO THERE WOULD BE NO WINDOWS TO OVERLOOK US. I THINK THE PLAN TELLS US A DIFFERENT STORY, THERE WILL BE SPACE FOR ANOTHER ROOM IN THE ROOF, READY FOR WHEN THE PLANS ARE PASSED. WHAT ARE THE FUTURE DEVELOPMENT RIGHTS.?

MY WIFE PHONED COUNCILLOR MRS M. ROBERTSON TO ASK IF SHE HAD SEEN THE PLANS, WHICH SHE HAD, AND SAID THEY LOOKED ALRIGHT, SHE WAS INVITED TO VIEW THE SITE FROM OUR HOUSE, SHE WAS SURPRISED TO SEE HOW CLOSE IT WAS TO OUR PROPERTY AND AGREED THAT WE WOULD LOSE LIGHT.

ENCLOSED SKETCH IS OUR MEASUREMENT

YOURS SINCERELY

Mr B G Priest


ELECT SUB STATION
3·2M.
4M
EXIT
1·4M
60CM
14·9.
5·4M
20
18

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney — My Ref: JRM
Environmental Health

To: Emy Circuit
Development Control: 11/06/01

---

20 KEEPHATCH ROAD, WOKINGHAM, F/2001/4097

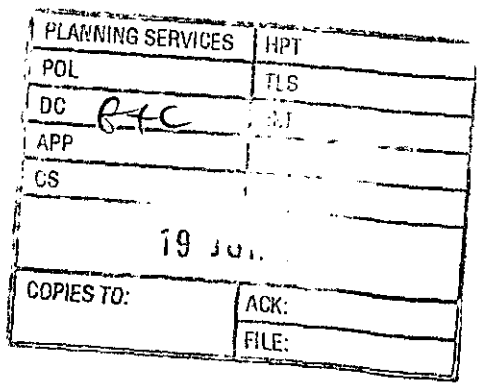
Having considered the above application which is within 250metres of an ex landfill site, I recommend the following conditions be attached should planning permission be granted:

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

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney

John Mullaney
Senior Environmental Health Officer



Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 18 June 2001
My ref: EXC/O/2001/4097
Your ref:

Mrs J Dallinger
20 Keephatch Road
Wokingham
RG40 1QL

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

Dear Mrs Dallinger

PROPOSED ERECTION OF DETACHED DWELLING AND GARAGE ON LAND REAR OF 20 KEEPHATCH ROAD, WOKINGHAM – O/2001/4097

With regard to the above application, there appears to be a discrepancy, of about two metres, in the drawings submitted. The width of the proposed development site, measured along the southern boundary is approximately 19 metres on the 1:1250 location plan but 21 metres on the 1:200 illustrative site layout plan. The overall length of this boundary differs by the same amount.

The shorter distance corresponds with the ordnance survey plans held at this office and, if I do not hear from you by 29 June, the application will be determined on this basis.

If you like to discuss this matter, I can be contacted on 0118 974 6479.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

File: 20 Keephatch Road, Wokingham.doc

Our ref: SP\2001\003849\001
Your ref: F/2001/4097
Date: 13th June 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	LET
POL	TLS
DC	EJF
APP	
CS	
15 JUN 2001	
COPIES TO:	LCR:
	FILE:

Dear Madam

PROPOSAL: Erection Of Detached Dwelling And Attached Garage
LOCATION: 20 keephatch Road, Wokingham

Thank you for your letter dated 05th June 2001, which was received on 08th June 2001. You are asked to quote the following reference in any correspondence: **SU86NW/23/10**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

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 Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Landfill Gas Risk

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

Land Drainage

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.

Cont/d..

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

Advice To Applicant

Groundwater Protection

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

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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.

Conservation

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

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

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 down-pipe
- provision of a thick layer of good quality top soil

Cont/d..

- 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.

Garden Maintenance
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:

- collecting rainwater in water butts connected to down-pipes
- 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 Water And Rainwater 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.

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.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Team

CC: Mrs. J. Dallinger, 20 Keephatch Drive, Wokingham, RG40 1QL

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 05 June 2001

Application Number: F/2001/4097

Proposal: Proposed erection of detached dwelling with attached garage.

Parish: WOKINGHAM TOWN

Site Address:
20, Keephatch Road, , Wokingham.

