APPLICATION NO:
F/2001/3221

LOCATION:
Land At Heathlands Heathlands Road, Wokingham.

APPLICANT:
K Brant Esq C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of one dwelling with garage. Demolition of existing garages.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/03/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

DO

1408

Appeal Decision

Site visit made on 30 July 2001

by A C Pickering JP FRTPI

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
-9 AUG 2001

Appeal Ref: APP/X0360/A/01/1063429
Land at Heathlands, Heathlands Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by K Brant against the decision of Wokingham District Council.
- The application (Ref.F/2001/3221), dated 15 January 2001, was refused by notice dated 21 March 2001.
- The development proposed is the erection of a single storey lodge house with single garage.

Summary of Decision: The appeal is dismissed.

Main Issues

1. The main issues are the consequences for residential amenity because of overlooking and the effect of the development on the character and appearance of the surroundings.

Planning Policy

2. The development plan consists of the Berkshire Structure Plan and the South East Area Local Plan. These contain policies relating to building outside built-up areas and to protect the rural characteristics of the countryside and existing amenities. The draft district-wide local plan is a material policy consideration but it is not of the same importance as the development plan. National guidance in PPG3: *Housing* is relevant.

Reasons

3. As to the first issue, I note the location of the dwelling just to the north of the appeal site. Having regard to the distance between the proposed location of the new dwelling and the existing house I am satisfied that any overlooking or privacy invasion would be mitigated by the retained tree screen and additional planting that could be required by condition.

4. The site is not within a defined settlement boundary and the proposal conflicts therefore with the essence of policy C2 and C6 of the Structure Plan and STV2 of the Local Plan. It would go against the principle of policy WCC1 of the emerging plan and, because of the location of the site in a 'green gap', policy WCC2, although I am not persuaded that these policies are more significant than those of the development plan because they may change before adoption. Policy C2 indicates that development may be permitted 'for the redevelopment of existing buildings....to enhance the rural environment....provided it is appropriate....in the countryside'. Policy WCC1 also contemplates certain redevelopment proposals in the countryside.

5. It is argued that because of the existing garage structures on the appeal site the proposal would comply with advice on brownfield sites included in PPG3. I find this line of reasoning weak. In the first place the guidance on previously developed sites in paragraph 32 of PPG3 applies to sites allocated, or to be allocated in local plans, which is not the case here. Secondly, that sequential approach depends on the performance of sites in relation to certain criteria, and the isolated rural location of the appeal site and lack of community pattern and infrastructure in the vicinity suggests to me that there is no prospect of this land being identified as suitable for housing purposes. I do not accept that simply because the site is partly occupied by buildings it acquires some kind of policy respectability that represents a more important factor than the rural settlement and countryside policies of the development plan.

6. I understand the assertion that the replacement of the buildings on the land by the proposed dwelling could improve its appearance and be consistent with policy C2, but it is not a view that I share. Because of their limited height and set back from the road these half-built structures are much less intrusive than the volume of the proposed dwelling, which would almost fill the width of the site, far more prominently. Moreover, the present overgrown condition of the land tends to conceal its partly developed form but it is likely that the tailored, open conditions associated with a residential use would make the dwelling far more conspicuous. I consider that it would look incongruous in this rural setting and damaging to the countryside amenities that the development plan seeks to protect. In my judgement the development would not enhance the rural environment in accordance with policy C2 and is not justified by policy WCC1.

7. It may be legally possible for the approved garage development to be completed in accordance with the 1958 permission. However, considering the lack of construction progress over the last 40 years, the apparently abandoned condition of the land and the improbable demand for private lock-up garages in this locality, it seems to me the likelihood of that occurring is small. I consider that the prospect is not a factor that outweighs the policy objections of the development plan.

Conclusions

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

9. In exercise of the powers transferred to me, I dismiss the appeal.



Inspector

Information

10. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

K Brant Esq
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

***Application Number*: F/2001/3221**

Parish:	**WOKINGHAM WITHOUT**
Location:	**Land at Heathlands, Heathlands Road, Wokingham.**
Proposal:	**Proposed erection of one dwelling with garage. Demolition of existing garages.**

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

Reason

1. The proposed development for a detached house and garage is considered to be inappropriate in this countryside location and is contrary to the Countryside policies. It is also considered that the proposed dwelling by virtue of its siting and location would have a detrimental impact upon the amenity of the neighbouring dwelling to the north, Bevere Lodge.

As such the proposal is contrary to policies OS1, C2, C6 and EN1 of the Berkshire Structure Plan, policies STV2, SC15 and SBE2 of the South East Area Local Plan and to policies WOS2, WOS3, WCC1, WCC2 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

Notice checked by: _____

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

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

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

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

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

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

SIGNED:  ON BEHALF OF: K BRANT ESQ DATE: 15/01/01

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

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16 JAN 2001 * 3221

1.	**APPLICANT'S NAME**	K BRANT ESQ
	ADDRESS	"ROSEWELLS", 6 JOHNSON DRIVE, FINCHAMPSTEAD, BERKSHIRE
	POSTCODE	**PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ **PHONE** 01344 777143
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	**SITE LOCATION:**	LAND AT HEATHLANDS HEATHLANDS ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING GARAGES AND ERECTION OF SINGLE STOREY LODGE HOUSE WITH SINGLE GARAGE.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.025
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1192/04C, 05 AND 06 AND LOCATION PLAN

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

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

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

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

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

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

26/1/01

To:
Neil Etherington
Senior Arboricultural Officer

From: Elaine Connor

Date: 26 January 2001

Application Number: F/2001/3221

Proposal: *Proposed erection of one dwelling with garage. Demolition of existing garages..*

Site Address:
Land At Heathlands, Heathlands Road, , Wokingham.

Applicant:
K Brant Esq C/O Day Tanner Partnership.

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

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 16th February 2001

Location: Land at Heathlands, Heathlands Road, Wokingham.

Proposal: Erection of one dwelling with garage. Demolition of existing garages.

Application Number: F/2001/3221

In response to your consultation dated 26th January 2001 for the above application, the arboricultural comments are as follows:

This site is subject to Tree Preservation Order No. 442/1989. The proposed development is acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously, removed. Please note the attached letter to the applicant.

The Existing trees must be adequately protected to prevent damage being caused to them during demolition and construction. The new trees and hedges must be planted before the property is occupied.

Neil Etherington
Senior Arboriculturist

Tel. 0118 974 6469 (Direct Line)
Fax. 0118 974 6484
Email. Neil.etherington@wokingham.gov.uk
Date. February 1, 2001
My ref. NE/TPO422/1989
Your ref. AID/LC/1192

Mr A I Day
Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

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 Day

TREE PRESERVATION ORDER NO. 442/1989
LAND AT HEATHLANDS

Thank you for your letter of the 10th January and enclosed drawing (no. 1192/04B).

I confirm that I consider the planting proposals to be acceptable and that I have no objections to the proposed development in relation to trees and the Tree Preservation Order.

Please note that these comments are in respect of the trees and Tree Preservation Order only and do not imply whether Planning permission will be granted.

Yours sincerely

Neil Etherington

Neil Etherington
Senior Arboriculturist

CC Mr J Mitchell, Development Control Manager

Application No. 6/2001/3221 **Received** 16/01/01 **Wokingham Without**

Applicant: Mr K Brant
Location: Land at Heathlands, Heathlands Road, Wokingham Without
Proposal: Demolition of existing garages and erection of dwelling with detached garage

1. **Planning History** – The site, which is the subject of this application, is a narrow, elongated plot located outside the settlement boundary, along Heathlands Road, at the entrance to Heathlands Court.

At present the site contains a dilapidated garage block, containing five garages, and until January 1998 a number of trees included in Tree Preservation Order No.442/1989, which were removed from the site without consent from the District Council. It is a statutory requirement that these trees are replaced, which to date has not happened. However, a planting scheme has been submitted, to the satisfaction of the Council's landscape department. Planning permission for the erection of seven garages, on this site was granted in February 1958. This application has never been fully implemented.

A planning application for the erection of a two storey chalet style dwelling, with a detached garage was refused in October 1998, and again in October 2000.

Previous app 8.7m 2.8m lower

2. **Proposal** – The current application proposes a two bedroom bungalow with a single detached garage located approximately 11m from the dwelling. The house is orientated so that its side elevation is adjacent to the highway and will be accessed via an existing entrance. The proposed dwelling has a height of approximately 6.5m to the ridge, and from the site plan, would appear to have a similar footprint to the existing garage block.
existing garages 2.5m in height - mono pitch.

3. **Consultations** -

- ***Wokingham Without Parish Council:*** Object on the grounds that the proposal contravenes 'green gap' policy, is unsuitable for a rural/semi-rural area, and would establish a precedent for future applications.
- ***Highways Authority:*** No objection subject to conditions
- ***Environmental Design:*** Consider the proposal acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously removed.
- ***Environmental Health:*** no objection subject to conditions
- ***Observation letters:*** 11 letters received, 4 objecting and 7 supporting the proposal. The comments made by local residents can be summarised as follows:

Against: - illegal removal of TPO trees
- plot previously essentially woodland
- lack of action to restore land
- would set a dangerous precedent
- building would make reinstatement of trees impossible
- fear of further felling of trees

- goes against local people's commitment to woodland regeneration schemes in the area
- against green gap policy
- dwelling would be out of character with and would diminish the south facing visual amenity of 'Bevere Lodge'
- compromise privacy of neighbouring dwelling
- highway safety

For
- improve the site, which for too long has been a derelict eyesore
- provide the area with more security, as the site is currently used as a thoroughfare into Heathlands Court to the rear of the site
- site is frequently used as a dumping ground

4. **Appraisal** – The main issues are:

A. Principle of development: Berkshire Structure Plan C2 & C6; South East Area Local Plan STV2, SBE1, SBE2, SC15; Wokingham District Local Plan (Deposit Draft) WOS2, WCC1, WCC2, WBE1.

B. Trees: Berkshire Structure Plan EN1; South East Area Local Plan SBE9; Wokingham District Council WBE11

C. Impact upon the character of the area: Berkshire Structure Plan EN1; South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

D. Impact upon Neighbouring Properties: South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

A. The Principle of Development

The site is located outside the settlement boundary, in an area designated as 'green gap,' where there is a presumption against development. However, policy C2 of the Berkshire Structure Plan and policy WCC1 of the Wokingham District Local Plan, makes provision for redevelopment of previously developed sites. Policy C2 of the Berkshire Structure Plan states that such proposals should have no greater an impact (in terms of bulk of buildings or site coverage), than the existing development and should secure environmental improvement. Given that the existing garages on site have a footprint of approximately $90m^2$, and the proposed dwelling has a footprint of approximately $92m^2$ there will be no significant increase in built form on the site. Also given that the permission which gave consent for the existing garages has never been fully implemented and allows for the development of an additional three garages, it is considered that the proposed dwelling will have a minimal impact in terms of additional bulk, and will result in no additional coverage of built form across the site. It is also considered in this particular case, given the unsightly state of the site, the environmental improvement that would be achieved through redevelopment would greatly outweigh the impact of the proposed development upon the surrounding countryside.

B. Trees

Between the 5th and 7th January 1998 a number of trees included in TPO No. 442/1989 were removed from this site without consent from the District Council. It is a statutory requirement that these trees are replaced. The Council's Landscape Department is satisfied that the scheme, which has been submitted, is acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously removed.

C. Impact upon Neighbouring properties

The site plan shows the location of the dwelling to be approximately 18m from the adjacent neighbouring dwelling 'Bevere Lodge.' The proposed dwelling would be orientated so that its front overlooks this neighbouring dwelling. As the proposed dwelling is single storey, with no first floor windows, it is considered that overlooking onto Bevere Lodge will be very limited, and will not have an adverse impact upon the living conditions of its residents. Therefore, given the distance of the proposed dwelling from 'Bevere Lodge' it is not considered that there will be an unacceptable loss of outlook or privacy to this property.

D. Highway safety

Local residents expressed concern that the proposed dwelling would compromise highway safety through the use of another access onto a dangerous road where the speed limit is often ignored. However, the Council's Highway Officer has no objection to the proposal subject to conditions.

5. **Conclusion** – It is considered that given the special circumstances on this site and the environmental improvements which would be gained as a result of the proposed dwelling, would greatly outweigh the impact of the proposed development upon the character of the surrounding area. It is considered that given the scale and massing of the proposed dwelling it will not have an adverse impact upon the surrounding countryside.

6. **Recommendation** – Approval subject to the following conditions:

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

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

3. Immediately following the implementation of this permission, nothwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Nothwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof of the building hereby permitted except for any which may be shown on the approved drawings.

5. The w/c window in the front elevation, and the two ensuite windows in the west, side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently retained so thereafter.

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

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reasons

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

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

3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9. In the interests of visual amenity

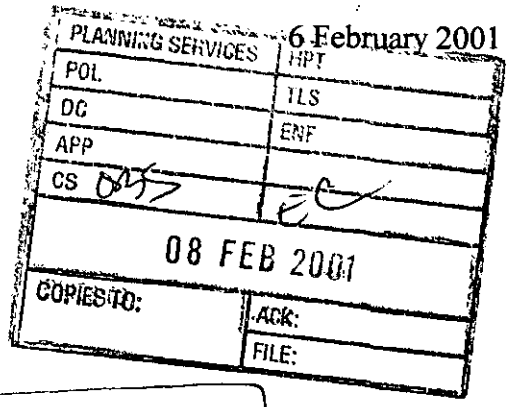
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Elaine Connor

HEATHLANDS PARK MANAGEMENT COMPANY LIMITED

9 Heathlands Court
Heathlands Road
Wokingham RG40 3 AY

6 February 2001



Mr John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

SUPPORT

Dear Mr Mitchell

Application number: F/2001/3221
Site Address: Land at Heathlands, Heathlands Road, Wokingham

I write on behalf of the residents of Heathlands Court, which comprises the 16 houses in the area most affected, in support of the planning application to demolish the existing garages on the above site and to build one dwelling with a garage.

The reasons are as follows:

1. The proposed building is in keeping with the lodge building opposite — commented in Re body of the rep.
2. The building will clear up an unsightly group of derelict garages
3. It will prevent any future fly tipping on the site — can't deal with things that may or may not happen
4. It will allow the planting of a holly hedge along the roadside
5. It will remove the threat of semi industrial use of that part of Heathlands Road and secure it as a residential/rural area — can't pre-empt
6. Some of the trees, which were removed from the site more than three years ago, will be replaced with strong healthy specimen trees
7. It will increase the security of Heathlands Court as intruders will no longer be able to cross a derelict site and gain access to our property
8. It will put an end to the years of uncertainty about the future of the site

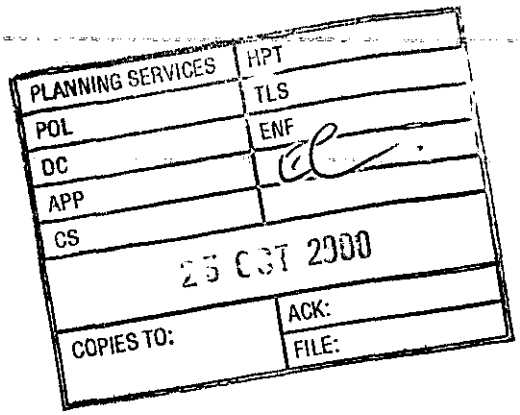
I trust these reasons will be taken into consideration when the application is considered for approval.

Yours sincerely

P. B. Daniels

Mrs P B Daniels
Company Secretary

4. We've already commented that landscaping is accept. in a previous para.
5. can't pre-empt what might happen.
6. mentioned security.



19th October 2000

NO ADDRESS

Ms. E. Connor
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berks

Dear Ms Connor

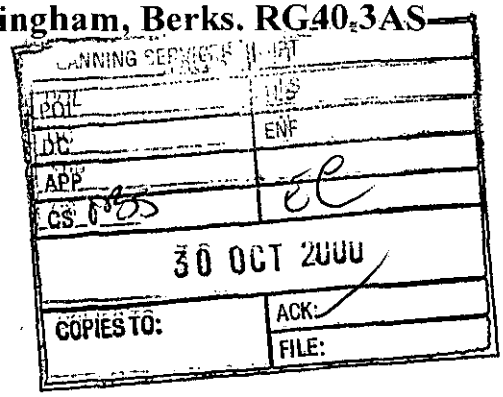
RE : APPLICATION NO F/2000/1935

I do not wish to personalise this letter with my name and address as I do not want any possible repercussions in view of the fact there is already a conflict of interest between local residents over this matter.

