APPLICATION NO
F/2002/8251

LOCATION:
19 Eastheath Gardens, Wokingham .

APPLICANT:
A Woolnough C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed erection of new dwelling and detached garage.

EARLIEST DATE FOR DECISION: **13/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 12/03/2003

CASE OFFICER: **Angela Odell**

REFUSED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

A Woolnough
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/8251

Parish: **WOKINGHAM**

Location: **19, Eastheath Gardens, Wokingham.**

Proposal: **Proposed erection of new dwelling and detached 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 reasons for which are specified hereunder.

Reason
1. Due to its siting on an area of open land that contributes significantly to the character and appearance of the area, the proposed dwelling would have a harmful effect on the visual amenity, character and appearance of the area. The proposal would therefore be contrary to policy EN1 of the Berkshire Structure Plan, policies STV6 and SBE2 of the South East Area Local Plan and to policies WOS3, WBE1, WH1A and WH6A of the Wokingham District Local Plan (as agreed to be modified).

Reason
2. Due to its design and siting the proposed dwelling would result in unacceptable overlooking of nearby residential property. The proposal is therefore contrary to policy LD3 of the Berkshire Structure Plan, policy SBE2 of the South East Area Local Plan and to policy WOS3 of the Wokingham District Local Plan (as agreed to be modified).

Reason
3. The remote siting of the garage and driveway is likely to result in on-street parking which would be potentially detrimental to the safety and convenience of other highway users. Furthermore, the visibility at the access is inadequate and would also be potentially detrimental to highway safety. The proposal is therefore contrary to policy LD5 of the Berkshire Structure Plan, policy ST3 of the South East Area Local Plan and to policy WT7 of the Wokingham District Local Plan (as agreed to be modified).

Informative
1. This refusal is in accordance with plan number 1550/01 C received by the Local Planning Authority on 15 January 2003.

Informative

2. The applicant is advised that it may be possible to overcome reasons for refusal numbers 2 and 3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/02/2003

Notice checked by: _____

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

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8251

Applicant : A Woolnough C/O The Edwards Irish P/Ship.

Location : 19, Eastheath Gardens, Wokingham, .
Proposal : Proposed erection of new dwelling and detached garage.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.03.

Date Registered : 15/01/2003

Earliest Date for Decision : 13/02/2003

Latest Consultation Date/Site Notice Expiry Date : 13/02/2003

This application will have expired on: 12/03/2003. 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 :

- Highway officer: ~~requires~~ advises proposed driveway and garage is too divorced from the dwelling. Asks for this to be addressed which will also improve the visibility available.
- Environmental Health Officer: No objection, but recommends standard hours of construction condition.
- Thames Water: advise public sewers cross site.
- Tree officer: No objection subject to a trees & hedge protection condition.
- 8 letters of objection on the following grounds:
  - Spoil character and openness of the central island to detriment of appearance
  - [redacted] will spoil outlook & loss of privacy
  - Hazard of extra cars close to right hand bend in road - dangerous access.
  - Previous appeal dismissed & proposal at No. 2 rejected also on appeal.
  - Threat to trees and hedges, including some to be removed, will spoil pleasant appearance of Eastheath Gardens
- 1 letter of comment: wants 2 trees at front of house to be retained. Otherwise no objection. With garage so far to rear cars may be parked at front of property.
- 1 letter of support: will have minimal visual impact, effect on traffic on neighbouring property.

Application Number: F/2002/8251

Appraisal :

See attached report.

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

F/2002/8251 – Appraisal

Proposal
Is to erect a detached 3-bedroom house at the side of the existing house and a detached garage in the side garden. Proposed house would be 9.4m. wide and 7m. deep.

Relevant Planning History
Application 28457 for a bungalow in the side garden of No. 19 was refused permission and the subsequent appeal dismissed on 7.12.87. The Inspector considered that much of the very pleasant visual impact experienced on entering Eastheath Gardens derives from the almost parkland appearance of the central island, and that the long side of the appeal site which faced the entrance road gave an air of spaciousness to the whole. He considered that the bungalow would be seen above the trees and its mass would destroy the present spaciousness. Also the bungalow would be out of keeping with the existing houses. Also the bungalow would intrude upon the outlook of existing houses. Could also set a precedent, particularly re. No. 20 Eastheath Gardens.
Outline application 22844 for the erection of one dwelling at No. 20 Eastheath Gardens refused permission and the subsequent appeal dismissed in 1986

Effect on the character and appearance of the area
As the site is within the Wokingham settlement boundary, the proposal is acceptable in principle. However, the proposed house would be on an area of open garden land whose openness and contributes significantly to the character and appearance of the area, particularly as the proposed house would be directly opposite the entrance into Eastheath Gardens. Therefore consider that the proposed house would again have the same effect as the previous proposal for a bungalow (see above) in removing the current spaciousness provided by the undeveloped side garden on this 'island' site. Whilst consider the design of the proposed house itself would not now be out of keeping, it would in some ways have a greater impact than the previously proposed bungalow because it would be taller. The proposed garage would also require removal of some vegetation. Whilst the tree officer raises no objection to this, it would interrupt the current line of trees and bushes/hedging. Although PPG3 and local plan policies encourage development of previously developed land, including gardens within settlements, consider this does not outweigh the above objections. Allowing the proposal could also set a precedent regarding the garden of No. 20.

Effect on neighbouring properties
No. 17 Eastheath Gardens: proposed house will look obliquely across to No. 17. The proposed lounge/dining room and bedroom 3 windows would be about 17.5m. obliquely from the nearest front windows of No. 17. Consider this distance is too near to prevent unacceptable overlooking. Although there is a beech hedge between, this would only provide partial screening in winter and would not prevent overlooking from the proposed first floor bedroom 3 window. (It may be possible to overcome this by 'handing' the design.)
No other properties significantly affected.