Applicant:
Mrs J Dallinger .

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

✓ below as applicable;

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

The highway authority have no objection in principle however request a revised plan that addresses the following points:

1/ Turning area within the curtilage to enable vehicles to enter and leave the site in a forward gear.

2/ pedestrian visibility splays of 2.4m by 2.4m at the intersection of the driveway and the adjacent footway. Dimensions are to be measured along the edge of the drive and the back of the footway from their point of intersection.

Signed: _____ **Print name:** Adam Coggins 08/06/01

Received by Wokingham District Council

Application No: O/2001/4097

Proposal:
Outline application for the proposed erection of one detached dwelling and garage.

Location:
20, Keephatch Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

11 June 2001

Received by Wokingham District Council

Application No: F/2001/4097

Proposal:
Proposed erection of detached dwelling with attached garage.

Location:
20, Keephatch Road, , Wokingham.

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

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

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Head Planning and Transportation

05 June 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 MAY 2001	Map No. 69 Site 0.02
Officer: EJC / Application No. 0/2001/4097	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ~~ERECTION OF~~ DETACHED DWELLING WITH ATTACHED GARAGE
Outline Application for the proposed erection of one detached dwelling and garage

Location: 20 KEEPHATCH ~~DRIVE~~ ROAD

Parish: WOKINGHAM Ward: Norreys 5.6.01 D.

Applicant: MRS J DALLINGER

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Rear & side elevations	5.6.	
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 : 5.6.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ landfill → Environment Agency .....
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:

..... NS Pre-App? .....
.....
.....

NEIGHBOURS:

..... 2 x S/N & see map for neighbour notice .....
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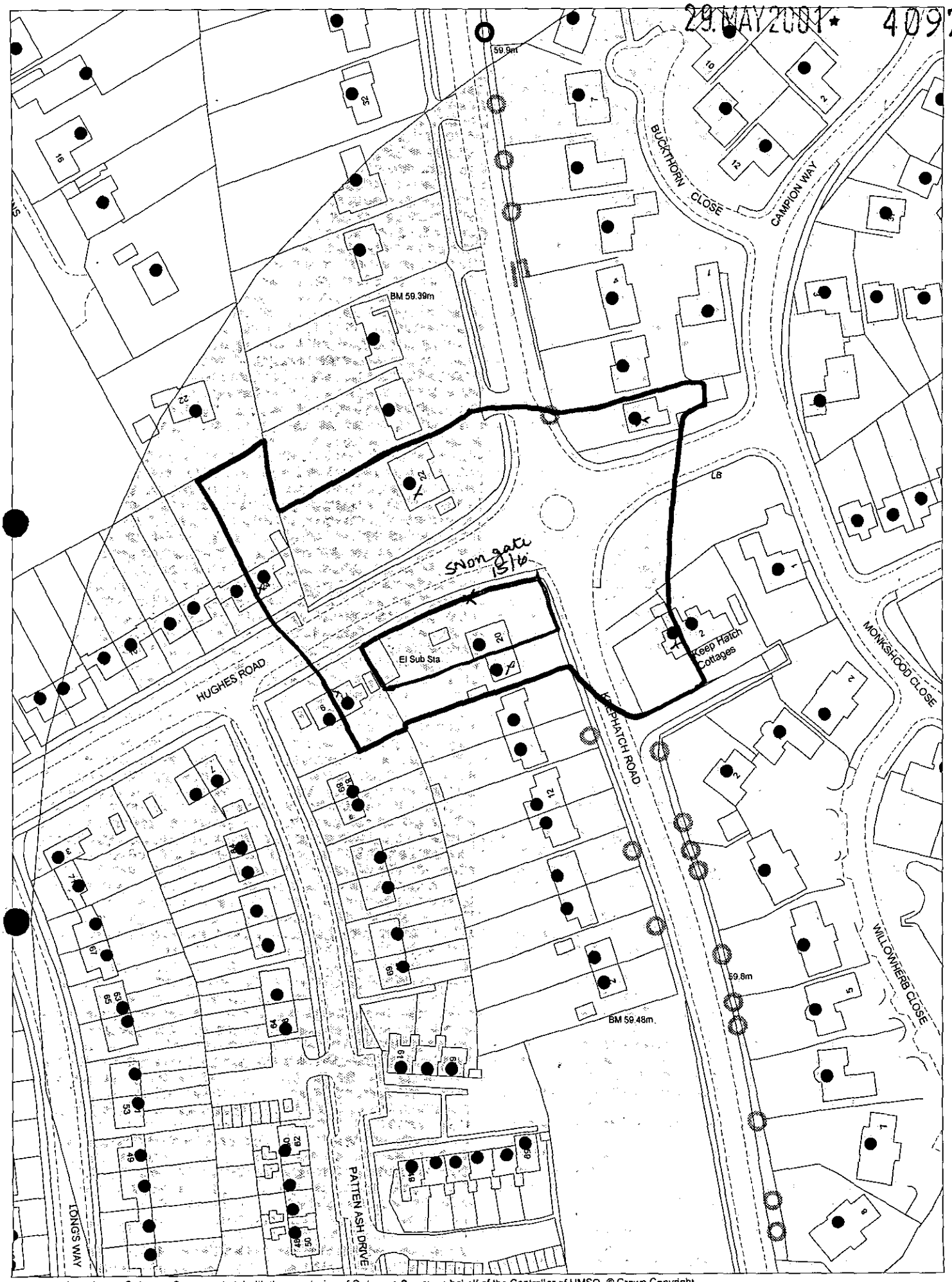
29 MAY 2001 ★ 4097