I have however decided to write following the Committee Meeting held last night, which I attended, as the suggestion that the trees were maybe vandalised on this site and not cut down intentionally by the owner is in fact totally incorrect. I distinctly remember the trees being cut down and the land was most definitely owned at that time by Mr Brant. It happened very early on a Sunday morning. I left home at 7.30am that Sunday to go visiting and as I was driving down the driveway and past Mr Brant's piece of land, I was extremely surprised to see several men clearing the site and chainsawing the trees. There was a huge bonfire in the middle of the derelict 'garage' area as they were burning the felled trees right there on the site. The reason it stuck in my mind was that I thought how inappropriate it was to be making such a noise with the chainsaws so early on a Sunday morning. It was only later when I discovered the trees had TPOs on them, that it made sense that they would want to do it when most people would still be tucked up in bed. I do not remember the date but, as it was definitely a Sunday, I would assume that it must have been Sunday 4th January 1998 as you state the trees were removed between Monday 5th and Wednesday 7th. I also remember that it was at the same time that the small boundary wall was erected thereby creating the entrance onto the site from Heathlands Road. This entrance directly onto Heathlands Road did not exist previously.

These trees were intentionally cut down and were not vandalised as somebody is trying to suggest.
I trust that this information will be useful to you in ensuring that this application does not go ahead and that Mr Brant is forced to re-plant the trees he so callously destroyed.

Holly Tree House, off Heathlands Road, Wokingham, Berks. RG40 3AS



26 October 2000

Mr Mitchell
Head of Planning
Wokingham District Council
Planning Dept
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Mitchell

Ref F/2000/1935- Heathlands Road

I am writing to express my concern that a planning application was declined for the above, as I understand, on environmental grounds. What is going on? The proposed development would have improved a very unsightly plot of land that has lain derelict for many years. Planning permission has been granted for various and numerous extensions and new builds nearby over the last few years and I cannot see on what grounds this could be declined

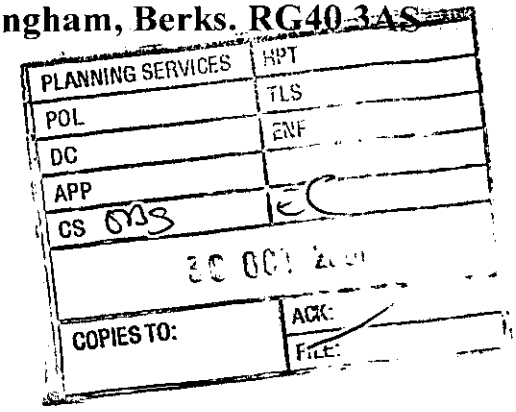
I understand that some objections have come from individuals who have either moved away or have extended properties, and in one case from an individual who was declined planning permission himself for a proposed new build.

It would now appear that the site in question is being "repaired" to accommodate garages, which I understand are to be let out. Surely this is a far worse scenario than a new property. I can only assume that these now repaired garages will be let out. Perhaps further consideration could be given to the improvement of this site without the influence of parties who for whatever reason have their own axe to grind!

Yours sincerely

D J Bradley

Holly Tree House, off Heathlands Road, Wokingham, Berks. RG40 3AS



26 October 2000

Elaine Connor
Wokingham District Council
Planning Dept
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Connor

Ref F/2000/1935- Heathlands Road

I am writing to express my concern that a planning application was declined for the above, as I understand, on environmental grounds. What is going on? The proposed development would have improved a very unsightly plot of land that has lain derelict for many years. Planning permission has been granted for various and numerous extensions and new builds nearby over the last few years and I cannot see on what grounds this could be declined

I understand that some objections have come from individuals who have either moved away or have extended properties, and in one case from an individual who was declined planning permission himself for a proposed new build.

It would now appear that the site in question is being "repaired" to accommodate garages, which I understand are to be let out. Surely this is a far worse scenario than a new property. I can only assume that these now repaired garages will be let out. Perhaps further consideration could be given to the improvement of this site without the influence of parties who for whatever reason have their own axe to grind!

Yours sincerely

D J Bradley

6 Heathlands Court
Heathlands Road
Wokingham
Berkshire
RG40 3AY

☎ 01344 780211

31 December 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS OBS	EC
08 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

See John.

Mr J. Mitchell
Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1BN

Dear Mr Mitchell,

Re: Planning application F/2000/1935

Thank you for you reply to my letters of 24 October and 2 November.

Unfortunately, your reply does little more than repeat the facts I stated in my own letter. It does not advise me what positive action the Council is taking over the unauthorised development and use of the site.

Although the owner of the site appears to have suspended re-development of the garages on the site, fly tipping continues to take place and the site is becoming increasingly unsightly.

As I understand it, the situation is that having refused the planning application, the Council now needs to deal with the outstanding matter of the illegal tree clearance. Although it is possible that the site owner may submit a revised application, I do not expect the Council to delay taking action over the violation of the tree preservation order. You state that the Council **will** take the appropriate enforcement action. Given that the violation took place three years ago, when can I expect this action to take place? Please can you advise me what actions have been taken so far and when I can expect to see trees being replanted on the site?

Finally, you mention that the proposed house was too large for the site. I find this statement surprising given the number of infill developments that have taken place in Wokingham where substantial houses have been built within 2 metres of existing houses. Can you advise me of the planning regulation that this judgement relates to and what the maximum size development would be for the size of the plot?

Yours,

Stuart Eastland

Stuart Eastland

e-mail: eastlands@hotmail.com

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | EC
CS
30 JAN 2001
COPIES TO: | ACK: | FILE:

Ian Jordan

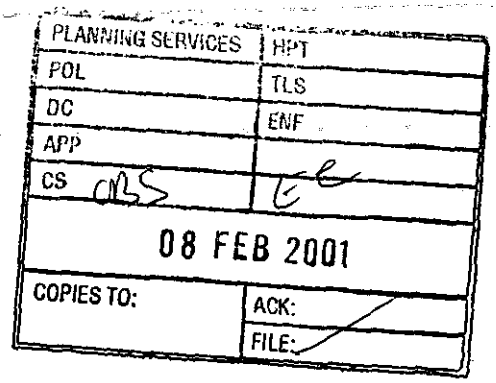
From: WebComments@wokingham.gov.uk
Sent: 29 January 2001 18:59
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: F/2001/3221
Correspondent_FullName: Paul Terry
Correspondent_StreetAddress: 5 Heathlands Court
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 3AY
Correspondent_Telephone:
Correspondent_Email:

Comments:

OBS
2001/3221
EC



8 Heathlands Court
Heathlands Road
Wokingham
Berkshire RG40 3AY

Mr John Mitchell
Development Control Manager
Wokingham Disctrict Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

OBJECTION

6th February 2001

Your ref: Elaine Connor F/2001/3221

Dear Mr Mitchell

Planning Application F/2001/3221

Many thanks for your letter regarding the proposed development of the land at Heathlands Road, Wokingham, reference as above.

As you must be aware this is the third application for planning permission on the site (previous application refs 98/68309/F, F/2000/1935). I cannot see that the circumstances prevailing now are any different to those relating to the previous two cases. The bases of objection have been set out on a number of occasions and still apply. I do not propose to re-iterate them, other than to say that:

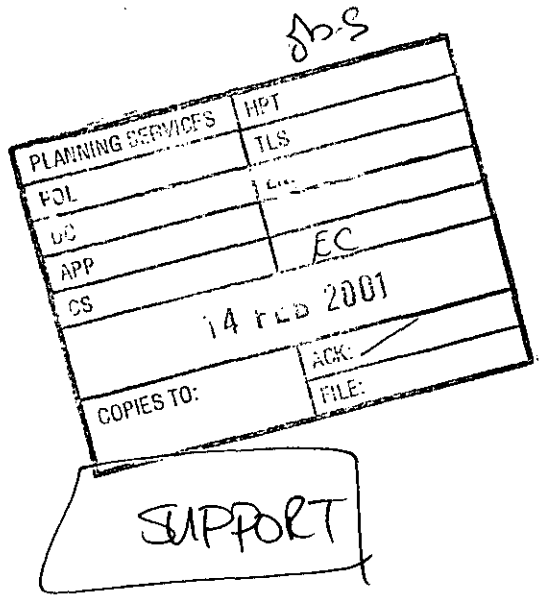
- My understanding is that there still exists a requirement to replant the area, which was cleared in 1998 in contravention of a Tree Preservation Order.
- Previous applications on this and adjacent land have been refused and refused on appeal, on the grounds that development would be inappropriate.

Given the existing precedents, the granting of permission in this case would be inappropriate. I also note that since the refusal of planning permission in 2000, the land has been left in a very untidy state with seemingly abandoned cars stored in half-built garages. This does not seem in keeping with a concern for the environment, and given the precedents for refusal under similar circumstances I cannot see an alternative to enforcing the replanting.

Yours Sincerely

Peter Fagan

Mrs K Whitney
11 Heathlands Court
Heathlands Rd
Wokingham
RG40 3AY



Wokingham District Council
Environmental Services
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir/Madam

Ref: Planning Application Number **F/2001/3221**

With regard to the above application, I would like to make my support for the dwelling with garage to be noted.

The current site is not only an eyesore, but is an invitation to the public as a dumping ground. Therefore I see no reason for it to remain in its current state.

The situation seems to have gone on for long enough, and a swift decision in favour of the application would be greatly appreciated.

Yours sincerely

Kulsum Whitney

Mrs K Whitney
11 Heathlands Court
Heathlands Rd
Wokingham
RG40 3AT

Wokingham District Council
Environmental Services
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir/Madam

Ref: Planning Application Number C/2001/3221

With regard to the above application, I would like to make my support for the dwelling with garage to be noted.

The current site is not only an eyesore, but is an invitation to the public as a dumping ground. Therefore I see no reason for it to remain in its current state.

The situation seems to have gone on for long enough, and a swift decision in favour of the application would be greatly appreciated.

Yours sincerely

K. Isem Whitney

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 13 February 2001 11:42
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

obs

2001/3221

EC

****

NatureofEmail: Support
ApplicationNumber: F/2001/3221
Correspondent_FullName: Thomas McCann
Correspondent_StreetAddress: 12 Heathlands Court
Correspondent_Address2: Heathlands Road
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3AY
Correspondent_Telephone: 01344 762186
Correspondent_Email: mis@dircon.co.uk

Comments:

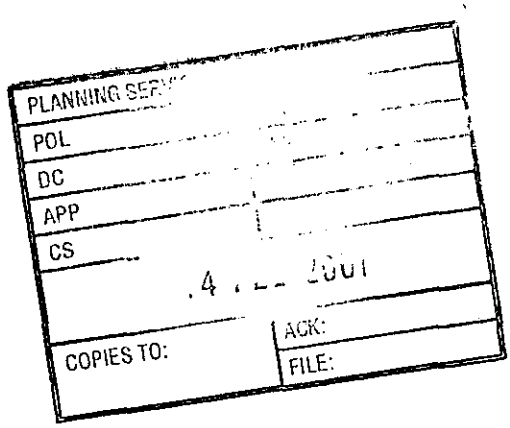
Dear Sir,

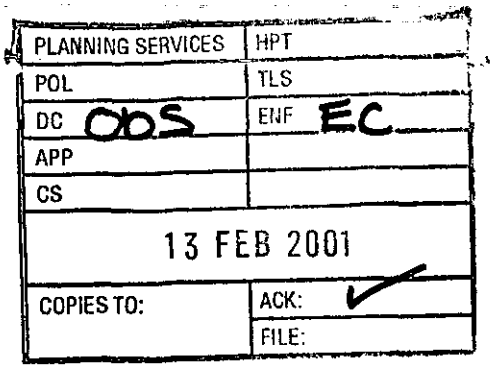
I would like to support the planning application to demolish the existing garages and to build a dwelling outside of Heathlands Court, Heathlands Road.

As a resident of Heathlands Court I feel that the building of a house at the entrance to Heathlands Court would greatly improve the appearance of the approach to Heathlands Court. The proposed dwelling would also provide additional security to our property as it would act as a barrier between the road and our drive.

Yours faithfully,

Thomas McCann





15 HEATHLANDS COURT
HEATHLANDS ROAD
WOKINGHAM
BERKSHIRE
RG40 3AY

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

31st January 2001

SUPPORT

Your Ref Elaine Connor F/2001/3221

Reference your letter regarding proposed erection of one dwelling at Heathlands, I am a resident of Heathlands Court and approve the planning application submitted.

At the moment we are presented with an eyesore at the entrance to our driveway over which we have no control , the lock- up garages are totally out of character .The site is now being used for tipping rubbish by every one. We have estate agents using the site for displaying their boards. Building of one dwelling on the site would be a solution and provide the area with more security. Heathlands Park Management have done its utmost to tidy up the area all to no avail.

I firmly believe the Council should support the proposal.

Yours faithfully

Peter Sheldon.

PLANNING SERVICES	HPT
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13 FEB 2001	
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17 Heathands Court
Heathlands Road
Wokingham
Berkshire
RG40 3AY

Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG401WR

SUPPORT.

Application Number: F/2001/3221

Sire Address: Land at Heathlands, Heathlands road,Wokingham.

Proposal: Proposed erection of one dwelling with garage. Demolition of existing garages.

Dear Sir,

I live on the Heathlands court estate behind the area within the proposal and am writing to support the above proposal. Presently the site has a number of garages situated and is used as a dumping ground by the owners. The garages provide no benefit to the area and have become an eyesore. I feel that the proposal of erecting a house will greatly benefit the immediate area by providing a more aesthetically pleasing surrounding.

I'm sure you will take my points into consideration when making a decision.

Julian Saunders

PLANNING SERVICES PT
POL
DC
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CS
EC
16 FEB 2001
COPIES TO:
ACK:
FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 16 February 2001 09:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: F/2001/3221
Correspondent_FullName: Stuart Eastland
Correspondent_StreetAddress: 6 Heathlands Court
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG40 3AY
Correspondent_Telephone: 01344 780211
Correspondent_Email: eastlands@rightfile.com

OBJ
2001/3221
EC

Comments:

Although in principle I am opposed to further development in the "green belt" between Wokingham and Crowthorne/Bracknell, I believe that this development is a special case. For the past three years the site has been an eyesore with derelict garages exposed. Over the past year the site has been used by Thames Water as a compound for storing construction equipment and vehicles. Since the Thames Water project ended, the site has frequently been the target of fly tipping.
The council has shown no inclination to clear the site or to enforce an existing tree preservation order which was violated three years ago when the site was cleared of all trees. Since the last planning application for the site was rejected by the council, I have written many letters asking the council what their plans are regarding the site and the tree preservation order, and have yet to receive a reply. This indicates that the council feel unable to take any action to tidy the site themselves.
The proposed development has the full support of the Management Committee who represent the householders at Heathlands Court, and I understand that 15 of the 16 householders are in favour of the development.
Constructing a moderately sized dwelling on this site will clear the current eyesore and resolve the current uncertainty over future use of the site. Given the council's lack of action over the tree preservation issue, the alternative to a residential dwelling appear to be industrial usage of some sort.
I believe that the the current plans are appropriate for the site and will go some way to restoring the trees which were illegally removed three years ago.

ELAINE CONNOR

Applicationo	Name & Address
F/2001/3221	P Terry 5 Heathlands Court Wokingham RG40 3AY
F/2001/3221	Mrs P Daniels Heathlands Park Management Co. Ltd. 9 Heathlands Court Wokingham RG40 3AY
F/2001/3221	P Fagan 8 Heathlands Court Heathlands road Wokingham RG40 3AY
F/2001/3221	J Saunders 17 Haethlands Court Heathlands Road Wokingham Berks RG40 3AY
F/2001/3221	P Sheldon 15 Heathlands Court Heathlands Road Wokingham Berks RG40 3AY
F/2001/3221	K Whitney 11 Heathlands Court Wokingham RG40 3AY
F/2001/3221	Thomas McCann 12 Heathlands Court Heathlands Road RG40 3AY
F/2001/3221	Mr & Mrs R Hymans Bevere Lodge Heathlands Road Wokingham RG40 3AS
F/2001/3221	S Cross Heathfield Heathlands Road Wokingham RG40 3AR

Committee letters sent 14-03-01.

F/2001/3221 S Eastland
6 Heathlands court
Wokingham
RG40 3AY

F/2001/3221 S Beeley
1 Heathlands Court
Heathlands Road
Wokingham
Berks

F/2001/3221 A & D Pedley
Heath Lodge
Heathlands Road
Wokingham
RG40 3AR

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Elaine Connor - F/2001/3221**

K Brant Esq
C/O Day Tanner Partnership
11-13
Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

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 Sir/Madam

Application Number: F/2001/3221

Site Address: Land At Heathlands, Heathlands Road, , Wokingham.