Proposed garage and driveway

Highway officer advises that this is too far from the proposed dwelling (and is therefore likely to result in cars parking on the road in front of the house to the detriment of highway safety and convenience). Also visibility appears to be inadequate in the current location. Therefore consider should add this as a reason for refusal with informative that it may be possible to overcome it.

Recommendation: refusal

Application Number F/2002/8251
Conditions/Reasons for Refusal

~~Allowing the proposal could also set an unfortunate precedent.~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to its siting on an area of open land that contributes significantly to the character and appearance of the area, the proposed dwelling would have a harmful effect on the visual amenity character and appearance of the area. The proposal would therefore be contrary to BSP Policy ENI, SEALP Policies STV6 and SBE2 and to WDLP (as agreed to be modified) policies WOS3, WBE1, WH1A + WH6A.
2			Due to its design and siting the proposed dwelling would result in unacceptable overlooking of nearby residential property. The proposal is therefore contrary to BSP Policy LD3, SEALP Policy SBE2 and to WDLP (as agreed to be modified policy WOS3.
3			~~Due to~~ the remote siting of the garage and driveway is likely to result in on street parking ~~[illegible]~~ which would be potentially detrimental to the safety and convenience of other highway users. Furthermore, the visibility at the access is ~~inadequate~~ inadequate and would also be potentially detrimental to highway safety. The proposal is therefore contrary to BSP Policy LD5, SEALP Policy ST3 and to WDLP (as agreed to be modified) policy WT7.

~~Informative for approvals~~

~~N16~~

~~LODDON AREA LOCAL PLAN POLICIES:~~ Informative delete 'o.s. site location plan'.

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~ 1, Refusal: 1550/01 C 15.01.03.

~~WOKINGHAM DISTRICT LOCAL PLAN POLICIES:~~ 2, The applicant is advised that it

~~GREEN BELT LOCAL PLAN POLICIES:~~ may be possible to overcome reasons for refusal

~~BERKSHIRE STRUCTURE PLAN POLICIES:~~ Nos. 2 and 3. ~~by the [illegible]~~

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. G. Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 19/2/03.

RECORD OF SITE VISIT

SITE ADDRESS: 19 Eastheath Gardens Wokingham .

APPLICATION NUMBER: F/2002/8251

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Detached houses in established residential area.

3. DESCRIPTION OF SITE/BUILDING Detached house with attached single flat roofed garage at side and conservatory at rear. Wide side/rear garden all open-plan.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 17 has attached double garage (single storey) nearest the main windows ground + first floor. No. 1 has main windows facing site.

5. SITE CONSTRAINTS

TREES Around most of side boundary.

ACCESS/PARKING From Eastheath ~~Rd~~ Gardens

LEVELS Flat.

BOUNDARY TREATMENT hedge + some trees around outer boundary — front side/side.

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 February, 2003
My ref. AO/F/2002/8251

PDP
35 St Lukes Road
Maidenhead
SL6 7DN

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 Reynolds

PLANNING APPLICATION F/2002/8251
PROPOSED ERECTION OF NEW DWELLING AND DETACHED GARAGE AT 19 EASTHEATH GARDENS, WOKINGHAM

Thank you for your letter and fax of 17 February. As I explained to John Irish, the choice is either that you withdraw the current application or we make a decision – expected to be refusal. I note the points you raise in your letter, but they do not alter the above. Therefore if I do not receive a fax from you by noon tomorrow 19 February withdrawing the application in writing, I will assume that you wish a decision to be made.

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

Yours sincerely

AO

MRS A ODELL
Planning Officer

18/2 am
Bob Reynolds phoned
to say – make a decision.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Angela Odell

Date: 21 January 2003 23 JAN 2003

Application Number: F/2002/8251

Proposal: Proposed erection of new dwelling and detached garage..

Site Address:
19, Eastheath Gardens, Wokingham, .

Applicant:
A Woolnough C/O The Edwards Irish P/Ship.

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

I have no objection to planning permission being granted.

The access for the proposed garage will require the removal of 1 Eucalyptus and 1 Cuppressus. These trees are not particularly significant in the wider landscape. There are various Lawson Cypress trees in the vicinity of the garage and some of these may also need to be removed. However the overall integrity of this group of trees will be retained (none of these trees are worthy of protecting with a TPO).

The siting of the house is acceptable in relation to trees.

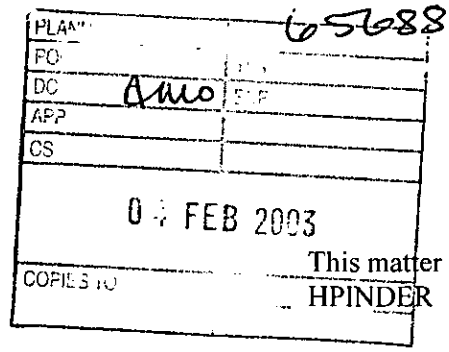
The site is bounded to the road by a mature Beech hedge, around 2m in height. In view of this and the number of trees being retained I do not consider it appropriate to impose a landscape condition.

continued.

If planning permission is granted a condition should be imposed requiring that details of how the trees and hedges will be protected during development are submitted and approved prior to development commencing.

Neil Ellerington
13/2/03.

Our Ref. **16595**
Your Ref. F/2002/8251
Date. 30 January 2003



FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

19 Eastheath Gardens
Wokingham

I refer to your consultation received in this office on 21/01/2003

SEWERAGE

There are public sewers crossing this site, therefore, no building will be permitted within 3 metres of the sewers without Thames Water's approval. See enclosed appendix 2 for your information. Should you require an application form or other questions relating to your building/development work, please contact us on: 0845 8502777

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valleys Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8251. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING
POL
DC
APP
CS
03 FEB 2003

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS. 4/2/03
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: MR ROBIN COUSENS

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
2 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☒
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

PLEASE SEE 3 ATTACHED PAGES ie (2) YELLOW AND (1) CARBON

RC 29/1/3

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Mr R Cousens
2 Eastheath Gardens
Wokingham
RG41 2PH

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

Planning Application
F/2002/8251

29th January 2003

OBJECTION TO
ADDITIONAL DWELLING EASTHEATH GARDENS especially garden No 19

(1) I would bring to your attention that, Planning records will show that Mr Woolnough, or his Agent, failed to obtain Planning Permission for a dwelling on this site in 1987, and now with a big 'turnover' of residents, he is trying it on again. (Your File 28457 of 1987 refers.)