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Development Control Section, Environmental Services, Wokingham District Council.

30 May 2001

Scale: 1 : 1250

N
W E
S

1509/ab

PLANNING APPLICATION PART 1

29 MAY 2001 * 4097

WOKINGHAM DISTRICT COUNCIL

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

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

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

For office use only
Application No.

1.	YOUR NAME	MRS J. DALLINGER
	ADDRESS	20, KEEPHATCH DRIVE
		WOKINGHAM
	POST CODE	RG40 1QL Tel No. 9780238
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	20, KEEPHATCH DRIVE WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.025 HECTARE
5. Give brief details of the proposal	ABOUT THE APPLICATION	CHALET STYLE HOUSE WITH ATTACHED GARAGE
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:~~2500~~ 1:250 Location Plan ✓
- 1:~~500~~ 200 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 ✓ EXISTING GARAGE
- OTHER

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

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

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

- EXTERNAL APPEARANCE
- 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 - PART OF GARDEN

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

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED BRICK (LBC HEATHER OR EQUIV)
BROWN TILES.

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	1
	3	
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	1

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

N/A AT THIS STAGE

YES / NO

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190

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

SIGNED [signature] ON BEHALF OF _____ DATE 26/5/01

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

1789/a

SECTION 66 CERTIFICATE

Application No.

29.MAY2001* 4097

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

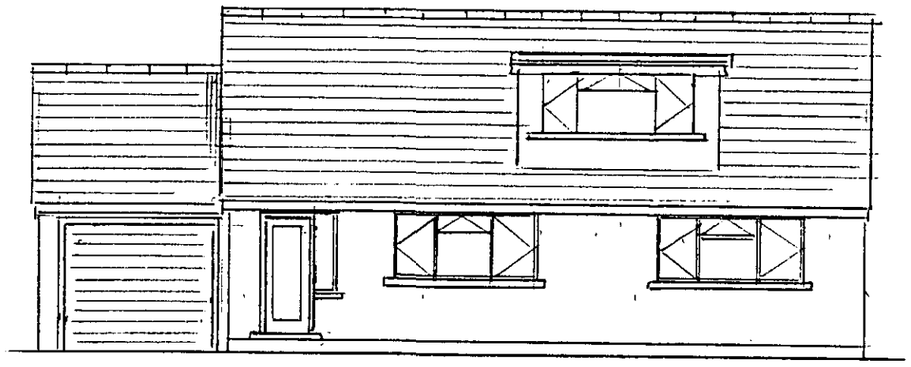
Signed . . . C. J. Dallinger . . . . . .

On behalf of . . . . . .