Proposal: Proposed erection of one dwelling with garage. Demolition of existing garages..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Tel: (0118) 974 6451

Date:

My ref: F/2001/3221

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2001/3221
Land At Heathlands, Heathlands Road, , Wokingham.
Proposed erection of one dwelling with garage. Demolition of existing garages..

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. 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 6451

Date:

My ref: F/2001/3221

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/3221
Land At Heathlands, Heathlands Road, , Wokingham.
Proposed erection of one dwelling with garage. Demolition of *existing garages*.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.
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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3221**
Land At Heathlands, Heathlands Road, , Wokingham.
Proposed erection of one dwelling with garage. Demolition of existing garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

01344777119

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16 FEB 2001	
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	FILE:

Bevere Lodge
Heathlands Road
Wokingham,
Berks RG40 3AS

15th February 2001

Dear Mr. Mitchell,

Your ref: F/2001/3221 Land at Heathlands, Heathlands Road, Wokingham – proposed erection of one dwelling with garage. Demolition of existing garages.

Thank you for your letter dated 26th January 2001 concerning the application for planning permission for this land.

A number of applications have been made since 1989 and nearly all the points raised in our previous letters of objection are still relevant. Copies of four letters are enclosed.

The main points are as follow:

Until relatively recently the site was covered by mature trees many of which were protected by current TPOs. Using the excuse that one tree had fallen during a storm, the owner of the land cut down nearly all the other trees, fourteen of which were supposed to be protected. Since then there has been no attempt to replant the trees, which is a deliberate, flagrant flouting of the law.

Any house built on the proposed site will inevitably intrude upon our privacy. The majority of our windows will be overlooked directly as they face the plot. There will be only one room of our house not permanently intruded into.

A fairly large detached house with garage as proposed would also give the feeling that much of our light is cut off, as it would be so close on the other side of the track.

Heathlands Road is getting busier by the month. Although it is supposed to be a 50mph restricted area, traffic is regularly much faster and frequently in excess of 70mph. Access is already often dangerous. There is no public transport so an another house will inevitably add two more cars.

If an additional house is built on this plot it will encourage and make a precedent for other applications for planning permission, possibly leading to in-filling along Heathlands Road. We understood that the policy was against permitting this. More houses would add further to the traffic congestion.

On these grounds we OBJECT to permission being granted.

We understand from Cllr. Angus Ross that an old permission has come to light clearing the 'principal' of a development on the site for some garages. However, there is a vast

difference between having a few single garages on the plot and having an executive house with detached garages, especially as the current owner would be able to landscape and camouflage the garages with the replacement of the trees, which were felled without permits.

Should the planning permission be granted, I think it would be not unreasonable to expect that no windows should look directly into ours – this could be arranged by turning the house through 90 degrees.

Yours sincerely,

R.E. & H.W. Hymans

Encl – 7 additional pages

Mr. John Mitchell,
Development Control Manager,
Environmental Services Dept – Planning Services,
P.O.Box 157,
Shute End, Wokingham,
Berks Rg40 1WR.

Bevere Lodge
Heathlands Road
Wokingham
Berks RG40 3AS

5th August 2000

Dear Sir / Madam,
Your ref: F/2000/1935 Demolition of garages and erection of single dwelling on Heathlands Road.

A further application has been made for permission to erect a three-bedroom house with separate single garage on this plot which at present has a number of derelict garages on it.

We understand that our neighbours in Heathlands Court are not going to object to this application as it is felt that the best should be made of a not particularly good situation. We can see their point as the owner of the land has deliberately made what was quite a pleasant area into an eyesore but our concern is that, having seen the plans of the proposal, our privacy would be permanently at an end. All the main windows of our house face the land in question – our home was originally the lodge house at the entrance to Heathlands Court. Although I understand that the applicant has said that the plan is for the three upper windows to be all bathrooms and have frosted glass there is no way of ensuring that this will be so. Those, along with the kitchen and dining windows and front door of the proposed house will look straight into our kitchen, dining and living rooms, and also two of our three bedrooms. There will only be one room of our home not directly overlooked.

I understand that the plan is for the house to have direct access to Heathlands Road. This gateway did not exist until built by the present owner a couple of years ago. This was shortly after nearly all the trees on the plot were cut down despite no permission having been applied for and the fact that tree preservation orders were in place. At least fourteen protected mature trees (and sixteen others) including a holly hedge were destroyed. Since this time no attempt has been made to replant the area and sadly what saplings were remaining have been flattened. It does not give a great deal of reassurance to residents to see that rules can be flouted. These feeling were also contained in a letter written to Mrs. Odell of the Planning Department on

20th September 1998 by Mrs. Donnan of Sulby Croft, Heathlands Road. Her point 'c': 'The applicant obviously things that having created an eyesore by exposing the derelict garages the best solution is to replace them with the new development.' It has also been inferred more recently that should the application be rejected then the derelict garages will be rebuilt and turned into small businesses – the implication being that we ought to prefer a house to the noise and mess of such businesses as panel beating.

Heathlands Road at this point is very fast and dangerous. It is supposed to be a 50mph section but motorists frequently hit closer to 80mph. To add yet another car (or more likely at least two) needing regular access to it will only add to the possibility of more near misses we have every year because of the closing speed involved and the restricted visibility.

It was always our understanding that the Planning Department did not wish further in-filling along Heathlands Road – once one has been approved there is no reason not to build solidly along, thereby having no clean break between Wokingham and Crowthorne. There is no public transport here, so further building will add to the congestion.

On these grounds we OBJECT to permission being granted.

However, if the Planning Department overrules our objections we would request that the few existing trees still remaining be protected properly and that some consideration is given to our privacy.

Copies of previous letters are enclosed.

Yours faithfully,

R.E. & H.W. Hymans

Encl.

The Planning Department, Wokingham District Council,
Shute End,
Wokingham RG40 1WR.

Bevere Lodge,
Heathlands Road,
Wokingham,
Berks RG40 3AS.
Tel: 01344 772591

2nd October 1998

Mrs. A. Odell,
Planning Dept.,
PO Box 157, Shute End,
Wokingham, Berks RG40 1WR.

Your reference: Planning Application 98/68309/F

Dear Mrs. Odell,

Further to our letter dated 20th September 1998 objecting to the planning application submitted on the plot adjoining Heathlands Court on Heathlands Road, we thought the enclosed paperwork on an earlier planning application for the site still appropriate.

Permission to build was applied for by Mr. H. Wood in 1989. It was refused and went to appeal at the Department of the Environment, when it was again turned down.

Most of the points covered in the enclosed letter to the Department of the Environment are still appropriate today, especially now that the proposed house is a large four bedroomed property with detached two car garage. As well as taking all the privacy away from our house it would also take most of the light as the builder intends placing it just the other side of the track from Bevere Lodge, on the northern edge of the plot.

The owner of the land, as well as cutting down trees which were supposedly protected by TPOs, also cut down a mature holly hedge and then erected a wall with an entrance/exit onto Heathlands Road. No such access existed before and were it to be used would add to a notoriously dangerous section of the road.

Yours sincerely,

R.E.Hymans

H.W.Hymans

01344777119

FILE COPY.
ORIGINAL HAND DELIVERED 21/9/98

Bevere Lodge
Heathlands Road
Wokingham
Berks RG40 3AS
20 Sept 98

Mrs.A.Odell
Planning Dept.
P.O.Box 157
Shute End
Wokingham
Berks
RG40 1WR

Ref: 98/68309/F

Dear Madam,

I am writing to object to the planning application of above ref. to construct one detached house with double garage on a site adjacent to our property. Earlier this year strong winds caused a tree to fall on this site causing an obstruction to the access to Heathlands Court.The following morning Mr.K.Brant who owns the land sent in a team of workmen and proceeded to clear the area destroying most of the trees protected by tree preservation orders.Eight months later no action has been taken to restore the area by replanting and it would seem that the owner now wishes to build on this land clearly with no intention of putting right the damage he has caused to the environment.I believe that your department has a clear duty to withhold any permission to build on this land and that the council officers should insist that the area be returned to its original condition.

As a lodge house most of our windows are overlooked by the site in question, the trees and bushes that gave us some privacy have been illegally removed and any construction on this site would face directly into our house removing any privacy left to us.Whilst we recognise the need to construct new houses for people without homes, it seems to us that this is a case of a developer ignoring the regulations laid down to protect the area and treating the council with contempt.

Youre sincerely,

R.E Hymans

H.W.Hymans.

TO : The Secretary,
Department of the Environment,
Room 10/04 Tollgate House,
Houlton Street,
Bristol BS2 9DJ.

DATE : 5th December 1989

RE : Appeal by H.Wood (Harrow) Ltd.
Site: Heathlands Court,
Heathlands Road,
Wokingham, Berks RG11 3AD
Application No: 32663
Demolition of dilapidated vehicle garages,closure of access and erection of a two bedroomed lodge.

REF : APP/HO330/A/89/133695

Relating to the above appeal by H.Wood (Harrow) Ltd against the rejection by Wokingham District Planning Authority of a proposal to develop the above site.

Dear Sir/Madam,

We are writing to object to the granting of planning permission under the above appeal because we are the people who would be most adversely affected were planning permission to be granted; the grounds for our objection are as follows.

1. Until the developer cleared all the shrubs and bushes from the site around the garages under question they were barely visible from the road. Even now the overall impression when driving along the road is not of buildings but of mature trees. Should the garages be cleared and replaced by a two storey house, the overall impression will be of housing development.

2. Once the building of the suggested house were sanctioned, what possible logical argument under planning regulations, or common sense in the absence of them, could be adduced to prevent the ribbon development of the whole length of both sides of Heathlands Road, thus perpetuating the horrible mistakes of ribbon development approaching London and other places, and against which present planning regulations were formulated. It is also contrary to the present policy of Wokingham District Council under discussion at the moment (and discussed at a number of public meetings) to stop all further unnecessary single dwellings north of Nine Mile Ride to prevent the joining of Wokingham and Crowthorne.

3. Whereas the proposal would not result in the <u>total</u> consolidation of the existing scattered development it would undoubtably encourage further building work to be

...../2

carried out in the future, using the logic that the building thereof would be in the public interest as it would be 'tidying up' a scattered development. The existing land is not an open tract of land - it is covered by a few unobtrusive dilapidated garages and very pleasantly dominated by mature trees.

4. The proposed development is not needed to enhance the visual amenity of the area, which is perfectly adequately taken care of by the existing woodlands. It is also of a design (two bedrooms upstairs plus a 'study') which will not appeal to the average family as it is not large enough to cater for a family. Having said that it is not large enough for the average family, if the plans are compared to the original Lodge for the estate at the gates of the development, and also to the other existing old staff cottages from the estate it is far larger than any of the others and not in keeping.

   The proposed development is also an invasion of privacy of the existing Lodge: the house and its garden will overlook five out of the six rooms of the Lodge and will be able to see into all the windows of these rooms.

   The existing garages which the developer wishes to redevelop are single storey, whereas the building he wishes to replace them with is double storey with a pitched roof.

5. The garages to be demolished were erected to serve the needs of the occupants of Heathlands Court, after the mansion had been sold by the Palmer family (the original owners), when it was bought by a developer and divided into flats. Presumably because the garages were so far away from the mansion they were never properly used by the new occupants which explains why they fell into disrepair so quickly.

   When the mansion was demolished and planning permission granted for the building of the sixteen town houses it was given on the clear understanding that there would only be development on the original site of the house, and was to keep to the original shape and size of the old house as closely as possible. The garages did not exist in the original house specification. How then can planning permission be granted to replace these later buildings (which were not intended for habitation) with a dwelling, when the site is supposed to be returned as closely as possible to the original state of when the mansion was first standing and the land was covered with trees and shrubs.

6. In the Appeal to the Secretary of State, dated 11.08.89, at the end of the Grounds of Appeal the developer clearly stated that he "would wish to submit a detailed statement based on

.../3

these grounds of appeal at a later date.''

By Day 10 of the 21 days the local residents were given to voice any objections to the plans, no such statement had been lodged with the Planning Department of Wokingham District Council. The Inspector from the Department of the Environment was due to visit the site three days later with a view presumably to make recommendations about the Appeal. Wokingham District Council had written their observations on the Appeal on 01.11.89 and had sent them off. It is perhaps reasonable to assume that the reason the developer had not submitted any further grounds on which to base their appeal was because there were none available. However, if at this late stage further papers arrive at the Planning Department perhaps it is not unreasonable to ask that (a) local residents should be informed and (b) the last date for submission of objections to appeal 32663 should be extended . Otherwise residents and the Planning Authority would be deprived of being able to comment on new grounds of appeal.

7. We realise that housing development is a necessity where there is a strong public demand. However, the present development of sixteen houses has been on the market for at least six months and at the time of writing, not a single unit has been sold. The house buying public clearly does not appreciate the type of accomodation offered by this developer. The existing houses are fortunately hidden by trees, but the proposed new Lodge would be adjacent to a pleasant country road which we feel would be spoilt by this development.

8. Our existing house has been known as 'The Lodge' since it was built 125 years ago and appears as such on Ordinance Survey Maps. Mr.Woods has been asked to reconsider his intention to call his proposed development 'The Lodge' but he insists on this name. In the unhappy event that this development is approved such an address next door would cause havoc with any form of deliveries or local or emergency services.

In conclusion, we believe that the original refusal of Planning Permission by the Wokingham District Council, dated 30.03.89, was decided on sensible and logical grounds with the interests of the environment and the general public in mind. We therefore strongly urge the Secretary of the Department of the Environment to uphold local wishes and reject this appeal.

N Hymans. H.E. Hymans.

Mr.& Mrs.R.E.Hymans.
Bevere Lodge, Heathlands Road, Wokingham, Berks RG11 3AD

05.12.89

c.c. Wokingham District Council Planning Office.

Received by Wokingham District Council

Application No: F/2001/3221

Proposal:
Proposed erection of one dwelling with garage. Demolition of existing garages.

Location:
Land At Heathlands, Heathlands 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 January 2001

441344750772

T.S
ENF
26 FEB 2001
ACK:
FILE:

1 Heathlands Court
Heathlands Road
Wokingham
Berkshire
RG40 3AY

24th February 2001

Your Ref: F/2001/3221

Dear Mr Connor

I understand you did not receive my email supporting the above application so please find of further submittance via fax

I wish to support the planning application for development to a residential status.

The reasons for this are as follows;

- at present the derelict garages are considered brown belt and of industrial use, certainly not in keeping with Heathlands Road.
- trees and a holly hedge will be planted, this would enhance the site.
- at present the site looks unsightly and after campaigning for over three year nothing has been done to change this.

I urge you to take positive action now and restore Heathlands Road to a residential, rural area, where we can be proud to live.

Yours sincerely

S. J Beeley

PLANNING SERVICES | HPT
POL | FLS
APP |
CS |
21 FEB 2001
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Elaine Connor

No F 2001 3221

Proposal erection of one dwelling with garage. Demolition of existing garages

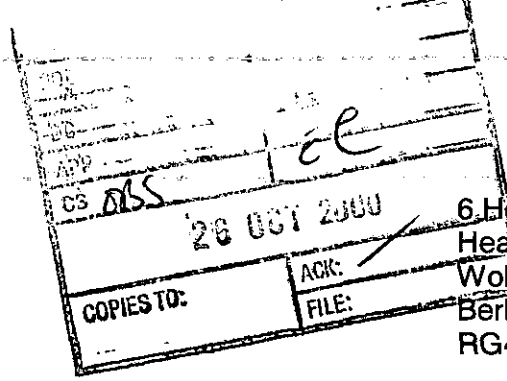
Site land at Heathlands, Heathlands Road, Wokingham.

Committee's Comments

Objections as previous similar application: (1) Contravenes 'green gap' policy,(2) unsuitable for a rural/semi rural area, (3) to grant would establish a precedent for future applications.

Signed : _____
Clerk to Wokingham Without Parish Council

20 February 2001



6 Heathlands Court
Heathlands Road
Wokingham
Berkshire
RG40 3AY

☎ 01344 780211

24 October 2000

Mr J. Mitchell
Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1BN

Dear Mr Mitchell,

Re: Planning application F/2000/1935

I am writing with regard to the above planning application which I understand was refused at the Development Control Sub-Committee meeting on 18/10/2000.

As a resident of Heathlands Court, which is adjacent to the proposed development site, I am concerned over the council's attitude towards this matter.