I appreciate the occupant of No 20 tried to build the previous year in 1986, and I would presume the reasons why that Appeal failed then would still be valid. (Para (c) of my letter of 17th July 87 refers.)

(2) Mr Woolnough is 'spinning' a yarn locally this time about his garden(the proposed site) being a 'Brownfield' site.

My understanding of BROWNFIELD would be the 'remains' of a factory etc in, for example, Molly Millars Lane, NOT an urban garden.

(3) Being long in the tooth, I attach an original carbon copy of my Objection, dated 17th July 1987, to his previous 'scheme' that reached this stage, although I appreciate my comment in para (b) re 'bungalow' is not applicable, as this time it is a vague house, with a 'variable' drive, to a 'variable' garage, basically opposite my drive.

This 'variability' being emphasized in letter Wokingham Unitary Planning Services (Odell) to The Edwards Irish Partnership, dated 27th January 2003, Ref JI/FJ/1550, which specifically refers to 'HANDLING' of the proposed house amongst other matters.

(4) Your colleagues in Community Social Services in Wellington House will confirm that I hold Wokingham Blue Badge No WOK4689 and have driven an adapted vehicle since 1966, hence easy, non obstructed access to my drive is very important to me.

(5) My comments in para (d) of my letter of 17th July 87 are especially poignant due to the 'death' of the IDR many years ago, and the fact that the speed cameras by Luckley Road and the 'improvements' at Molly Millars/Finchampstead Road ie bigger roundabouts and pelican crossings, make traffic even slower ie denser and to exit Eastheath Gardens into Eastheath Avenue and onto Finchampstead Road is even worse, not better, as the ebb and flo of the traffic has been smoothed out.

(6) It should be appreciated that it is difficult to 'Formally' Object to any proposal when it is still in a fluid state, ie letter Odell/Irish 27/1/3, but if the latest consultation date is 13/2/3, and the Planning Officers are still liaising with Edwards Irish Partnership re the proposed siting of dwelling/garage on 27/1/3, then there are less than 10 working days to view any amendments.

This is very short notice when the location of the dwelling etc is still in a state of flux.

(7) I note from the Planning File that only about 50% of properties in the 'circus' ie Eastheath Gardens were 'consulted', ie 7, 8, 9, 10, 11, 12, 13, 14, 15 were not 'consulted', it therefore follows that No 2 would not be 'consulted' re any proposed development in the garden of say No 20, eventhough Eastheath Gardens resident usually work together as an entity.

PLEASE NOTE THAT MY WIFE, AND I, VERY STRONGLY OBJECT TO ANY FURTHER DWELLINGS IN EASTHEATH GARDENS ANYWHERE.

(8) I note from the Edwards Irish Partnership Application that only No 1, 17 and 19 are specifically noted re overlooking etc.

Nos 1 and 2 Eastheath Gardens are 'link detached' with driveways side by side ie a common entrance. Hence the properties are 'inseparable', No 1's 'view' is No 2's.

(9) The 'smokescreen' about trees/hedges in the planning issue itself is a modern pc item that fudges the issue.

Trees etc have a 'lifespan' that eventually leads to their 'death' and 'disposal'. Your records should show that the Great Storm of 1987 'disposed' of some trees in Eastheath Gardens. I, and others, have done their bit by planting more trees over the years.

The point that I am trying to emphasize in the instance, is that the instant wholesale destruction of hedges and trees in the centre of the 'circus' of Eastheath Gardens would 'improve' visibility and so make 'traffic' WORSE by speeding it up.

The dense hedges and trees in the middle keeps traffic speeds down, ie at a safer level in an 'unregulated' housing estate.

More traffic speed equates to greater danger even to the 'proposed' occupant in the 'proposed' dwelling in the garden of No19 (or anywhere else).

(10) As my wife's, and I, extremely strong objections to any extra dwelling in Eastheath Gardens now, and in the future, are not on the small sheet of paper issued by the Planning Office, I trust the Objections will not be ignored.

(11) I note that this letter was despatched within 21 days of the reciept of the Wokingham Planning letter, and that this representation will be open to public inspection.

E. Cousens

E. COUSENS (MRS)

R. Cousens

R. COUSENS (MR)

Planning Admin Section
Wokingham District Council
Application No 28457

2 Eastheath Gardens
Wokingham
RG11 2PH

17th July 1987

Dear Sir,

PROPOSED DEVELOPMENT AT No 19 EASTHEATH GARDENS

I write to object to any planning consent being granted for a bungalow, or any other construction in Eastheath Gardens, specifically in the garden of No 19.

I bring the following to your attention:-

a) Eastheath Gardens was built/ designed as an entity, If a denser build was required the Developer would have done it at the time., ie 20 plus years ago.

b) As Eastheath Gardens development is all houses any bungalow would not be in keeping.

c) I understand reference a previous Refused Planning Application, that the Inspector made Statements reference Eastheath Gardens environment etc., I understand that no changes have taken place since that time which would cause any future Inspector to view the matter in a different light.

d) Perhaps the Wokingham DC will advize as to what improvements it will carry out to make Eastheath Gardens siutable to an increased traffic flow,especially reference the exit into Eastheath Avenue if a denser build was permitted.

I note that this representation may be made public.