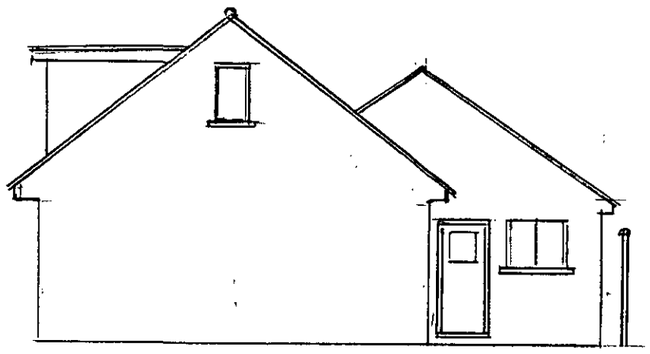
Date . . . . . 26/5/01 . . . . . .

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

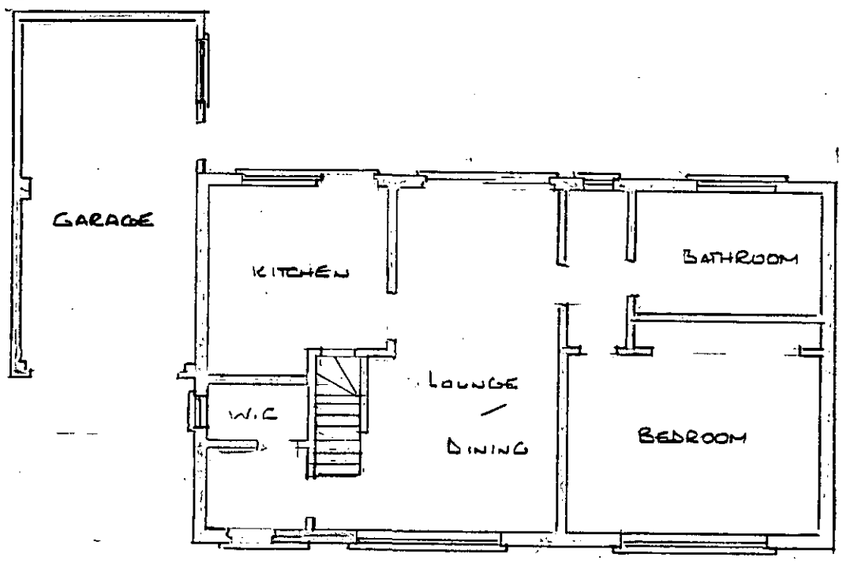
29.MAY2001* 4097



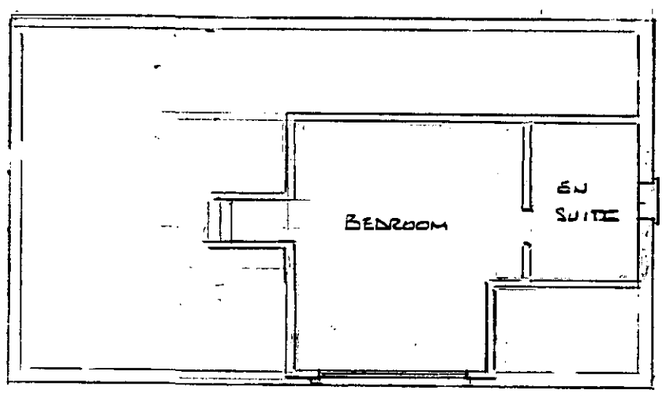
- FRONT ELEVATION -