As you know, the site was cleared of all trees in January 1998 in violation of a tree preservation order applying to the site. Between that time and January of this year I telephoned and wrote to Neil Etherington on many occasions to try to ensure that something was done about the eyesore resulting from this clearance. In May 1999 I was given an assurance that the plot would be forcibly replanted by the council during the 1999/2000 planting season (autumn/winter) if the site owner refused to do so himself. By January of this year it became apparent that no progress had been made towards this objective. Despite my efforts, it was obvious that the council were unwilling or unable to spend the time and/or effort to prosecute the site owner or make any attempts to enforce a replanting of the site.

Early this year the Directors of Heathlands Park Management Company agreed that it would be preferable for a house to be constructed on the site rather than leave the site in its current state. Mr Ross (Councillor for Wokingham Without) led us to believe that if the residents of Heathlands Court supported a planning application, that this would be taken into consideration and the application was likely to be approved. We worked with the site owner to ensure that the proposed development was suitable for the location and the final design was based on Bevere Lodge, which stands opposite.

Now that the planning application has been refused, the site owner has started to redevelop the derelict garages on the site. I do not know what the site owner intentions are, but in the past he has spoken of using it for storing construction machinery, breeding pigs or as a caravan site for gypsies.

e-mail: eastlands@hotmail.com

In principle, I am not in favour of any development on this site which will go against the council's aim of retaining the Heathlands Road / Honey Hill area as a green belt between Wokingham and Crowthorne, however a sensitively designed house must be preferable to industrial usage.

In rejecting this application, I believe that the council must now accept that it must do something to tidy up this site, which has been left as an eyesore for almost three years, and must ensure that the site is not developed for industrial usage. I would like to see a prosecution for the violation of the tree preservation order and forcible replanting take place as a matter of urgency.

I would be grateful if you would advise me what you are doing to bring this matter to a satisfactory conclusion.

Yours,

Stuart Eastland

c.c. Mr P Wratten, Planning Enforcement
Mr N Etherington, Senior Arborculturist

'Heathfield'
Heathlands Road
Wokingham
Berks RG40 3AR
Tel: 01344 777510

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS OBS	
16 FEB 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Dept FAO Mr John Mitchell
PO Box 157
Shute End
Wokingham, Berks RG40 1WR

OBJECTION

12 February 2001

Dear Mr Mitchell

Re: APPLICATION FOR THE ERECTION OF HOUSE ON LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM
YOUR REF: F/2001/3221

I wish to register the strongest objection to this application.

You will know that it follows hot on the heels of a similar application in July of last year. The arguments against this development are the same as they were then. Rather than reiterate the same comments, I attach a copy of that letter of objection.

There has ***still*** been no remedy regarding the illegal felling of protected trees. I cannot understand why satisfaction of the legal process in this matter is not a pre-condition for the consideration of any planning application.

I urge the Council to reject this Application.

Yours sincerely

Alan Cross

'Heathfield'
Heathlands Road
Wokingham
Berks RG40 3AR
Tel: 01344 777510

Wokingham District Council
Planning Dept FAO Mr John Mitchell
PO Box 157
Shute End
Wokingham, Berks RG40 1WR

COPY OF MY LETTER IN RESPONSE TO APPLICANT'S PREVIOUS APPLICATION, TO BE ATTACHED TO, AND READ IN CONJUNCTION WITH, MY LETTER DATED 12 FEBRUARY 2001, REGARDING APPLICATION F/2001/3221

31 July 2000

Dear Mr Mitchell

Re: APPLICATION FOR THE ERECTION OF HOUSE ON LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM
YOUR REF: F/2000/1935

I wish to register the strongest objection to this application.

A similar application was lodged (and refused) in September 1998. The comments made by myself and other local residents at that time are pertinent to this application also.

This plot, until fairly recently, was essentially woodland. As pointed out in my letter in response to the previous application, I have to hand a print of an Ordnance Survey aerial photograph (Film No 96-641, Frame No 058, taken on 16 June 1996), which clearly shows a dense canopy of trees here – of such density that the derelict garages cannot even be seen (I can make this photograph available to you if you so require). The applicant is flouting the law in that he is known to have felled TPO-protected trees on this plot in January 1998. This was clearly in preparation for his previous Application. No action seems yet to have been taken over this, either in terms of penalty or in reinstatement. Building on this land would make reinstatement impossible. Granting of this Application would allow the applicant to materially benefit from illegal felling, and would set an undesirable precedent for other developers.

The existing garages on this plot were partially demolished in 1998. This, along with the removal of trees and other natural growth, looks like an attempt to make the site as it stands as visually unattractive as possible (so that we might 'prefer' a new dwelling here). In my view the only course that should be open to the owner is reinstatement as a wooded area, and it is that 'before' state that should be the reference for the visual amenity of this site.

The proposed dwelling would, on this small plot, be very close to Bevere Lodge, changing the nature of this immediate area and diminishing the south-facing visual amenity of the Lodge. The front of the proposed dwelling, facing Bevere Lodge, is under the canopy of the remaining trees; one should ask how long would it be before they were felled (legally or otherwise) to permit light into the front windows. Additionally there appears to be no provision for a path to the front door of the proposed dwelling, and I question whether felling would be necessary to facilitate this. The west side of the proposed building presents a relative blank wall with external chimney breast within 4 metres of the land boundary – unattractive in itself in both appearance and proximity, and visually at odds with the attractive style of the adjacent Bevere Lodge.

As the rear garden of the proposed dwelling has one flank along the Heathlands Road boundary, I can envisage a desire on the part of the builder or first owner to erect a high wall on this boundary line, to aid privacy and to keep out the significant traffic noise from Heathlands Road; such a wall is clearly an inappropriate construction, and contrary to the substantially natural boundaries in the immediate area. Even if the existing low wall is retained, there would need to be a normally closed gate in this wall for access to the garage, almost certainly requiring any vehicles entering to stop on the highway while the gates are opened – this I believe represents a significant road safety hazard in the vicinity of an already hazardous junction.

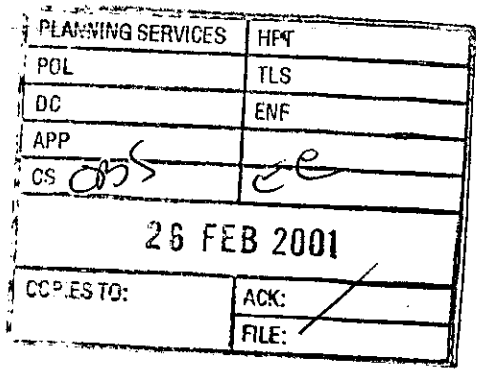
When considering the future of this part of the District, two factors should be considered. Firstly, your own definition of this part of the District as 'Green Gaps/Wedges', which strongly discourages approval of building here, to preserve the separation between Wokingham and Crowthorne. Secondly, the woodland opposite the proposed site is now owned in two parts by Mr Pedley and myself. Both parts are now the subject of woodland regeneration schemes. Though this does not of itself guarantee that no application will ever be made in respect of this area, it should indicate the strength of feeling among those most directly affected by this application. We wish to preserve (and, in the case of the Application area, have reinstated) the wooded nature of this immediate area.

I urge the Council to reject this Application.

Yours sincerely

Alan Cross

Heath Lodge
Heathlands Road, Wokingham
Berks RG40 3AR



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

23rd. February 2001

Your Reference: F/2001/3221

Dear Sirs,

Planning Application 2001/3221 – Land at Heathlands, Heathlands Road

I apologise for the delay in replying to your letter concerning the above as I have been travelling. Please take the following into account when assessing the application.

The proposal does not appear to be substantially different from that refused in October 2000. Our objections to the new proposal are identical to those for that previous application, a copy of which I have enclosed rather than repeat them here.

The new element appears to be the discovery of a 1950s permission to erect garages on the site and a presumption in some quarters that this gives some greater right to erect a house. We can not comment on a matter of law but our understanding is that there is no connection between the two. We would ask:

a) Were the derelict garages on the site not those built under the 1950s permission and, if so, has that permission not been 'used up'?

b) If you are certain that this is not the case, then presumably there was permission to build the original derelict garages (whether explicit or by default). Why would the granting of permission in the 1950s to replace them give any greater weight to the precedent of development on the site ie what has changed as the result of the permission uncovered?

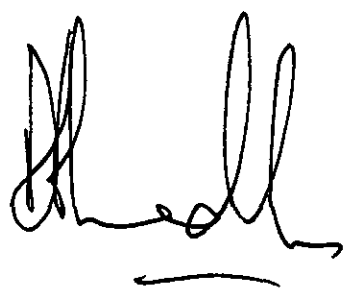
c) Why would any right to erect garages be translatable into a right to erect a two-storey house which would be a dominant feature of the road – far more so than any other along Heathlands Road?

Telephone 01344 761417, Fax 01344 759959, E-mail david@pedley.ws

By far the best option for the environment and amenity of the whole community would be to insist on the replacement of the trees illegally removed by the applicant. If there have to be garages on the site then these would be largely hidden by the trees as was the case with the derelict garages prior to the illegal felling.

We repeat our strongest possible objection to the application and ask that it be refused once more.

Yours faithfully,

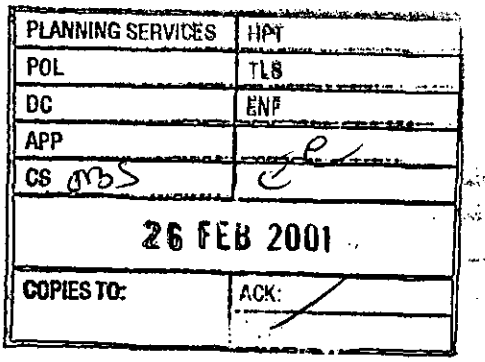


David and Alison Pedley

Telephone 01344 761417, Fax 01344 759959, E-mail david@pedley.ws

Heath Lodge
Heathlands Road, Wokingham
Berks. RG40 3AR

Telephone: 01344 761417 Fax: 01344 759959



Mr John Mitchell, Development Control Manager
Planning Dept., Wokingham District Council
PO Box 157, Shute End
Wokingham
Berks RG40 1WR

24th. July 2000

Your Reference: Planning Application No. F/2000/1935

Dear Mr Mitchell,

Proposal to Erect a House at Heathlands, Heathlands Road, Wokingham

We have examined the above proposal and request that the following be taken into account when considering the application:

1. We wish to object to the application in the strongest possible terms.

2. A similar application was made in September 1998 (98/68309/F), which was refused. The vast majority of comments made by local residents in respect of that application will also apply to this one. Please also take these into account.

3. Until 2nd January 1998, the site was wooded, with the trees protected by TPOs. On this date, Mr Brant felled the vast majority of the trees contrary to the TPOs, prior to submitting a planning application. The action exposed a series of derelict garages which were previously completely hidden from the road and created an eyesore. We and other neighbours have received several letters since that date from officials of the Council reponsible both for planning and trees, assuring us that the action was illegal and that Mr Brant would be obliged to replace the trees and would be prosecuted for his action. After more than 2½ years, no action appears to have been taken.

   If this application is allowed to proceed:

   - It would be impossible to re-plant and restore the land to its former rural character.
   - The Council would be seen to be permitting the owner to benefit greatly, without penalty or even significant challenge, from his illegal action. This would send a clear signal to other builders and landowners holding land in a similar situation.

4. The submission proposes the removal of 4 more trees. The span of one of those remaining appears to overhang the proposed house and others would be very close. Almost certainly a new owner would remove further trees to allow light to the house and to prevent the danger of subsidence.

5. In comparing the visual amenity prior to and after the possible development, the Council should take as the datum the wooded character of the land (prior to the felling or following reinstatement) rather than the eyesore which was created illegally.

6. The land falls within an area designated in the regional plan as "Green Gaps and Wedges". The plan clearly states that "development will not be permitted ... that would affect or detract from their open or countryside appearance and character". This would appear to rule out the development completely. The original/reinstated wooded character would be destroyed forever.

7. In respect of "Green Gaps and Wedges", the plan states that "These areas are of special significance because they are essential to the maintenance of physical and visual separation between distinct settlements and the countryside setting they provide for them". The proposed development would be a link in the process of turning Heathlands Road from a country road with scattered dwellings into one of typical Berkshire ribbon development. It would contribute to filling the precious gap between the Wokingham, Crowthorne and Bracknell built-up areas.

8. The policy further states that:

"Existing settlement boundary features such as woodlands, copses and hedgerows should be retained and, where possible, enhanced. Any development adjoining areas important to the separation of settlements must not undermine those boundary features important to the landscape."

- The previous or restored woodland provides just such a boundary feature. To allow the erection of a house in its place and close to the road would be entirely contrary to this policy.
- The site is small for a house of the proposed size. The building will be close to the road boundary and no amount of hedging would shield it from the road. Moreover, there would be no obligation on a new owner to maintain the proposed hedge at a particular height, depth or density.

9. The plot being so narrow, the proposed building would be very close to the road - from the plans submitted, I estimate no more than 4 metres. With its end elevation facing the road, distinguished only by a chimney stack and just one or two small windows, this would form a distinctly unattractive view from the highway.

10. The front of the proposed house appears to face in the direction of the adjoining lodge. Considering the lack of distance to the boundary and the number of trees to remain in close proximity (really?), this seems a peculiar choice.

11. The proposed building would be very close to - and would clash visually - with the existing lodge. At one point it would appear to be no more than 2 metres from the northern boundary - itself very close to the lodge. It would detract significantly from the visual amenity and south-facing light of the lodge. It would overlook the lodge and severely compromise the privacy of its owners.

12. Mains sewage is not available at this point on Heathlands Road. Unless it is proposed to run a new sewer to link to the mains, the site is very small to allow for a sceptic tank.

13. Planning permission was refused, on appeal, in 1997 for a site opposite this one. That application provided for a far greater degree of screening from the road but was still judged to be contrary to the planning policy for the area.

14. Granting this application will set a clear precedent, which will open the floodgates to potential developers of other sites (including Mr Brant) who own parcels of land in the area.

For the reasons given above, we request that this application be refused. We also request that (belated) enforcement action be taken to ensure the re-planting of the site this autumn.

Yours sincerely,

David and Alison Pedley

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 39337
POL | TLS
DC | ENF
APP |
CS |
F/2001/3221 11 JAN 2001
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Planning

Your Ref:

Date. January 30, 2001

PROPOSED: ERECTION OF ONE DWELLING WITH GARAGE

LOCATION: HEATHLANDS ROAD, WOKINGHAM W.O.

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

Standard Planning Condition C070.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Tel: (0118) 974 6451

Date:

My ref: F/2001/3221

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2001/3221
Land At Heathlands, Heathlands Road, , Wokingham.
Proposed erection of one dwelling with garage. Demolition of existing garages..

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. 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

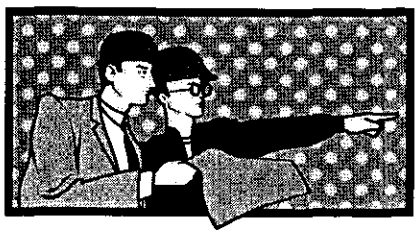
Yours faithfully

John Mitchell
Development Control Manager

DATE: 26 May 2004

SCANNING INFORMATION SHEET

CONSULTEES



Application Number: F/2004/2033

Applicants Name: Mr K B Brant

Site Address: Land South Of Bevere Lodge, Heathlands Road, , Wokingham.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 26 January 2001

Application Number: F/2001/3221

Proposal: Proposed erection of one dwelling with garage. Demolition of existing garages.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Land At Heathlands, Heathlands Road, , Wokingham.

Applicant:
K Brant Esq C/O Day Tanner Partnership.

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

✓ below as applicable;

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

C049, R049.
C122, R122.
C138, R138.
C127 (INSERT : 2 metres by 215 metres) (INSERT: junction site access with Heathlands Road), R127.
C140, R140.

Signed: _____ **Print name:** Adam Coggins 01/02/01

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16 JAN 2001 * 3221

1.	APPLICANT'S NAME ADDRESS POSTCODE	K BRANT ESQ "ROSEWELLS", 6 JOHNSON DRIVE, FINCHAMPSTEAD, BERKSHIRE PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	DAY TANNER PARTNERSHIP 11-13 DUKES RIDE CROWTHORNE, BERKSHIRE RG45 6LZ PHONE: 01344 777143
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	LAND AT HEATHLANDS HEATHLANDS ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING GARAGES AND ERECTION OF SINGLE STOREY LODGE HOUSE WITH SINGLE GARAGE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.025
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1192/04C, 05 AND 06 AND LOCATION PLAN

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

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION		See question 10	
	FULL PERMISSION	X		
	APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number	
	TEMPORARY PERMISSION		State period required	
	RELAXATION OF CONDITIONS		State relevant application no.	