Yours faithfully,

R.Cousens

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8251. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
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HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
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MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

RECEIVED 4/2/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: L R & ME CLARK

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
5 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
SEE COMMENTS ON ATTACHED SHEET

Continue over the page if more room required

COMMENTS ON APPLICATION F/2002/8251

PROPOSED ERECTION OF NEW DWELLING AND DETACHED GARAGE AT 19 EASTHEATH GARDENS WOKINGHAM

We wish to object to the above Application on the following grounds:

1. It would seriously injure the appearance and visual attraction of Eastheath Gardens. The proposed building would destroy the balance of the Gardens, and ruin the aspect of the Gardens from the entry from Eastheath Avenue.

2. It would significantly harm the enjoyment by the occupants of the houses and gardens which surround the site, in particular, Nos 1 and 2. If the hedging and trees were cut down, this would also apply to Nos 3, 4, 5 and to a lesser degree, No 6. This is because all these houses have very short front gardens, and rely on the positioning of Nos 19 and 20 to give an ambience of space to the aspects of the properties with the short gardens.

3. The proposed garage drive would create a dangerous hazard for vehicles approaching the Gardens exit from a southerly direction.

4. It would create a precedent which would make it difficult for the Council to control the development of similar sites, in particular No 20.

5. Previous applications in respect of both 19 and 20 Eastheath Gardens have been dismissed on appeal. Nothing has changed to alter the grounds on which those appeals were dismissed.

LR AND ME CLARK
5 EASTHEATH GARDENS
WOKINGHAM
BERKS RG 41 2PH

Tel/Fax 01189782012

Wokingham District Council,
Planning Dept,
Shute End, Wokingham.

Ashwood House,
9, Eastheath Gardens,
Wokingham,
Berkshire RG41 2PH.

27th January 2003.

Dear Sirs,

Re: Planning Application F/2002/8251
19 Eastheath Gardens, Wokingham.

I have viewed the plans for the proposed building of a Bungalow to the side of 19 Eastheath Gardens and feel I must strongly object to this garden being developed. My reasons are:

1) This is a small development of houses arranged so that we have a pleasant area and to rearrange the central island would be very detrimental the appearance.

2) This is not the first time that a building has been proposed on this small garden area and my objection is the same inasmuch as it would be a hazard for extra cars and it is right on the bend of the circular roadway. The turning into and out of the garage would be hazardous and dangerous on that corner. Not to mention parking for visitors.

3) Four proposals to develop this site have been made over the years and each time rejected by the local council once on appeal.

4) To wish to develop in such a small area can only be for gain with no consideration for all other residence on this small estate. There is no guarantee that the trees and shrubs would remain which, do help with the water problems as two areas of the roadway do flood regularly in the wet weather.

5) Should approval be given to this development then it is possible similar action may be taken by No.20 when a few years ago their garden was proposed for a development and rejected.

I await with interest your comments.
Yours faithfully,

J.B. Potter (Mrs)

MRS. J.B. POTTER.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8251. (Case Officer:Angela Odell)

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WOKINGHAM UNITARY
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LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES
14 FEB 2003
COPIES TO
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: ALAN HARRISON

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
17 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

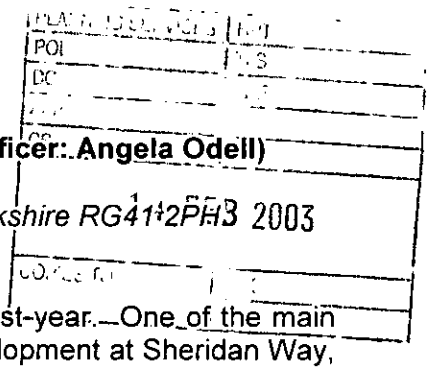
Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: SEE COMMENTS ATTACHED.

Continue over the page if more room required

10th February 2003



Planning Application Comment Sheet for F/2002/8251(Case Officer: Angela Odell)

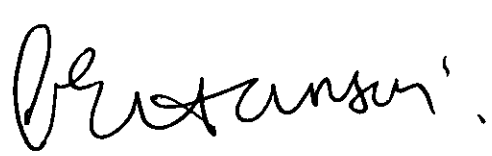
From: Mr Alan Harrison, 17 Eastheath Gardens, Wokingham, Berkshire RG41 2PH

1. My wife and I purchased 17 Eastheath Gardens in April last-year. One of the main attractions for us, having lived in a fairly concentrated development at Sheridan Way, Woosehill, was the very open and private environment created by the central Gardens at Eastheath Gardens. Looking out from the front windows of number 17, we look across to a glorious beech hedge and wonderful well established trees giving us a semi-rural aspect. I submit that this is one of the unique features of the Eastheath Gardens development. Clearly when the gardens were developed in the early 1960's, the whole intention of the developer was to ensure that the central part of the gardens was developed as little as possible to retain the amenities afforded by the trees and "green" aspect for the houses surrounding the central area. Frankly, to develop the central area any further would result in the Eastheath Gardens development as a whole losing its attractive features within the locality and would therefore impact on the overall residential amenity.

2. Clearly traffic has grown in Eastheath Gardens since the original development. Most families now have a minimum of 1 car and many have 2 cars. It is highly likely that given the less than convenient access to the proposed development, that visitors would not be parking in the driveway of the development, but rather on the road, adding to what is already a congestion problem. On occasions I leave number 17 Eastheath Gardens by going clockwise around the gardens and I have to be extremely careful with cars parked on the roadside. A development, therefore, does raise a question of highway safety.