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

REFUSED

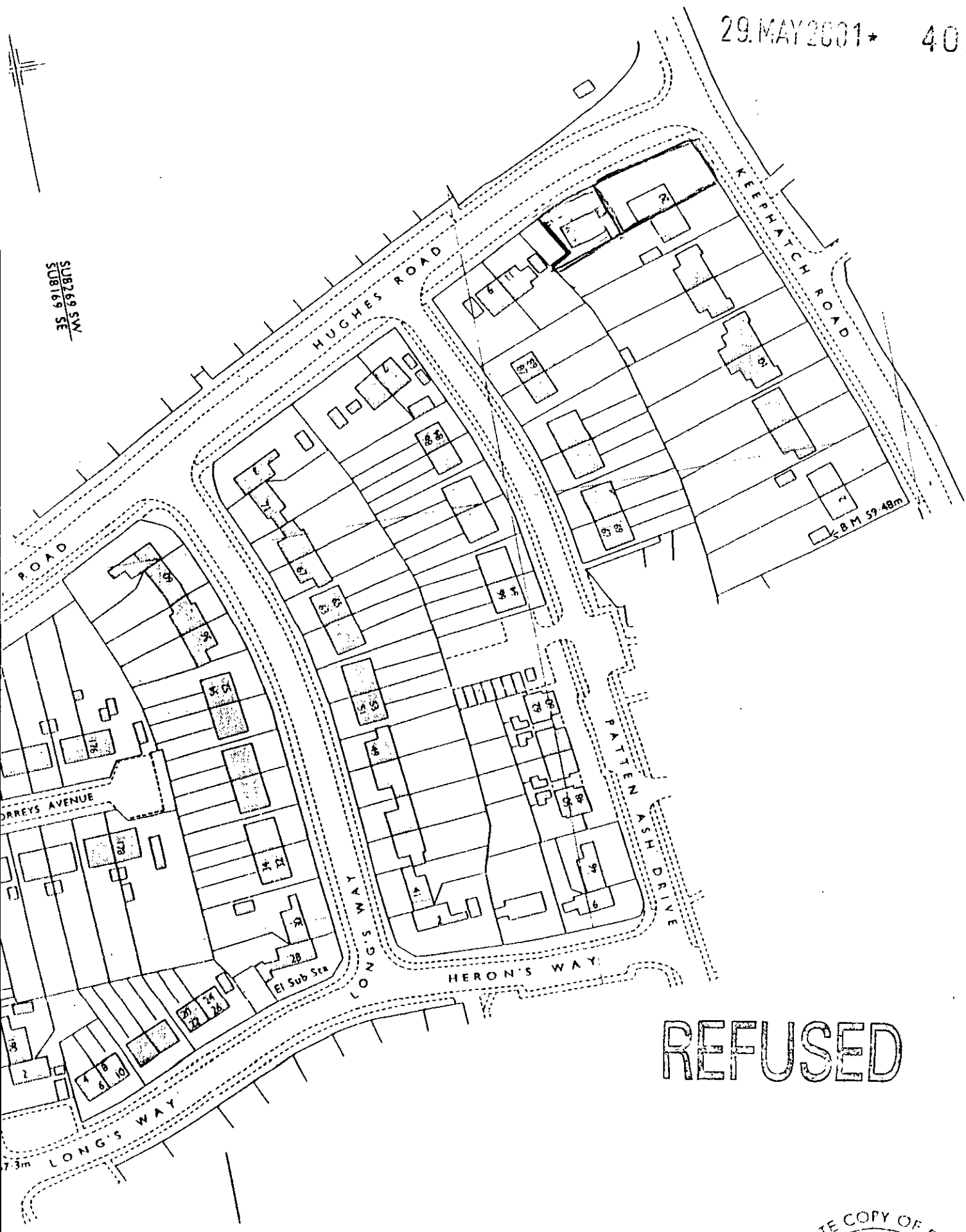
- FOR ILLUSTRATIVE PURPOSE ONLY -

PROPOSED DETACHED DWELLING
AT REAR OF 20. KEEPHATCH DRIVE
WOKINGHAM

SCALE 1:100.

NCE	SU8269	SECTION D	Scale 1/1250
KSHIRE	DISTRICT WOKINGHAM		© Crown copyright 1988