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

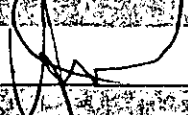
11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	REDUNDANT GARAGES	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	NO	If yes, show existing route(s)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

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

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

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

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

SIGNED:  ON BEHALF OF: K BRANT ESQ DATE: 15/01/01

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

(1) HEATHLANDS RIDING ESTABLISHMENT / THE COTTAGE / THE CLOCK HOUSE E

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

DEACONFIELD HOUSE

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU.8265(10

BUILDER - HEATHLANDS RIDING CENTRE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
170/55	Messrs. Latham & Co	Outline (Residential Development)	22.4.55	N/A. Ref
829/55	Messrs. Perplex Ltd	outline - Use site for pigment blending & Lab. Testing etc.	17.10.55	N/A. Ref
738/56	Mr. E.H. Edwards - Outline	(1) Convert Heathlands Ho to Flats (2) Convert squash court to dwelling (3) Use stables as Riding School etc. & Use land for agricultural purposes	9.10.56	N/A. Ref
"	"		"	"
PD/216/58	H. Edwards & Co Ltd	Dutch Barn (Floating Hatch Ride)	8.7.58	App. N/
O/92/60	Mr. E.H. Edwards	Outline - 15 dwellings	14.7.60	N/A. Ref
PD/686/62	Mrs. Murrow	Alterations to small disused Bungalow W side of Riding estab.	27.12.62	App. N/
PD/384/66	"	Sun Lounge & entrance porch to Bungalow	28.6.66	App. N/
PD/490/66	Mr. R.S. Murrow	Conversion of store to bathroom	1.9.66	App. N/
O/19/67	"	Outline - Building 100' x 50' for use as indoor Riding School	19.1.67	N/A. Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) HEATHLANDS RIDING ESTABLISHMENT

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU.8265(10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/284/67	Mr. R.S. Murrow	Steel Framed Bldg for Use as Indoor Riding School	26.10.67	App. Cl
R/360/67	" Supersedes R/284/67	" "	26.10.67	App. Cl
R/370/68	" See R/360/67	" "	—	App. —
O/77/70	"	outline - Det. Bungalow in Paddock adj. to Riding School	14.5.70	N/A. Ref
1602/73	"	"	29.2.73	N/A. Ref
04647	"	O/L for bungalow	10.6.76	N/A Ref
05353	MR. R.P. McDONAGH	ALTS. & EXT. OF EXISTING BUNGALOW TO FORM CARETAKERS COT.	30.9.76	N/A Ref.
BR 6566	MR. R. MURROW	STABLE BLOCK	19.5.77	App. n/a
06672	"	"	9.6.77	N/A n/a
BR 10069	"	3 NO STABLES	15.1.79	App. c/f

DATE OF COMPLETION

MINISTRY DECISION 05353 Appeal dismissed 9.8.7

SPECIAL ORDERS

DRAINAGE

ADDRESS HEATHLANDS RIDING ESTABLISHMENT GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. INCL. THE CLOCK HOUSE & ~~THE COTTAGE~~ DEACONFIELD HOUSE * ORD. SHEET No. SU.8265 (1

BUILDER HEATHLANDS ROAD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09942 -	MR. R. MURROW	3 STABLES BLOCK	15.2.79	N/A CL
10779 -	HEATLANDS RIDING ESTABLISHMENT	BUNGALOW	8.6.79	N/A RE
BR 10860	MR R. MURROW	"	22.6.79	APP N/A
11680 -	" (to east side)	"	25.10.79	N/A CLA
BR 12395	Mr R Murrow "	" & garage.	4.12.79	app N/A
12331 -	" "	(11680) GARAGE FOR BUNGALOW	14.2.80	N/A CLA
13702	MR. KINGSBURY ? THE CLOCK HOUSE ? THE COACH HOUSE	SUB-DIV. OF PROPERTY TO PROVIDE 3 DWELLINGHOUSES.	31.7.80	N/A CLA
*13923	MR. K. NASH	BEDROOM, KITCHEN: RESITE CONSERVATORY AT THE COTTAGE.	28.8.80	N/A CLA
*BR 15698	MR. L. WORTH	EXTENSION TO 'THE COTTAGE'	23.10.80	APP. N/A
*BR 19680	MR. K. NASH	REBUILD EX. PREMISES DESTROYED BY FIRE (THE COTTAGE)	18.11.82	APP
*18584	"	"	16.12.82	N/A CLA
*18879	"	S/STOREY EXTENSION (BEDROOM) AT THE COTTAGE.	10.3.83	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HEATHLANDS RIDING ESTABLISHMENT

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. INCL. THE CLOCK HOUSE & ~~THE COTTAGE~~ DEACONFIELD HOUSE * ORD. SHEET No. SU.8265 (1

BUILDER HEATHLANDS ROAD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*BR 20440	MR. K. NASH	BEDROOM EXT AT 'THE COTTAGE'	15.4.83	APP N/A
19339	MR. D.G. BURRONS 'THE CLOCK HOUSE'	STABLE TO DANCE SCHOOL	6.5.83	N/A RE
19361	SAVILLE HEALTH CLUB "	RES TO PRIVATE HEALTH CLUB	2.6.83	N/A RE
19894	MR. B. KINGSBURY "	HOUSE & STABLE TO FLATS & BUNG.	25.8.83	N/A CLA
BR 21924	SEAFIELD INVESTMENTS THE CLOCK HOUSE	- 4 FLATS	19.1.84	APP N/A
21948	NERB CONSTRUCTION "	STABLES TO RES	26.7.84	N/A CLA
BR 23222	" 1 & 2 STABLES COTTAGE	"	29.9.84	APP N/A
22060 -	Mr. Mrs M. Nagle	S.ST. extn to bungalow	23.8.84	N/A CLA
BR 23439	"	for bedrooms + office	28.9.84	APP N/A
*23561	MR. B. FOSTER THE COTTAGE	S/ST. EXTENSION	28.5.85	R
*24303	" "	"	12.9.85	N/A R
24673 -	MR & MRS. M. NAGLE	EXT. TO EX. RIDING SCHOOL + STABLE BLOCK	5.12.85	CLA

DATE OF COMPLETION

MINISTRY DECISION 24303 - APPEAL GRANTED - 14.4.86

SPECIAL ORDERS

DRAINAGE

091074

1764

(5) HEATHLANDS RIDING ESTABLISHMENT / ~~THE COTTAGE~~ / THE CLOCKHOUSE

ADDRESS GARDENERS GREEN DEACONFIELD HOUSE PARISH WOK / WITHOUT

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU.8265 (10

BUILDER INCL. THE BUNGALOW - THE *COTTAGE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25663 -	MR H. NAGLE THE BUNGALOW	S/ST. EXTENSION	14.7.86	CL
*BRA 803	MR. B. FOSTER THE COTTAGE	BED/BATHROOM EXT	6.6.86	APP
*28908	" "	S/ST. EXTENSION	1.10.87	CL
*BRA 3970	" "	DINING & GAMES ROOM	14.12.87	APP
~~36040~~	" " O/L	HOUSE ON LAND ADJ. (GARDEN)	4.7.90	RE
38338	3 THE CLOCKHOUSE		21.10.91	CL
*BRA10790	MR. G. AVIS "	DORMER EXT.	3.9.91	APP
*38716	MR. B. FOSTER LAND ADJ. 'THE COTTAGE'	O/L DWELLING	17.1.92	RE
39194	" THE COTTAGE	CONSERVATORY	22.4.92	CL
FP/93/1204	MRS V. MUMPHRIES 1 THE CLOCKHOUSE	S/ST. EXT	9.2.93	APP
FP95/3700 A	HEATHLANDS DRAINAGE	INSTALL 2 FOUL SEWER PUMP STATIONS & PUMP MAIN TO MAINS AT THE CLOCKHOUSE	4.10.95	REF APP

DATE OF COMPLETION

MINISTRY DECISION

98/68856/O	Mr. B. Foster	Erect Det. Dwelling	24.2.99	R
99/69538/O	" LAND ADJ. COTTAGE	"	1.7.99	R

1933

(6) HEATHLANDS RIDING ESTABLISHMENT / ~~THE COTTAGE~~ / THE DEACONFIELD HOUSE / CLOCKHOUS

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

HEATHLANDS ROAD

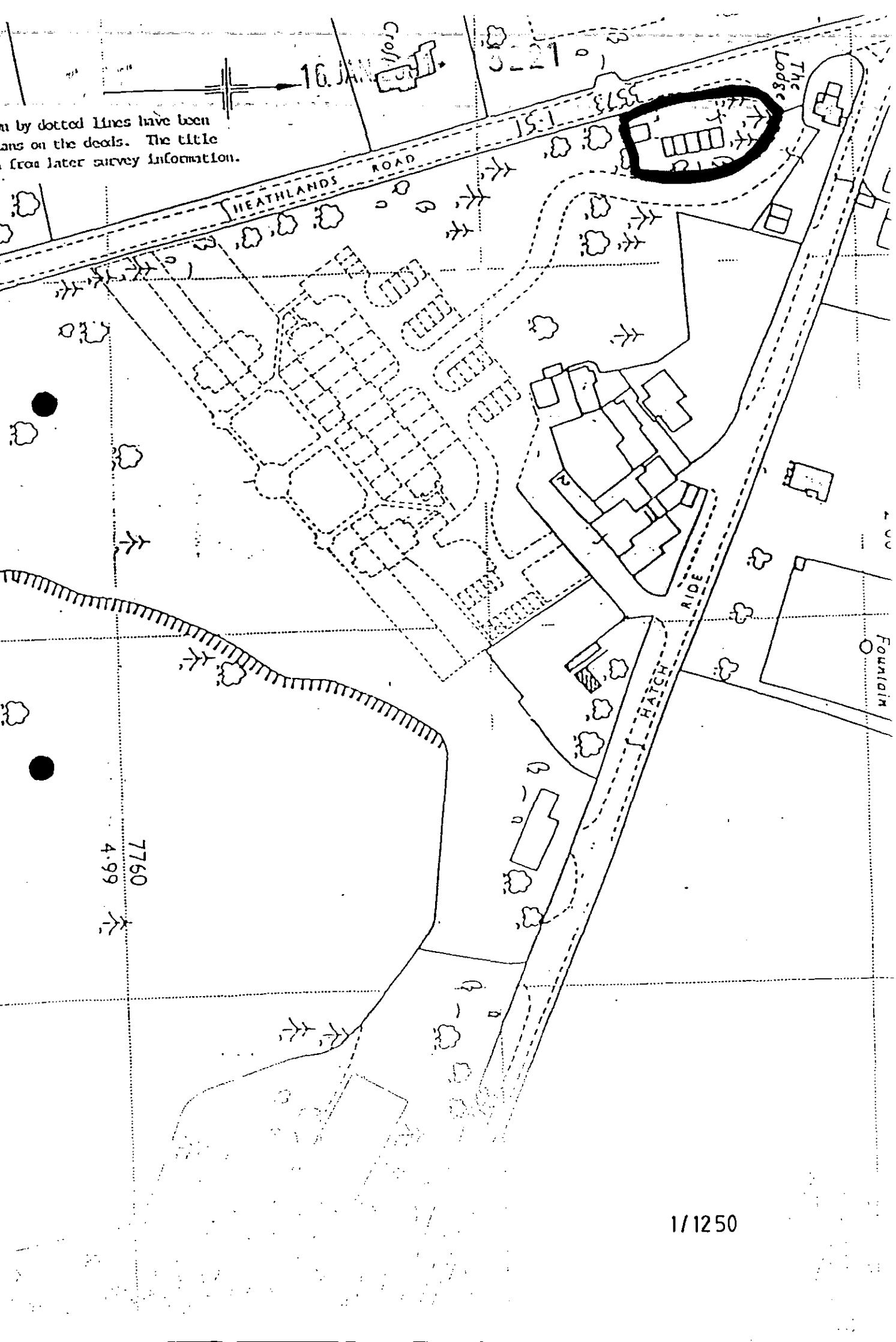
PLOT No. ORD. SHEET No. SU.8265/1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/70321/F	Mr. B. Foster THE COTTAGE	S/SH/R + Erect Det. Garage	14.10.99	C

MINISTRY DECISION 69538 - APPEAL DISMISSED - 14/4/00

SPECIAL ORDERS PD Eng - Site compound to new sewers - Mr. Wilson - 2.9.99



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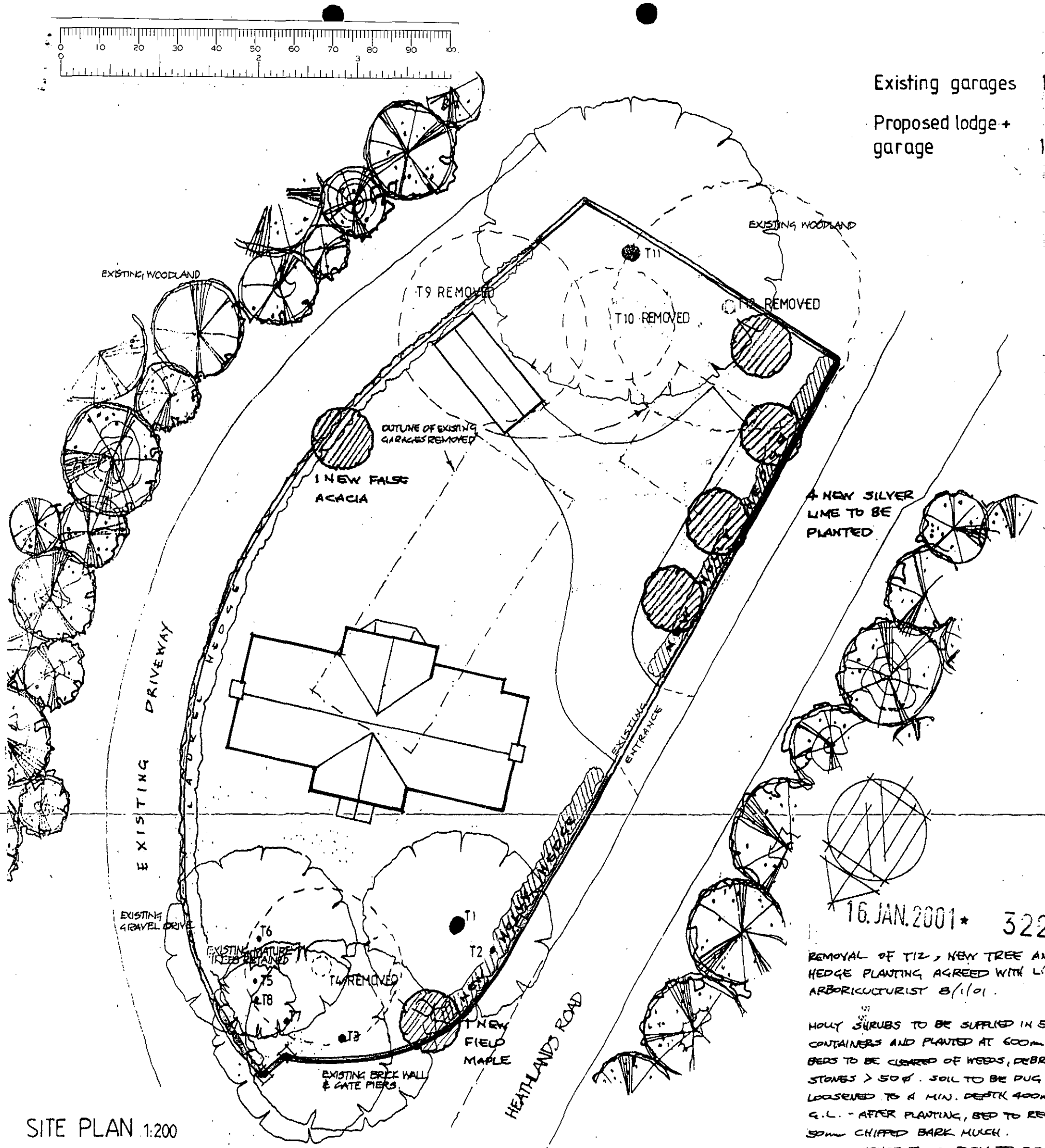
ans on the deeds. The title
from later survey information.

1/1250



SITE PLAN 1:200

Existing garages 117 m²

Proposed lodge + garage 123m²

TREE SCHEDULE

TREE Nº	GIRTH	HEIGHT	SPREAD	CONDITION	TYPE
1	2.0	25.0	5.0	AVERAGE	SPRUCE
2	0.9	8.0	4.0	GOOD	HOLLY
3	3 × 0.5	12.0	5.0	GOOD	SYCAMORE
4	2.8	18.0	4.0	V.POOR	CYPRESS
5	0.5	12.0	3.0	GOOD	SYCAMORE
6	0.8	15.0	5.0	GOOD	SYCAMORE
7	0.4	18.0	5.0	GOOD	SYCAMORE
8	0.4	5.0	2.0	GOOD	YEW
9	1.8 MULTI	12.0	5.0	POOR	YEW
10	0.6	8.0	3.0	POOR	HOLLY
11	2.9	30.0	8.0	GOOD	LIME
12	2.1	18.0	6.0	POOR	HSE CHESTNUT

16. JAN. 2001 ★ 3221

REMOVAL OF T12, NEW TREE AND HEDGE PLANTING AGREED WITH L/A. ARBORICULTURIST 8/1/01.