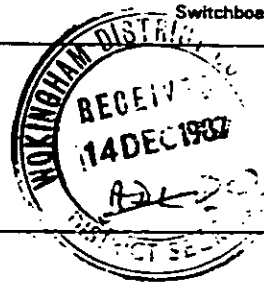
3. I understand that there may be difficulties with regard to access to the development. I understand that it is not proposed that there be a driveway directly opposite number 17, but that the driveway would be opposite numbers 1 and 2. I suspect, however, that there would be difficulty with regard to visual splay when leaving the development and it may well be that the development, rather than being parallel to number 19 may be "angled", in which case the driveway would be likely to be opposite number 17. In my view this would result in loss of privacy for myself and subsequent owners of number 17 Eastheath Gardens. At present, there is no property which directly faces us. Number 17 has a considerable frontage to the road, with substantial gardens to the front and there would clearly be a loss of privacy in the event that a residence was built on the land directly opposite which currently forms part of the beautiful and extensive gardens of number 19 Eastheath Gardens.

4. To summarise, I would never have considered buying 17 Eastheath Gardens had I known that a house was to have been built in the garden of number 19. I say this because, I do consider that the undeveloped gardens in the centre of Eastheath Gardens provide a unique environmental feature which will be lost, particularly if number 20 Eastheath Gardens, at some future date, get planning permission to build a house on part of their garden. Further development of the central area of Eastheath Gardens will destroy the unique residential amenity afforded by the central gardens and will also add to traffic congestion around the gardens.



D/966/JBL/P

Department of the Environment and Department of Transport
Common Services
Room1417Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 927
Switchboard 0272-218811



Garth Construction Limited
1 The Courtyard
Denmark Street
WOKINGHAM
Berks
RG11 2AZ

Your reference

Our reference
T/APP/H0330/A/87/76193/P4

Date
-7 DEC 87

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO: 28457

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal. Your appeal is against the decision of the Wokingham District Council to refuse planning permission for the erection of a detached bungalow and garage on land adjacent to No 19 Eastheath Gardens, Wokingham. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on 9 November 1987.

2. The appeal site is rather less than one half of the garden of the house 19 Eastheath Gardens, Wokingham, and lies on the northerly side of an area of land with the shape of an irregular pentagon. The pentagon is surrounded by an estate road which makes it, as it were, an island. The remainder of the island is taken up by the house and garden, 20 Eastheath Gardens. The perimeter of the island is lined with a hedge in which there are some gaps and which is mainly of beech and privet with some laurel and other trees chiefly of the cupressus family. The appeal site is very attractively laid out and contains inter alia a yew, several trees of the cupressus type, some birch trees and a fine cedar, all of which are set in a lawn. On the outer side of the perimeter road are houses all of whose front gardens face the island. There is one access road to Eastheath Gardens and two small culs-de-sac give off it.

3. The proposal is to construct a detached bungalow and garage on the site, access to which would be from the existing short driveway to No 19.

4. From my inspection of the site and representations which have been made I consider the main issues to be whether the proposed development would 1. seriously injure the appearance and visual attraction of Eastheath Gardens; 2. significantly harm the enjoyment by their occupants of the houses and gardens which surround the site; and 3. create a precedent which would make it difficult for the Council to control the development of similar sites.

5. As to the first issue, much of the very pleasant visual impact experienced on entering Eastheath Gardens derives from the almost parkland appearance of the central island. The 2 houses on it are well back from the road and in most places there is a good depth of garden between them and the other houses. One long side of the appeal site faces the entrance road and gives an air of spaciousness to the whole, which is very important because of the quite short distances between the front elevation of some of the houses and the carriageway. In the absence of it the houses might appear rather crowded. The Council has said that this aesthetically pleasing appearance and the quality of the area would be significantly harmed by the

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proposal. You have said that the bungalow would be totally screened by the existing mature hedges, and that neither the hedges nor the trees on the site would be removed. I have given this matter very careful thought because I attach great importance to the contribution which the site in its present state makes to the visual quality of the locality. The height of the hedges is some 8 or 9 ft and although there are taller sections of cupressus it seems to me that a bungalow is bound to be visible from beyond the site and its mass would destroy the present spaciousness. The positioning of the building is not free from difficulty because of the existence of a public foul sewer which crosses the site and I noticed a manhole cover between the single and the double-trunked birch trees. Restrictions on building within 3 m of this sewer would in my view almost certainly necessitate the siting of the bungalow in a position which would cause the loss of some trees. Moreover it should not be forgotten that the trees will require some space around them for future growth even if it were theoretically possible to avoid them on first construction of the bungalow. On any reading they would be very close to the bungalow and the cedar alone will need much more space than it at present occupies. In speaking of another aspect of visual amenity the Council has said that the proposed bungalow would be out of keeping with the existing nearby houses. I agree with the Council. The houses are all of similar type although there are differences in size, and a bungalow would look out of place among them. Taking all these factors into account, I conclude that a bungalow on the appeal site would seriously damage the visual attraction of Eastheath Gardens.

6. As to the second issue, I noted that the upper windows of some of the surrounding houses, especially those of No 1, were readily visible from the site and it seemed to me on making an assessment as I walked round the site that the bungalow would also be visible in its turn, not only from the upper windows but also in some instances from the lower. It would also be visible from some of the gardens. In my view the proposal would intrude upon the existing situation and, as some of the residents have said, injure the original concept of the gardens. Those whose outlook would be damaged would certainly find their own houses less enjoyable.

7. As to the third issue you have said that you do not believe that the proposal would create a precedent for future planning applications within the vicinity although you have referred in your grounds of appeal to a recent decision which dismissed an appeal against refusal of permission for the erection of a dwelling on land adjoining No 20, also within the island site. You have sought to distinguish the present case, pointing out that no new access would be required, that the boundary hedge would not have to be removed nor would any trees. I accept your point on the access and I have already dealt with the question of trees, but it seems to me that there are sufficient points of similarity to the proposal for the land adjoining No 20, particularly on the general issue of visual amenity, for me to pay regard to the earlier decision. It also suggests to me that if the present appeal were allowed it is likely that at some time in the future the other proposal would be renewed, thus making it difficult for the Council to protect the character and appearance of Eastheath Gardens.