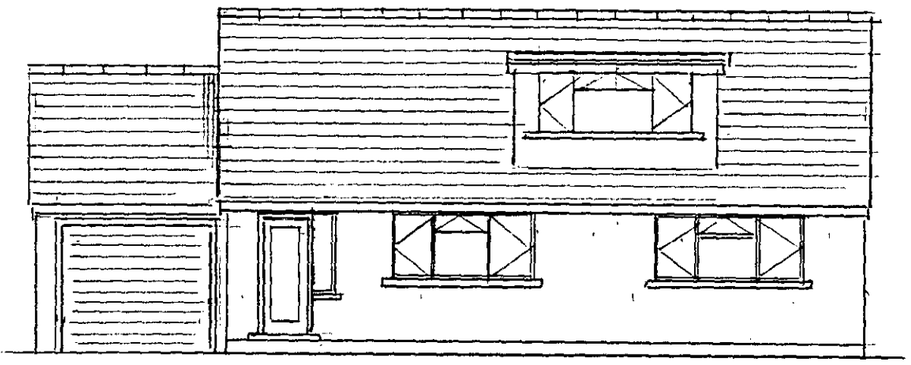
29.MAY2001* 4097



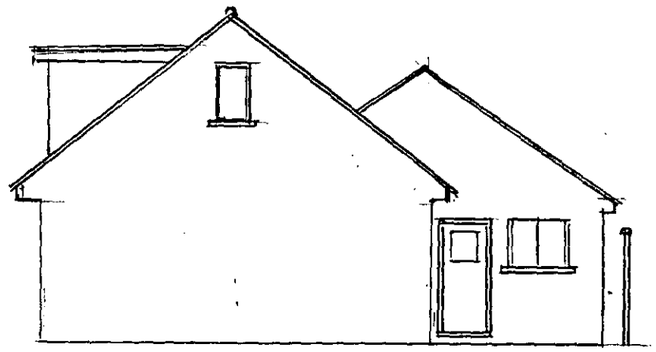
REFUSED

CERTIFICATE COPY OF FILED
H.M. LAND

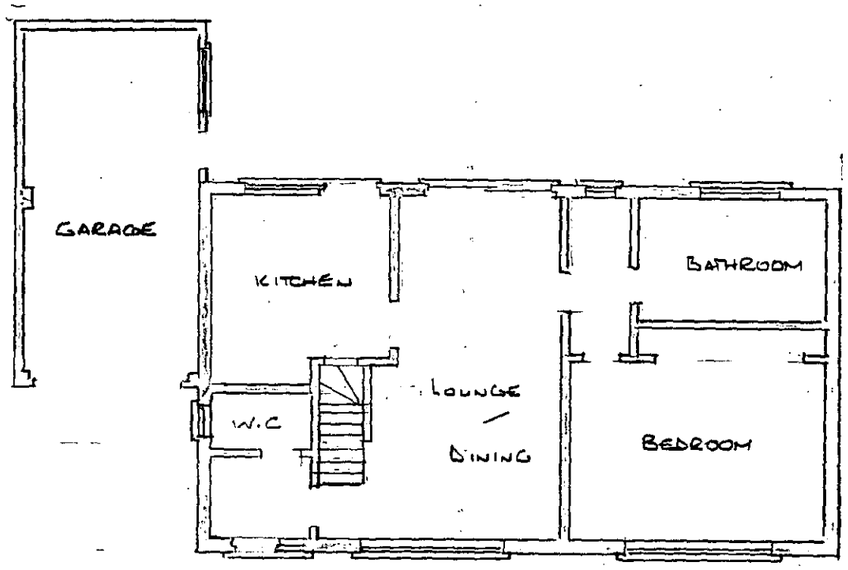
29.MAY2001* 4097*



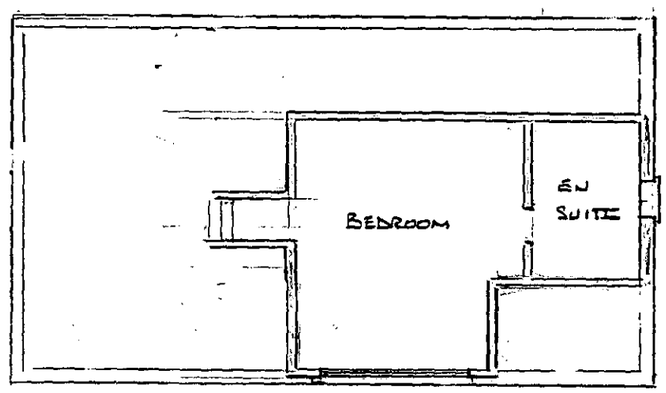
- FRONT ELEVATION -



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

REFUSED

- FOR ILLUSTRATIVE PURPOSE ONLY -

PROPOSED DETACHED DWELLING AT REAR OF 20. KEEPHATCH DRIVE WOKINGHAM

SCALE 1:100.

NCE | SU8269 | SECTION D | Scale 1/1250

KSHIRE | DISTRICT WOKINGHAM | © Crown copyright 1988

29 MAY 2001 4097



REFUSED

CERTIFICATE COPY OF FILED PLAN