HOLLY SHRUBS TO BE SUPPLIED IN 5 LITRE CONTAINERS AND PLANTED AT 600mm CTS. BEDS TO BE CLEARED OF WEEDS, DEBRIS AND STONES > 50 ø. SOIL TO BE DUG AND LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. - AFTER PLANTING, BED TO RECEIVE 50mm CHIPPED BARK MULCH.
HOLLY SHRUBS TO CONFORM TO B.S 1936 PT. 1, 1992 "NURSERY STOCK" AND BS 4428 "LANDSCAPING OPERATIONS".

NEW TREES TO BE ADVANCED NURSERY STOCK 12-14cm GIRTH CONTAINER GROWN AND MULCHED AS ABOVE - STAKED AND TIED IN ACCORDANCE WITH WPC "AMENITY TREE PLANTING". AN AREA 1.5m ø AT BASE OF TREES TO BE KEPT WEED FREE AND MAINTAINED FOR MINIMUM 2 YEAR PERIOD.

C - JAN 01 - DWELLING REVISED.
B - JAN 01 - TREE PLANTING + HEDGE AGREED WITH L.A.
A - JUL'00 - FOR PLANNING

DMT
THE • DAT • TANNER
ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE, RG11 6LZ, 0344 - 777143
34 PROSPECT ST, CAVERSHAM, READING, RG4 8JA, 0734 - 461242

CLIENT K. Brant Esq

JOB Proposed Lodge House, Heathlands

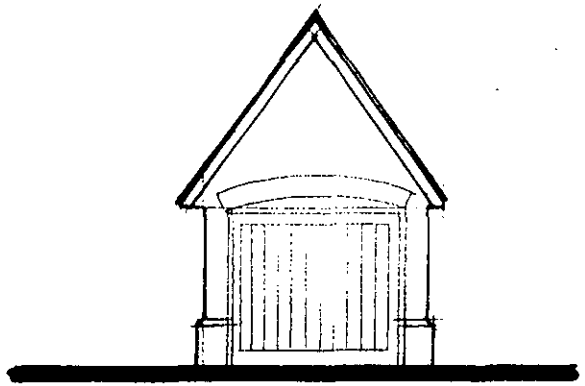
DRG SITE PLAN

SCALE 1/200 DRAWN DATE may 00

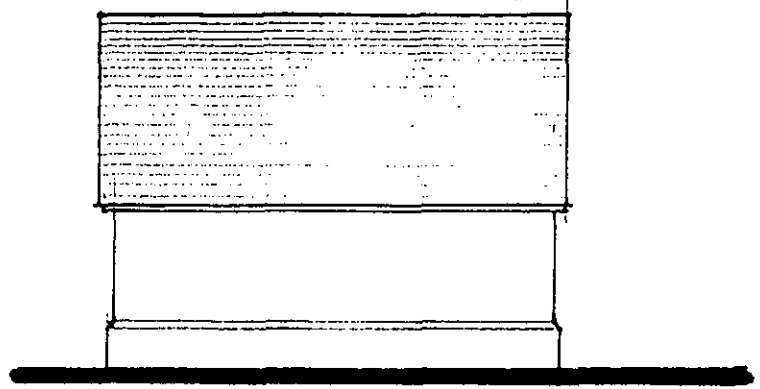
1192/04 C

TPR 151

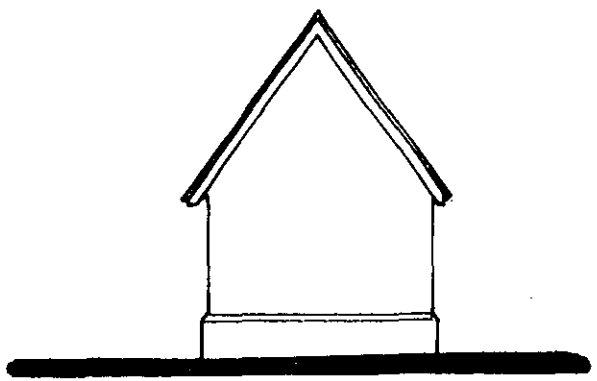
6 JAN.2001 • 3221



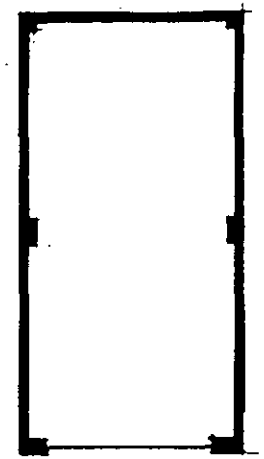
Front



Sides



Back



Garage

DMT
THE • DAY • TANNER
ARCHITECTURE & PLANNING PARTNERSHIP

CLIENT K Brant esq

JOB LAND AT HEATHLANDS

DRG GARAGE DETAILS

SCALE 1/100 DRAWN DATE jan 01

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ
0344 • 777143
56 PROSPECT ST, CAVERSHAM, READING RG4 8JA
0734 • 461242

1192/06

TPR 151

5. **Conclusion** – It is considered that the proposed dwelling would create additional built form in the countryside, which would have an urbanising impact upon the rural character of the area. The proposal would also prevent replanting of trees, which have been illegally removed and are subject to a Tree Preservation Order.

6. **Recommendation** – To REFUSE planning permission as the proposed development is inappropriate in the countryside and will have a detrimental effect on the character and appearance of the rural area, which is in a gap between settlements. The proposal would also prevent replacement trees being planted, which were removed and were subject to a Tree Presevation Order. AS such the proposal is contrary to policies OS1, C2, C6 and EN1 of the Berkshire Structure Plan, policiesSTV2, SC15 and SBE9 of the South East Area Local Plan and policies WOS2, WOS3, WCC1, WCC2 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Elaine Connor

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

9th June 2001

Miss A Groves
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House, 2 The Square
Temple Quay, BRISTOL BS1 6PN

RECEIVED IN PINS AA
12 JUN 2001

Yr Ref APP/X0360/A/01/1063429
LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM
APPEAL BY MR BRANT

I am writing as one of the local District Councillors for the Wokingham Without Ward. Heathlands Road is in that ward. I have been a District Councillor for over 10 years, for many of those on the Development Control Committee, although not at the time this application was determined.

I did attend the meeting and spoke to the item. It had become clear after the first application that the garages had been an established permitted development, albeit many years ago and when Heathlands House was a single dwelling. It is clear that even if they were refurbished or rebuilt, the garages would be unsightly and inappropriate in that open visible location.

I believe that there are sufficient grounds to allow this appeal as an exception to the Council's policies, in line with the Officer's recommendation contained in the Agenda for the meeting. Many local people agree, although others do not!

As I said at that meeting, the development is satisfactory as proposed. However, such a building lends itself to further development by the addition of dormer windows in the roof. This has been done to a vast number of similar buildings in the local area. Such an extension would then cause overlooking if these windows were placed on the north side facing Bevere Lodge. This problem can be overcome by turning the house round through 90 degrees or can be offset by adding a condition to the application, if the appeal is allowed, that only allows any future development of dormer windows on the house on the side away from Bevere lodge.

Yours sincerely

CLLR ANGUS ROSS

cc. Cllrs Pauline Helliar-Symons, Perry Lewis

heathlandsappeal1.doc

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3221

Applicant : K Brant Esq C/O Day Tanner Partnership.

Location : Land At Heathlands, Heathlands Road, , Wokingham.

Proposal : Proposed erection of one dwelling with garage. Demolition of existing garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/01/2001

Earliest Date for Decision : 18/02/2001

Latest Consultation Date/Site Notice Expiry Date : 18/02/2001

This application <u>will have expired on</u>: <u>13/03/2001.</u> 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 :

W'HAM W'OUT P. COUNCIL: Object on grounds that prop. contravenes 'green gap' policy; is unsuitable for a rural/semi rural area & would est precedent.

HIGHWAYS: No objection subject to cond.

ENV. DESIGN: Consider prop. acceptable in relation to trees.

ENV. HEALTH: no obj. Subject to conditions

OBS LETTERS: 11 rec., 4 objecting & 7 supporting.

Planning Issues :

* GREEN GAP
* TPO trees.

Application Number: F/2001/3221

Appraisal :

SEE COMM. REPORT.

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

Application Number F/2001/3221
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development for a detached house & garage is considered to be inappropriate in this countryside location & is contrary to the c'side policies. It is also considered that the proposed dwelling by virtue of its siting & location would have a detrimental impact upon the amenity of ~~Bevere Lodge~~ the neighbouring dwelling to the north, Bevere Lodge.
			As such the proposal is contrary to policies OS1, C2, C6 & EN11 of the BSP, policies STV2, SC15 & SBE2 of the SEALP & WOS2, WOS3, WCC1, WCC2 & WBE1 of the WDLP (Deposit Draft).

RECORD OF SITE VISIT

SITE ADDRESS: Land At Heathlands
Heathlands Road Wokingham.

APPLICATION NUMBER: F/2001/3221

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

rural area.

3. DESCRIPTION OF SITE/BUILDING

adj. to Heathlands Rd. w. half built (re) garage block.

4. RELATIONSHIP TO ADJOINING PROPERTIES

'Revere Lodge' opposite

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application No. **Received** **Wokingham Without**
F/2001/3221 **16/01/01**

Applicant: Mr K Brant
Location: Land at Heathlands, Heathlands Road, Wokingham Without
Proposal: Demolition of existing garages and erection of dwelling with detached garage

1. **Planning History** – The site, which is the subject of this application, is a narrow, elongated plot located outside the settlement boundary, along Heathlands Road, at the entrance to Heathlands Court.

   At present the site contains a dilapidated garage block, containing five garages, and until January 1998 a number of trees included in Tree Preservation Order No.442/1989, which were removed from the site without consent from the District Council. It is a statutory requirement that these trees are replaced, which to date has not happened. However, a planting scheme has been submitted, to the satisfaction of the Council's landscape department. Planning permission for the erection of seven garages, on this site was granted in February 1958. This application has never been fully implemented.

   A planning application for the erection of a two storey chalet style dwelling, with a detached garage was refused in October 1998, and again in October 2000.

2. **Proposal** – The current application proposes a two bedroom bungalow with a single detached garage located approximately 11m form the dwelling. The house is orientated so that its side elevation is adjacent to the highway and will be accessed via an existing entrance. The proposed dwelling has a height of approximately 6.5m to the ridge, and from the site plan, would appear to have a similar footprint to the existing garage block.

3. **Consultations** -
   - ***Wokingham Without Parish Council:*** Object on the grounds that the proposal contravenes 'green gap' policy, is unsuitable for a rural/semi-rural area, and would establish a precedent for future applications.
   - ***Highways Authority:*** No objection subject to conditions
   - ***Environmental Design:*** Consider the proposal acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously removed.
   - ***Environmental Health:*** no objection subject to conditions
   - ***Observation letters:*** 11 letters received, 4 objecting and 7 supporting the proposal. The comments made by local residents can be summarised as follows:

     Against: - illegal removal of TPO trees
     - plot previously essentially woodland
     - lack of action to restore land
     - would set a dangerous precedent
     - building would make reinstatement of trees impossible
     - fear of further felling of trees

- goes against local people's commitment to woodland regeneration schemes in the area
- against green gap policy
- dwelling would be out of character with and would diminish the south facing visual amenity of 'Bevere Lodge'
- compromise privacy of neighbouring dwelling
- highway safety

For
- improve the site, which for too long has been a derelict eyesore
- provide the area with more security, as the site is currently used as a thoroughfare into Heathlands Court to the rear of the site
- site is frequently used as a dumping ground

4. **Appraisal** – The main issues are:

A. Principle of development: Berkshire Structure Plan C2 & C6; South East Area Local Plan STV2, SBE1, SBE2, SC15; Wokingham District Local Plan (Deposit Draft) WOS2, WCC1, WCC2, WBE1.

B. Trees: Berkshire Structure Plan EN1; South East Area Local Plan SBE9; Wokingham District Council WBE11

C. Impact upon the character of the area: Berkshire Structure Plan EN1; South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

D. Impact upon Neighbouring Properties: South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

A. The Principle of Development

The site is located outside the settlement boundary, in an area designated as 'green gap,' where there is a presumption against development. However, policy C2 of the Berkshire Structure Plan and policy WCC1 of the Wokingham District Local Plan, makes provision for redevelopment of previously developed sites. Policy C2 of the Berkshire Structure Plan states that such proposals should have no greater an impact (in terms of bulk of buildings or site coverage), than the existing development and should secure environmental improvement. Given that the existing garages on site have a footprint of approximately $90m^2$, and the proposed dwelling has a footprint of approximately $92m^2$ there will be no significant increase in built form on the site. Also given that the permission which gave consent for the existing garages has never been fully implemented and allows for the development of an additional three garages, it is considered that the proposed dwelling will have a minimal impact in terms of additional bulk, and will result in no additional coverage of built form across the site. It is also considered in this particular case, given the unsightly state of the site, the environmental improvement that would be achieved through redevelopment would greatly outweigh the impact of the proposed development upon the surrounding countryside.

B. Trees

Between the 5th and 7th January 1998 a number of trees included in TPO No. 442/1989 were removed from this site without consent from the District Council. It is a statutory requirement that these trees are replaced. The Council's Landscape Department is satisfied that the scheme, which has been submitted, is acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously removed.

C. Impact upon Neighbouring properties

The site plan shows the location of the dwelling to be approximately 18m from the adjacent neighbouring dwelling 'Bevere Lodge.' The proposed dwelling would be orientated so that its front overlooks this neighbouring dwelling. As the proposed dwelling is single storey, with no first floor windows, it is considered that overlooking onto Bevere Lodge will be very limited, and will not have an adverse impact upon the living conditions of its residents. Therefore, given the distance of the proposed dwelling from 'Bevere Lodge' it is not considered that there will be an unacceptable loss of outlook or privacy to this property.

D. Highway safety

Local residents expressed concern that the proposed dwelling would compromise highway safety through the use of another access onto a dangerous road where the speed limit is often ignored. However, the Council's Highway Officer has no objection to the proposal subject to conditions.

5. **Conclusion** – It is considered that given the special circumstances on this site and the environmental improvements which would be gained as a result of the proposed dwelling, would greatly outweigh the impact of the proposed development upon the character of the surrounding area. It is considered that given the scale and massing of the proposed dwelling it will not have an adverse impact upon the surrounding countryside.

6. **Recommendation** – Approval subject to the following conditions:

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

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

3. Immediately following the implementation of this permission, nothwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Nothwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof of the building hereby permitted except for any which may be shown on the approved drawings.

5. The w/c window in the front elevation, and the two ensuite windows in the west, side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently retained so thereafter.