8. You have stated that the proposed development is not contrary to the approved development plan and I accept that this is so, but it does not affect my view of the case. You also stated that the development would make good use of an under-used piece of land. I agree that this is so, in the sense that the land is of a size which in another situation and in other conditions would support a dwelling of some kind. However it seems to me that the site in its present undeveloped state has a very important function which ought to be preserved for the sake of the appearance and amenity of Eastheath Gardens and in this way it is not under-used.

9. In reaching these conclusions I have paid regard to the presumption in favour of development in DOE Circular 14/85 and I have also taken into account all the

other matters raised in the written representations but none of them leads me to alter my decision.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

I E ASHWORTH BCL MA Solicitor
Inspector

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8251. (Case Officer:Angela Odell)
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RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
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COMMENTS ON APPLICATION: F/2002/8251

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

YOUR NAME: HARRY DAVID MOORE
KATHLEEN MOORE

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 Eastheath Gardens
Wokingham
Berks
RG41 2PH

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: As residents of some 35 years we have objected to various proposals for development on this central area of the Gardens and have appreciated the support of the Council in rejecting them.

Indeed in January 1986 the DTI inspector in considering an Appeal in respect of a building on the adjacent plot (No 20) gave substantive reasons

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Why any development on this central area would seriously damage the privacy and amenity of other residents. We believe the reasons he then gave in rejection are just as valid today.

Since then the situation ~~the general situation~~ in the Gardens as regards traffic, parking general access and safety has worsened significantly and if further development is allowed could become untenable, especially if this proposal is followed by a similar one from the owner of No 20.

In summary Eastheath Gardens was, and is, a quite uniquely designed development with the central area giving balance to the the small frontages of the surrounding houses. This original design concept will be irretreviably lost if this proposal is approved with the inevitable loss of mature trees + hedges being particularly detrimental.

In no way can this be regarded as just another infill building on a spare piece of land, for us, as residents of the Gardens it represents a threat to the special environment which was a major factor in our decision to live here.

Harry Moore
K W Moore

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8251. (Case Officer:Angela Odell)
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10 FEB 2003

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COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: MR I. R. ELLIOTT.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
20 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☑

Comments: I have considered the application and design proposals and have the following points to raise :

1.0 The site and its surrounding environment consists of detached two storey and pitched roof family dwellings with mature landscaping surrounding most plot boundaries. The inclusion of this new house has minimal or no visual impact on the immediate environment and does not hinder the amenity of any of its neighbours.

Continue over the page if more room required

2.0 There will be minimal increase in traffic flow from the new house. The existing road layout and junctions are more than sufficient to cope with this slight increase.

3.0 There is no overlooking aspects to the design that infringes upon my house or indeed any of the neighbours houses. The surrounding landscape does protect and assist in this screening throughout Eastheath Gardens.

4.0 The plot ratio of land to dwelling is twice that of its surrounding neighbours in Eastheath Gardens. It therefore is a natural infill into this existing urban environment.

5.0 There is no particular architectural merit in the surrounding streetscape and its does not lie in a conservation area.

6.0 One negative factor to the proposed application is the poor quality of the architectural design. Although it follows similar styles in the area, it misses a golden opportunity to enhance the environment with a more updated design that reflects domestic architecture of today and not when the original surrounding buildings were conceived in design.

7.0 I will consider the possibility of presenting in the future a similar planning application for one new house on any land similar to No. 19 as my plot is similar in size with mature landscaping and indeed less obtrusive. As my daughter and her boyfriend have had to move out of the area to live due to the high housing costs and are currently renting I would like to consider building this house for them. This to me can only be good for the area.

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COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: J.S. PEDLINGHAM

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
16 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: Provided a) the two trees (one Yew and conifer) at the front of the house next to the existing drive of No 19 are left in tact and preservation orders are placed on them and b) double yellow lines (no parking) are placed at the front of the house on the road opposite No 17 Eastheath I have no objections. It is very important that the existing amenities are maintained which if parking was allowed at the front these amenities would be adversely

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affected. With the garage at the rear of the property it is very likely that cars will be parked at the front & on the road either for short, long & permanently periods.

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COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: MR J + MRS L.G. MASON

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
6 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

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Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
We feel this development would detract from the pleasant appearance and whole character of Eastheath Gardens. The houses and gardens were designed as one unit with the large gardens of the central plots compensating us for our short front gardens and close proximity to the road. Many of our houses have an open-plan frontage because of the short distance to the road and the tall hedges opposite. The appearance of another building and access road would destroy the present balance.
Continue over the page if more room required

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We are very concerned for the proposal for another access to the perimeter road, which is already narrow and dangerous because of the number of corners with poor visibility. It is exceedingly hazardous if any car is parked by the kerb at the corners.

We, therefore, wish to object to this proposed development both on aesthetic and safety grounds.

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COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: JOHN AND APRIL HAXBY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
3 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

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I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
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Comments:
On the following grounds:

① The position of the garage just before a blind bend seems dangerous. Traffic is two-way here, but some people do not realise and take the corner quite fast. Children ride around this area (and adults) on bicycles - this also needs to be considered if a car will be backed at of this garage.

② Trees will have to be removed, which will spoil the

Continue over the page if more room required

PTO

pleasant appearance of Easthearth Gardens. This road was originally designed with the idea that the small front gardens were compensated for by a pleasant outlook. This design feature will be lost for many of the surrounding houses.

Yours truly.

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MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8251

YOUR NAME: AUDREY MEDAGLIA
J.D. MEDAGLIA

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
1 Eastheath Gardens
Wokingham
Berks
RG41 2PH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
8 years ago we chose this house in eastheath Gardens for the beauty and the nice neighbouring
why any development on this central area
would seriously damage the privacy and amenity
of other residends
Since then the situation in the Gardens as regard
of traffic, Parking General access and safety has worsening
significantly with the Garage in back of the Garden

Continue over the page if more room required

the Driveway right in the Corner will be very dangerous for the Traffic. Lost of trees and Hedges will affect the beauty of the gardens

Yours truly

Angela Odell

From: John Mullaney
Sent: 27 January 2003 14:24
To: Angela Odell
Subject: 19 Eastheath Gardens, WOKINGHAM, Berkshire F/2002/8251

I have no objections to the above proposal but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 January, 2003
My ref. AO/F/2002/8251
Your ref. JI/FJ/1550

The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
RG40 2BT

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 Irish

PLANNING APPLICATION F/2002/8251
PROPOSED ERECTION OF NEW DWELLING AND DETACHED GARAGE AT 19 EASTHEATH GARDENS, WOKINGHAM

I have received advice from our highway officer Adam Coggins that the proposed driveway and garage is too divorced from the dwelling. Please address this, which will also improved the visibility. However, in relation to the latter point, I would be concerned if this involved significant removal of existing trees and/or vegetation. I am also concerned about potential overlooking of No. 17 Eastheath Gardens, and consider that it may be possible to address this by 'handing' the proposed house. However, I think we should discuss this first in order to clarify the position of the proposed house in relation to existing trees.

However, I advise you that the above refers to highway and relationship with existing dwelling only and does not confirm that the proposal is considered acceptable in principle.

Please telephone me to discuss the above and/or Adam Coggins on 974 6330 (if you need to) regarding highway matters.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

cc: Adam Coggins

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 January 2003

Application Number: F/2002/8251

Proposal: Proposed erection of new dwelling and detached garage.

Parish: WOKINGHAM TOWN

Site Address:
19, Eastheath Gardens, Wokingham, .

Applicant:
A Woolnough C/O The Edwards Irish P/Ship.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comment.

The proposed driveway + garage is too divorced from the dwelling.

Please address this which will also improve the visibility available.

Signed: _____ **Print name:** AR 23/01/03.

(2) PRE-APP ATTACHED (2)

Application Number: F/2002/8251

Case Officer : AO

Valid Date : 15 JAN 2003

Map No : 83

Site Area : 0.04

Received Date: 24/12/2002

Level : Delegated Application

Description : Proposed erection of new dwelling. and detached garage.

Location : 19, Eastheath Gardens, Wokingham, .

Parish : WK **Ward :** EVE

Applicant : A Woolnough C/O The Edwards Irish P/Ship.

Fee Required: £220 **Fee Received: £220** (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Bathroom & landing windows are shown larger on front elevation than on 1st floor plan.	phoned 14/1	15/1
FLOOR PLANS		to follow	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health – Landfill Cons. (200m from R3 risk site)

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency (not required)

Railtrack

Police Arch Officer

Thames Water Drains.

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

Pre-app attached.

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: F/2002/8251

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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/2002/8251
19, Eastheath Gardens, Wokingham, .
Proposed erection of new dwelling and detached garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8251**
19, Eastheath Gardens, Wokingham, .
Proposed erection of new dwelling and detached garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: F/2002/8251

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2002/8251
19, Eastheath Gardens, Wokingham, .
Proposed erection of new dwelling and detached garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8251**
19, Eastheath Gardens, Wokingham, .
Proposed erection of new dwelling and detached garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Morgan

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: F/2002/8251

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/8251
19, Eastheath Gardens, Wokingham, .
Proposed erection of new dwelling and detached garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8251**
19, Eastheath Gardens, Wokingham, .
Proposed erection of new dwelling and detached garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8251

Proposal:
Proposed erection of new dwelling and detached garage.

Location:
19, Eastheath Gardens, 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 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/2002/8251 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/02/2003. 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.

Trevor Watson
Development Control Manager

21 January 2003

Organisation_Name	Building_Name	address1	Postcode
		1EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		16EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		17EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		18EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		19EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		2EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		20EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		3EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		4EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		5EASTHEATH GARDENSWOKINGHAM	RG41 2PH
		6EASTHEATH GARDENSWOKINGHAM	RG41 2PH

Neighbour list F/2002/8251

15 JAN 2003 8251

The Edwards Irish Partnership

Architects & Surveyors

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

8251

24 DEC 2002

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

20 December 2002

Ref: JI/FJ/1550

Dear Sirs,

RE: PROPOSED NEW HOUSE – LAND ADJACENT – 19 EAST HEATH GARDENS.

Please find enclosed a detailed planning application for the construction of a new detached house and garage on land adjacent to No. 19 Eastheath Gardens.

The application comprises the following documentation: -

1. Six copies of drawing No. 1550/01B.
2. Six copies of the application form.
3. Certificate A.
4. The prescribed fee of £220.00.

The application site lies within a defined settlement boundary and is exactly the type of site which PPG3 recommends should be brought forward and developed i.e. It is in a previously developed area and is sustainable, PPG3 is the major change in policy since the last application was made in 1987.

Three main planning issues have been addressed in the current application: -

a) **Relationship with neighbouring dwellings.**

The proposed dwelling sits on the building line established by No. 19 Eastheath Gardens and is orientated so as to avoid direct overlooking of adjacent properties. The rear of the site is very well screened with mainly evergreen trees all but two of which will be retained (one is actually dying). The silvan nature of the site will therefore be retained and the garage will be effectively concealed by the existing landscape. To the front of the site are two large trees, which will be retained and filter views between No.17 and the proposed site. Driving into Eastheath Gardens from Eastheath Avenue a gable end view will be presented, which reproduces the current situation. No windows are located in this gable to protect the privacy of Nos. 1 and 17 Eastheath Gardens. Views into the site from neighbouring properties i.e. visual amenity, are restricted due to the number of

perimeter trees, this will remain the case with the current proposal. These trees and hedges have matured significantly since 1987.

b) **Character in the street scene.**

The house has been designed using prevalent architectural vernacular with materials and roof pitch matching No. 19 and the majority of the remainder of the houses on Eastheath Gardens. The house has no effect on the existing trees or hedge and the garage is effectively concealed amongst mature evergreen planting. The roof of the garage has been hipped to further reduce its bulk. It is therefore evident that the proposed house will not be obtrusive in the street scene particularly when with the proposed new perimeter planting shown on the application drawing.

c) **Highway safety.**

Eastheath Gardens is a circus road development with slow ambient vehicle speeds due to the road's geometry and forward visibility. 2 x 2m pedestrian visibility splays are provided for the garage forecourt. It is evident that one additional dwelling will not produce a material increase in traffic flows on what is, by its very nature, a traffic calmed layout, which is in effect a cul-de-sac.