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

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reasons

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

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

3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

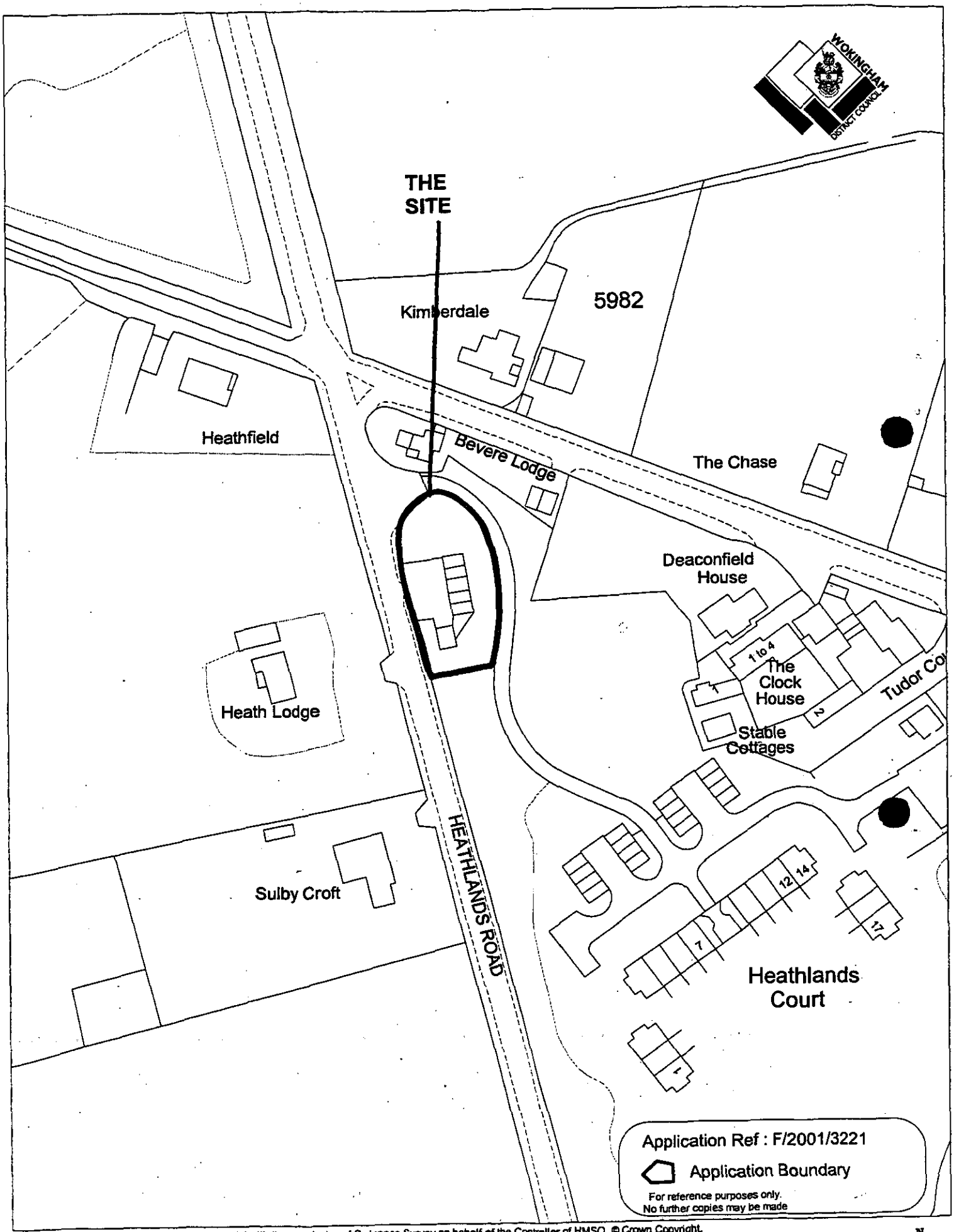
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

9. In the interests of visual amenity

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

Elaine Connor



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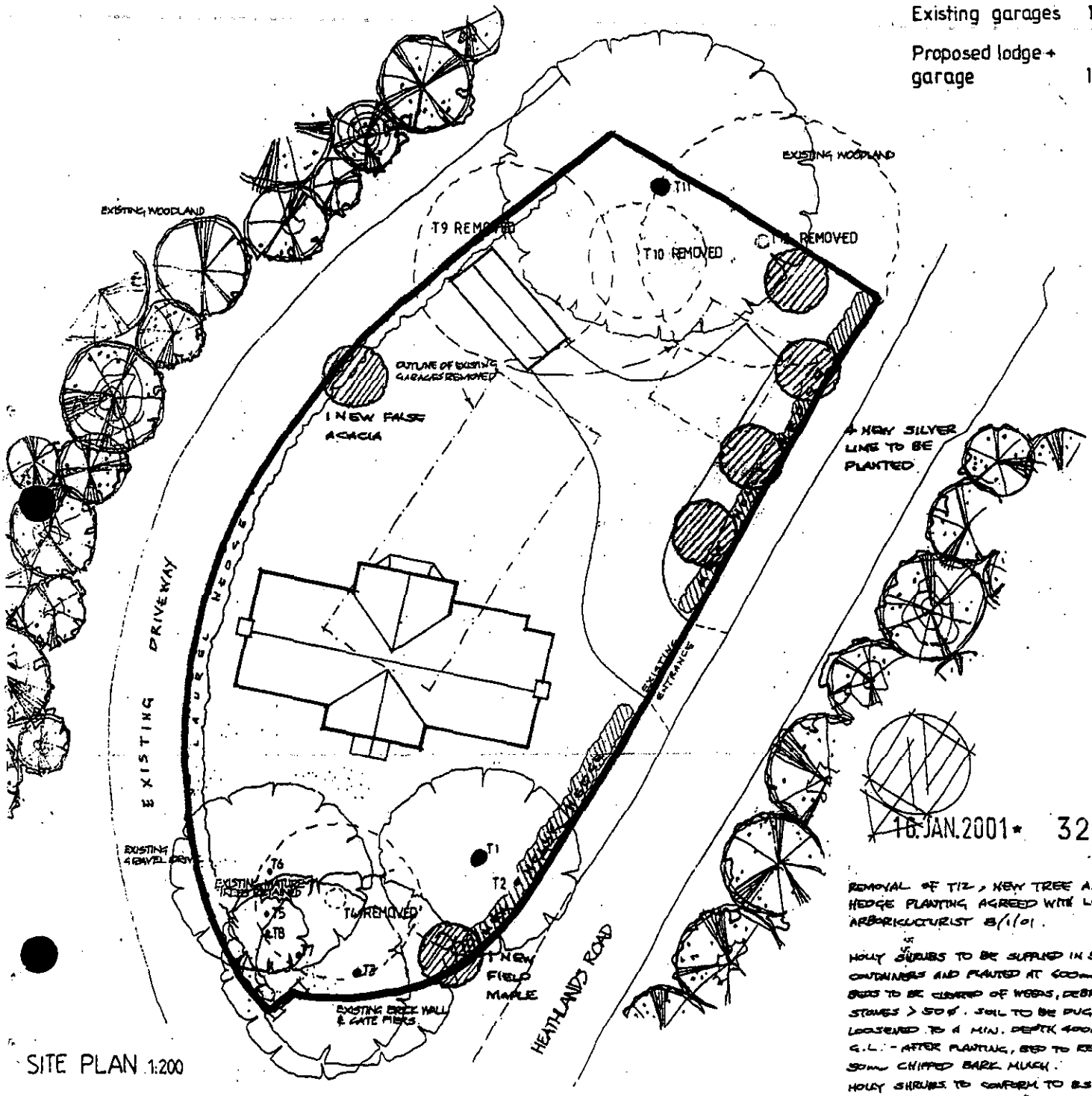
Development Control Section, Environmental Services, Wokingham District Council.

21st March 2001

Scale: 1 : 1250

N W E S

2838



SITE PLAN 1:200

Existing garages 117 m²

Proposed lodge + garage 123m²

16 JAN 2001 * 3221

REMOVAL OF T12, NEW TREE AND HEDGE PLANTING AGREED WITH L/A. ARBORICULTURIST 8/1/01.

HOLLY SHRUBS TO BE SUPPLIED IN 5 LITRE CONTAINERS AND PLANTED AT 600mm CTS. BEDS TO BE CLEARED OF WEEDS, DEBRIS AND STONES > 50 Ø. SOIL TO BE PUG AND LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. - AFTER PLANTING, BED TO RECEIVE 50mm CHIPPED BARK MULCH. HOLLY SHRUBS TO CONFORM TO BS 1936 Pt.1. 1992 "NURSERY STOCK" AND BS 4428 "LANDSCAPING OPERATIONS".

NEW TREES TO BE ADVANCED NURSERY STOCK 12-14cm GIRTH CONTAINER GROWN AND MULCHED AS ABOVE - STAKED AND TIED IN ACCORDANCE WITH WDC "AMENITY TREE PLANTING". AN AREA 1.5m Ø AT BASE OF TREES TO BE KEPT WEED FREE AND MAINTAINED FOR MINIMUM 2 YEAR PERIOD.

TREE SCHEDULE

TREE Nº	GIRTH	HEIGHT	SPREAD	CONDITION	TYPE
1	2.0	25.0	5.0	AVERAGE	SPRUCE
2.	0.9	8.0	4.0	GOOD	HOLLY
3	3 x 0.5	12.0	5.0	GOOD	SYCAMORE
4	2.8	18.0	4.0	V.POOR	CYPRESS
5	0.5	12.0	3.0	GOOD	SYCAMORE
6	0.8	15.0	5.0	GOOD	SYCAMORE
7	0.4	18.0	5.0	GOOD	SYCAMORE
8	0.4	5.0	2.0	GOOD	YEW
9	1.8 MULTI	12.0	5.0	POOR	YEW
10	0.6	8.0	3.0	POOR	HOLLY
11	2.9	30.0	8.0	GOOD	LIME
12	2.1	18.0	6.0	POOR	HSE CHESTNUT

C - JAN 01 - DWELLING REVISED.
B - JAN 01 - TREE PLANTING + HEDGE AGREED WITH L.A.
A - JUL '00 - FOR PLANNING

DWT
THE DAY TANNER
ARCHITECTURE & PLANNING PARTNERSHIP

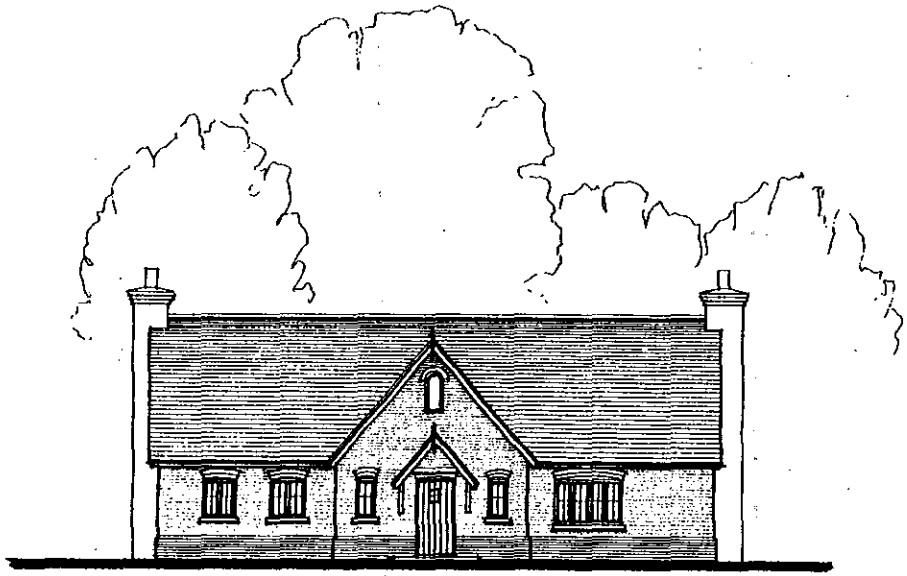
CLIENT K. Brant Esq

JOB Proposed Lodge House, Heathlands

DRG SITE PLAN

2839 SCALE 1/200 DRAWN DATE may 00

1192/04E



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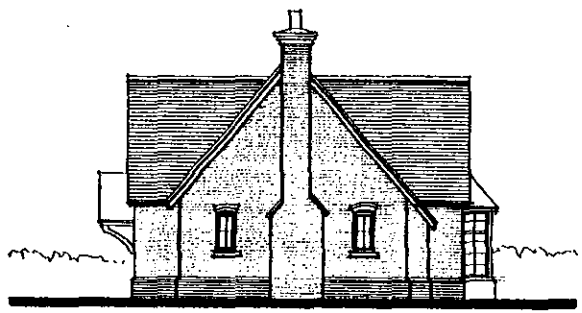

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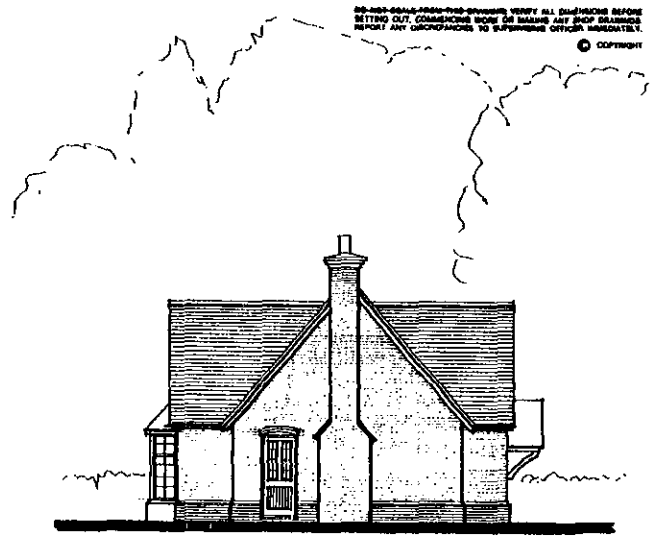

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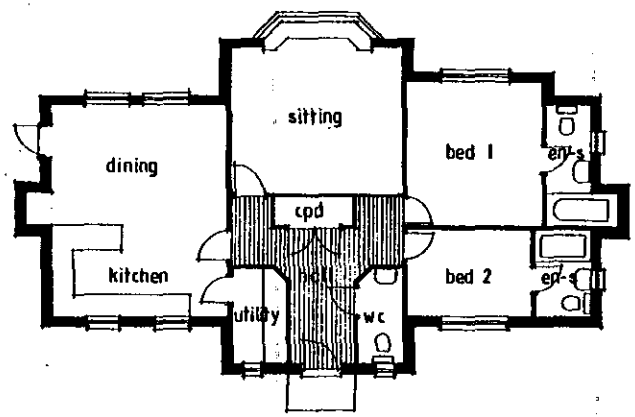

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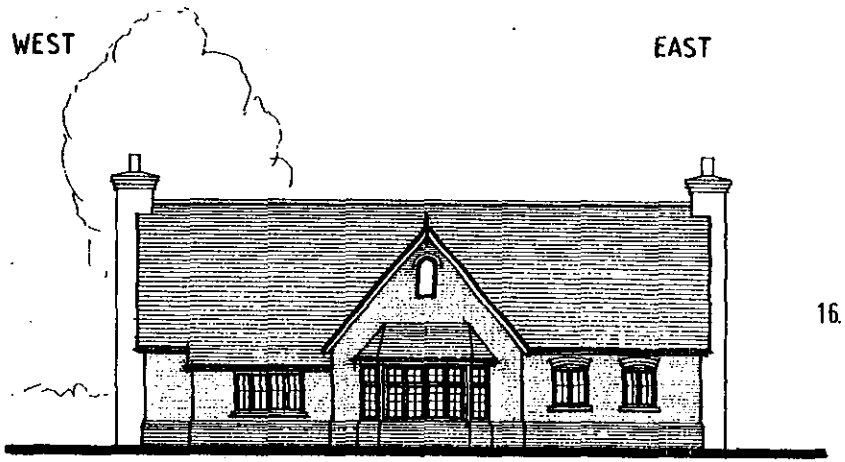

SOUTH

2840

16 JAN 2001 • 3221

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT K. Brant esq

JOB Land at Heathlands

DRG PROPOSED LODGE

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG45 6LZ, 01344 - 777148
65 CHURCH ST, CAVERSHAM, READING RG4 8AX, 0118 - 946 1242

1192/05

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

RESOLVED: That the order of business detailed on the agenda be varied.

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

The Committee considered a report about this application set out on Agenda pages 2833 to 2840.

Mrs. Hymen, a local resident attended the meeting and spoke against the application.

Mrs. Daniels, a local resident attended the meeting and spoke in support of the application.

Mr. AJ Ross, a local Member attended the meeting and spoke on the application.

During the debate on the application, Members raised concern regarding the proposed site layout, the location of the proposal outside a settlement boundary, and the impact of the proposal on the privacy of the neighbouring properties.

They also raised concern regarding the removal of trees subject to Tree Preservation Orders at the site, but noted that the period for possible enforcement action had now expired.

RESOLVED: 1) That Application No: 2000/3221 be refused on the grounds that the development is outside the defined settlement boundary contrary to the Council's Policy;

2) That the development by virtue of its siting and location would result in a loss of privacy to the residents of 'Bevere Lodge'.

281. APPLICATION NO: 2001/3221, DEMOLITION OF EXISITING GARAGES AND ERECTION OF DWELLING WITH DETACHED GARAGE, LAND AT HEATHLANDS, HEATHLANDS ROAD WOKINGHAM WITHOUT, FOR MR K BRANT

Application No. F/2001/3221 | **Received** 16/01/01 | **Wokingham Without**

Applicant: Mr K Brant
Location: Land at Heathlands, Heathlands Road, Wokingham Without
Proposal: Demolition of existing garages and erection of dwelling with detached garage

1. **Planning History** – The site, which is the subject of this application, is a narrow, elongated plot located outside the settlement boundary, along Heathlands Road, at the entrance to Heathlands Court.