The applicant has discussed the enclosed proposals with the majority of the neighbours and their comments have, as far as possible, been incorporated in the design.

It is for the above reasons that I trust the above application will meet with your approval, but should you require any further information please do not hesitate to contact this office.

Yours faithfully

John Irish
Partner

. Encs.

Cc. PDP

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

15 JAN 2003 8251

64972

PLANNING
PCI
DC CAH
CS

15 JAN 2003

COPIES TO

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

14 January 2003

Ref: JI/FJ/1550

For the attention of: Mrs Hurst.

Dear Sirs,

RE: 19 EASTHEATH GARDENS.
APPLICATION REF: 8251.

Please find enclosed six copies of drawing No. 1550/01C showing a corrected bathroom window on plan.

Yours faithfully

John Irish
Partner

. Encs.

1509/ab

15 JAN 2003 8251

WOKINGHAM DISTRICT COUNCIL

24 DEC 2002

PLANNING APPLICATION PART 1

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

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

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

For office use only
Application No.

1.	YOUR NAME	A WOOLNOUGH
	ADDRESS	19 EASTHEATH GARDENS
		WOKINGHAM BERKS.
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT 19 EASTHEATH GARDENS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.06hA
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED NEW 3 BED HOUSE AND 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

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

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

N/A

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

RESIDENTIAL

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

TO MATCH N° 19

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

~~YES~~ / NO

SOAKAWAYS

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	1
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+1

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 220=00

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 A. Woolmanh DATE 20 Dec 02

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.

15 JAN 2003 8251

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.

CERTIFICATE A

24 DEC 2002

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

- 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

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . A Jack . . . . . .

On behalf of . . . . A. Woolnough . . . . . .

Date . . . 20 Dec 02 . . . . . .

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

19, EASTHEATH GARDENS

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
B/28/59	4648	22.6.59	Dwellinghouse	13.8.59C			
B/O/36/73		17.5.73	One detached house and garage	6.6.73R			
	BR 1611		s/storey extension (MR A WOOLNOUGHT)		7 11 74 App		
R/23/64			Guest / Extension	26/3/64 app			
28457			AUND. & GARAGE ADS. (GARTH CONSTR.)	4987R - APPEAL DISMISSED			14/12/87
F/2002/8251			Erect of new dwell (A Woolnough)				

Appendix 2

Building Over a Public Sewer

Although responsibility for the control of building over public sewers is carried out by Local Authorities through the Building Regulations, the Authorities are required to consult us where building over might occur. It will usually help to speed up your Building Regulations application if we are already aware of your proposals.

We need to know about any building work near or over a public sewer to:

- Present the sewer collapsing. The extra weight of a new building above a sewer could cause the sewer to collapse, resulting in structural damage to the new building and interrupted drainage from other properties and wastewater flooding. It will need to be repaired quickly, even if this involves taking down the building.
- Ensure we have access to carry out maintenance and repairs. We need to have access to the sewer and its manholes in order for us to inspect the sewer and to have access to clear blockages or carry out repairs.

You can find our whether there is a public sewer on the land by visiting the Local Authority offices to inspect a copy of the sewer maps, or you can contact our Asset Data Services Dept. on 0118 923 6664 or fax 0118 923 6669. If you want to talk to us about building over or close to a sewer, please phone our 24 hour Customer Centre on 0845 9200 800.

If you find that your plans could affect a public sewer, you should consider first of all:

- Avoiding the sewer. Modifications to your plans so that the buildings are at least 3 metres away from the sewer. This is often the easiest and cheapest option.
- Divert the sewer. If your plans cannot be modified, we will usually require the sewer to be diverted. In most cases we will have to carry out the work, but you will have to pay for it. We can give you an estimate of the cost before any work commences. Please contact us to discuss your proposals on 020 8568 2777.

Under no circumstances will you be allowed to construct directly over a manhole or pressurised pumping main.

You can contact us to discuss these options through our Customer Centre. We will always try to be flexible and helpful in deciding with you on the best way of dealing with an affected sewer.

If, having considered the alternatives your only option is to apply for building over a public sewer, you should make an application to us on the attached form. In some circumstances, we will allow you to build over, but you must have our written agreement to do this before you start. The sewer must be in satisfactory condition. For all classes, except class 1 domestic extensions, we will need to carry out a survey usually by Closed Circuit Television (CCTV) before you begin work, to see whether repair work is needed. You will not usually be charged for any necessary repair. Another survey is required when your building is completed, to check that the sewer has not been damaged.

In some circumstances, we have the right to stop your works and the buildings that are built over public sewers may have to be taken down. It is therefore in your interest to get in touch with us early on in the design to avoid abortive costs, delays or other problems.

We will not permit building over on new developments.

Minor sewers serving a number of houses, often run along the back of older properties. These public sewers are usually called Section 24 Sewers and are not usually shown on the sewer maps, but they are commonly affected by rear extension. Section 24 Sewers are common in properties built before 1st October 1937. It is important that you contact us at an early stage if your suspect that a Section 24 Sewer could be present. This will enable us to agree with you the necessary steps to avoid problems in the future.

We make a charge for every application. The level of charge will depend on the size of the sewer to be surveyed and whether a detailed investigation is necessary. In some cases, where major "strategic" sewers are involved, a formal legal agreement may also be required.