   At present the site contains a dilapidated garage block, containing five garages, and until January 1998 a number of trees included in Tree Preservation Order No.442/1989, which were removed from the site without consent from the District Council. It is a statutory requirement that these trees are replaced, which to date has not happened. However, a planting scheme has been submitted, to the satisfaction of the Council's landscape department. Planning permission for the erection of seven garages, on this site was granted in February 1958. This application has never been fully implemented.

   A planning application for the erection of a two storey chalet style dwelling, with a detached garage was refused in October 1998, and again in October 2000.

2. **Proposal** – The current application proposes a two bedroom bungalow with a single detached garage located approximately 11m form the dwelling. The house is orientated so that its side elevation is adjacent to the highway and will be accessed via an existing entrance. The proposed dwelling has a height of approximately 6.5m to the ridge, and from the site plan, would appear to have a similar footprint to the existing garage block.

3. **Consultations** -
   - ***Wokingham Without Parish Council:*** Object on the grounds that the proposal contravenes 'green gap' policy, is unsuitable for a rural/semi-rural area, and would establish a precedent for future applications.
   - ***Highways Authority:*** No objection subject to conditions
   - ***Environmental Design:*** Consider the proposal acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously removed.
   - ***Environmental Health:*** no objection subject to conditions
   - ***Observation letters:*** 11 letters received, 4 objecting and 7 supporting the proposal. The comments made by local residents can be summarised as follows:

     Against: - illegal removal of TPO trees
     - plot previously essentially woodland
     - lack of action to restore land
     - would set a dangerous precedent
     - building would make reinstatement of trees impossible
     - fear of further felling of trees

- goes against local people's commitment to woodland regeneration schemes in the area
- against green gap policy
- dwelling would be out of character with and would diminish the south facing visual amenity of 'Bevere Lodge'
- compromise privacy of neighbouring dwelling
- highway safety

For
- improve the site, which for too long has been a derelict eyesore
- provide the area with more security, as the site is currently used as a thoroughfare into Heathlands Court to the rear of the site
- site is frequently used as a dumping ground

4. **Appraisal** – The main issues are:

A. Principle of development: Berkshire Structure Plan C2 & C6; South East Area Local Plan STV2, SBE1, SBE2, SC15; Wokingham District Local Plan (Deposit Draft) WOS2, WCC1, WCC2, WBE1.

B. Trees: Berkshire Structure Plan EN1; South East Area Local Plan SBE9; Wokingham District Council WBE11

C. Impact upon the character of the area: Berkshire Structure Plan EN1; South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

D. Impact upon Neighbouring Properties: South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

A. The Principle of Development

The site is located outside the settlement boundary, in an area designated as 'green gap,' where there is a presumption against development. However, policy C2 of the Berkshire Structure Plan and policy WCC1 of the Wokingham District Local Plan, makes provision for redevelopment of previously developed sites. Policy C2 of the Berkshire Structure Plan states that such proposals should have no greater an impact (in terms of bulk of buildings or site coverage), than the existing development and should secure environmental improvement. Given that the existing garages on site have a footprint of approximately $90m^2$, and the proposed dwelling has a footprint of approximately $92m^2$ there will be no significant increase in built form on the site. Also given that the permission which gave consent for the existing garages has never been fully implemented and allows for the development of an additional three garages, it is considered that the proposed dwelling will have a minimal impact in terms of additional bulk, and will result in no additional coverage of built form across the site. It is also considered in this particular case, given the unsightly state of the site, the environmental improvement that would be achieved through redevelopment would greatly outweigh the impact of the proposed development upon the surrounding countryside.

B. Trees

Between the 5th and 7th January 1998 a number of trees included in TPO No. 442/1989 were removed from this site without consent from the District Council. It is a statutory requirement that these trees are replaced. The Council's Landscape Department is satisfied that the scheme, which has been submitted, is acceptable in relation to trees to be retained and the planting proposals, which will mitigate the loss of trees previously removed.

C. Impact upon Neighbouring properties

The site plan shows the location of the dwelling to be approximately 18m from the adjacent neighbouring dwelling 'Bevere Lodge.' The proposed dwelling would be orientated so that its front overlooks this neighbouring dwelling. As the proposed dwelling is single storey, with no first floor windows, it is considered that overlooking onto Bevere Lodge will be very limited, and will not have an adverse impact upon the living conditions of its residents. Therefore, given the distance of the proposed dwelling from 'Bevere Lodge' it is not considered that there will be an unacceptable loss of outlook or privacy to this property.

D. Highway safety

Local residents expressed concern that the proposed dwelling would compromise highway safety through the use of another access onto a dangerous road where the speed limit is often ignored. However, the Council's Highway Officer has no objection to the proposal subject to conditions.

5. **Conclusion** – It is considered that given the special circumstances on this site and the environmental improvements which would be gained as a result of the proposed dwelling, would greatly outweigh the impact of the proposed development upon the character of the surrounding area. It is considered that given the scale and massing of the proposed dwelling it will not have an adverse impact upon the surrounding countryside.

6. **Recommendation** – Approval subject to the following conditions:

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

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

3. Immediately following the implementation of this permission, nothwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Nothwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof of the building hereby permitted except for any which may be shown on the approved drawings.

5. The w/c window in the front elevation, and the two ensuite windows in the west, side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently retained so thereafter.

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

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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Reasons

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

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

3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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9. In the interests of visual amenity

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

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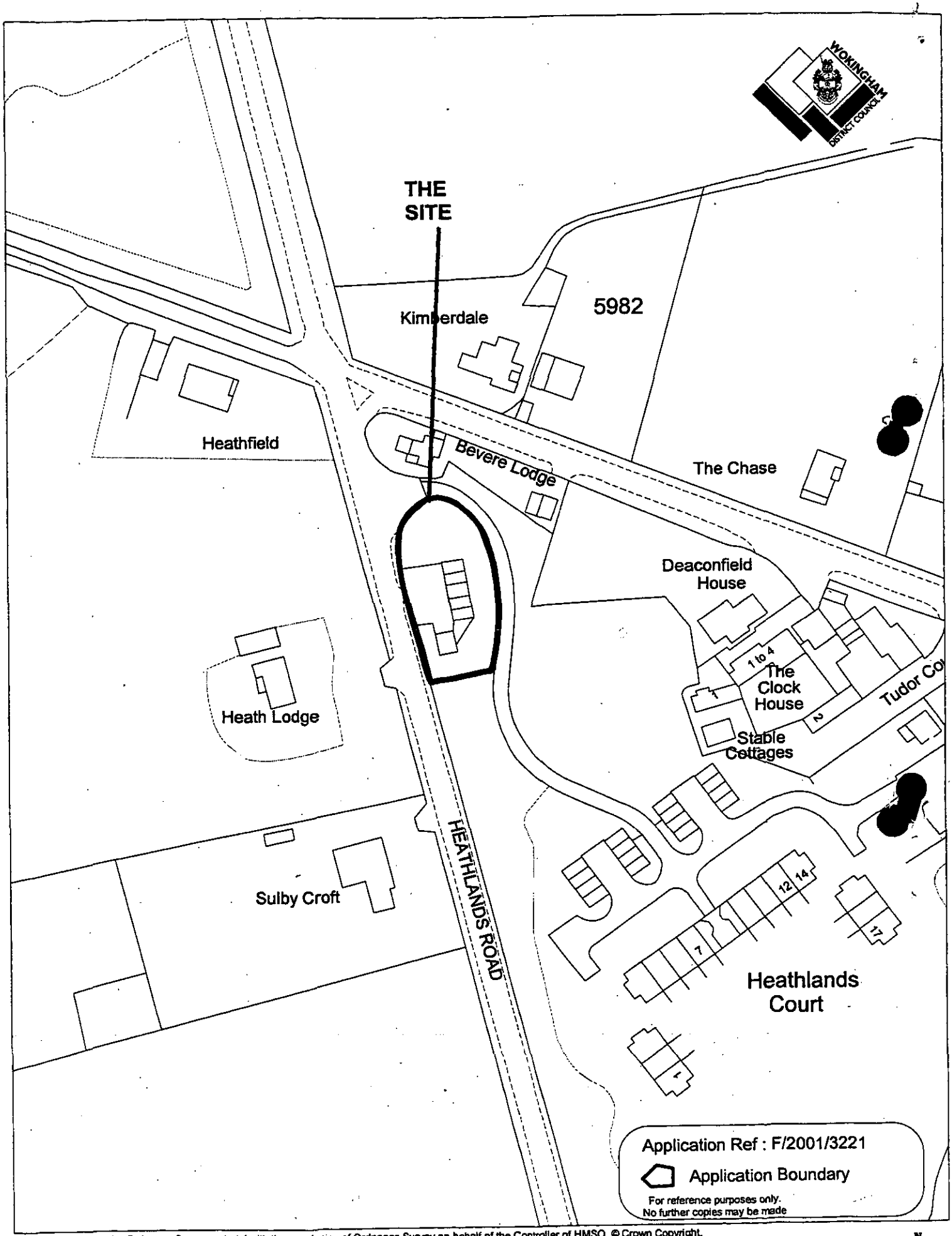

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Development Control Section, Environmental Services, Wokingham District Council.

21st March 2001

Scale: 1 : 1250

N W E S

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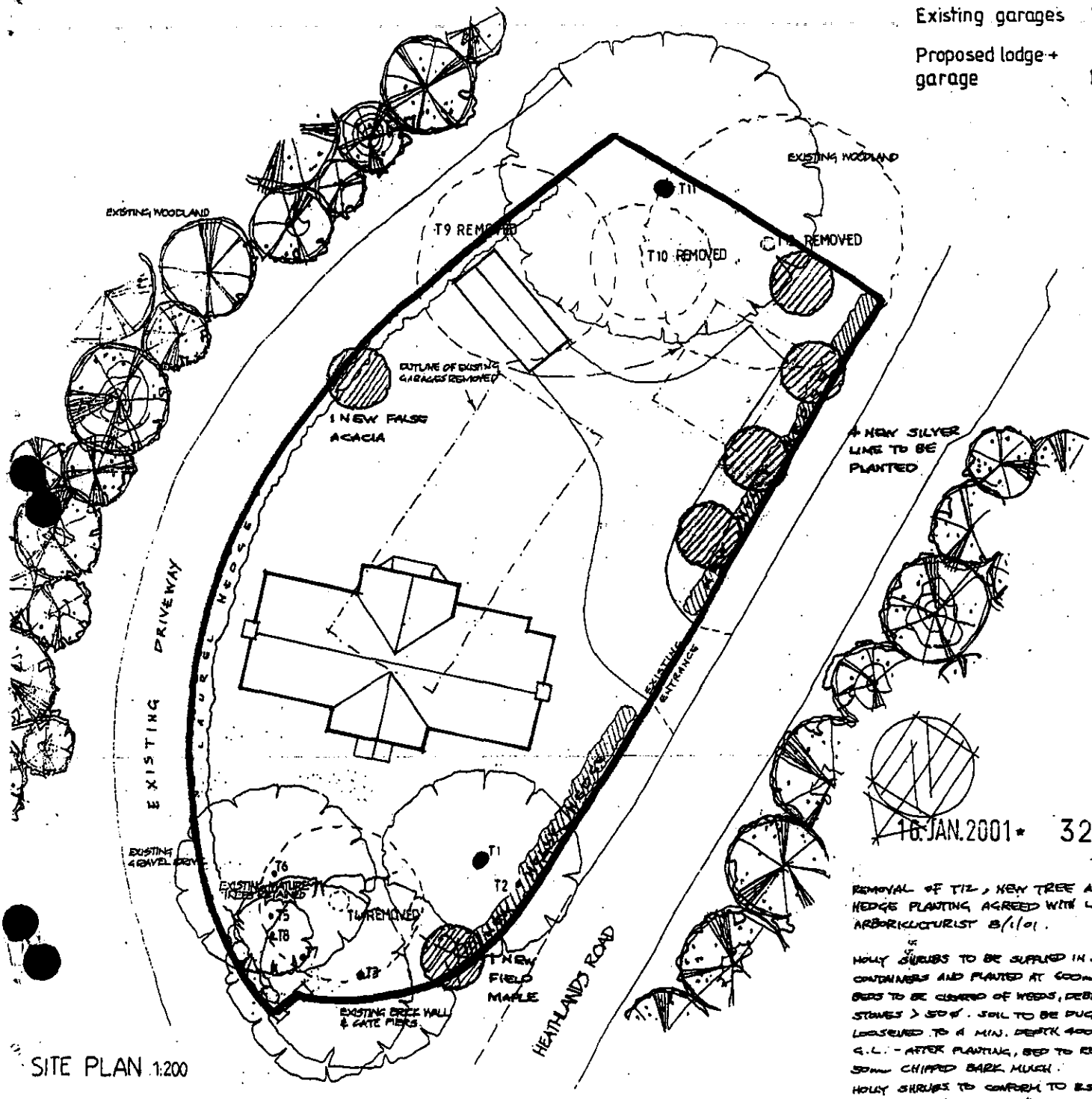

SITE PLAN 1:200

16 JAN 2001 * 3221

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B - JAN 01 - TREE PLANTING + HEDGE AGREED WITH L.A.
A - JUL '00 - FOR PLANNING

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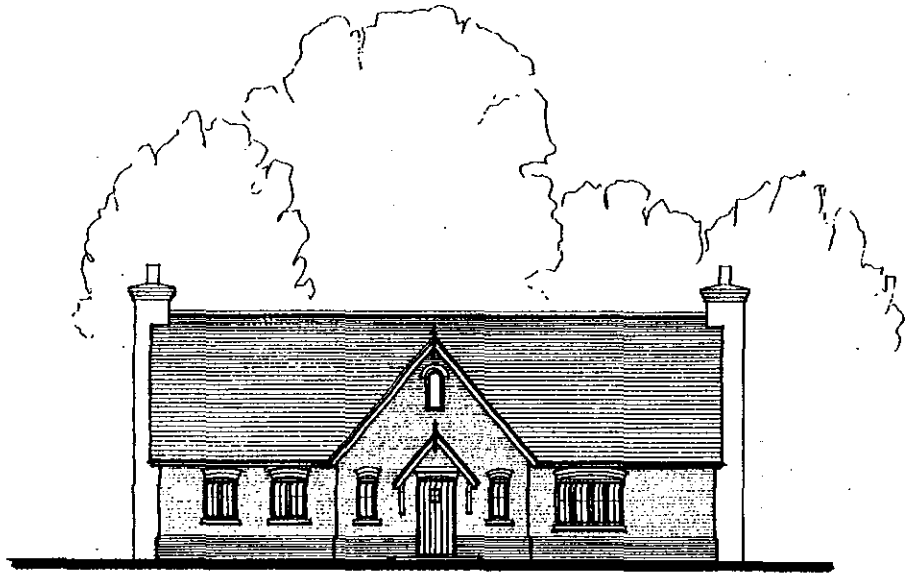
2839 SCALE 1/200 DRAWN DATE may 00

1192/04 E



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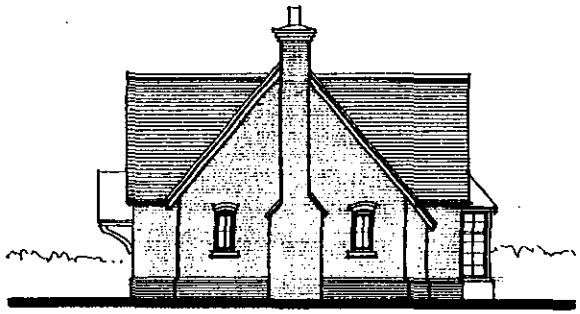

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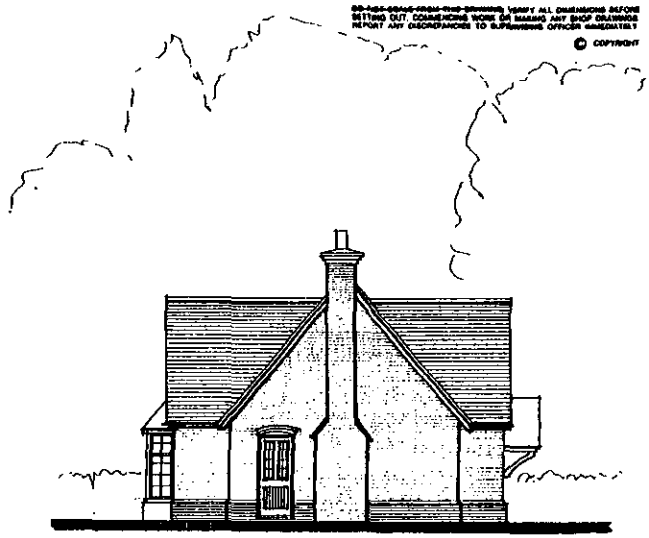

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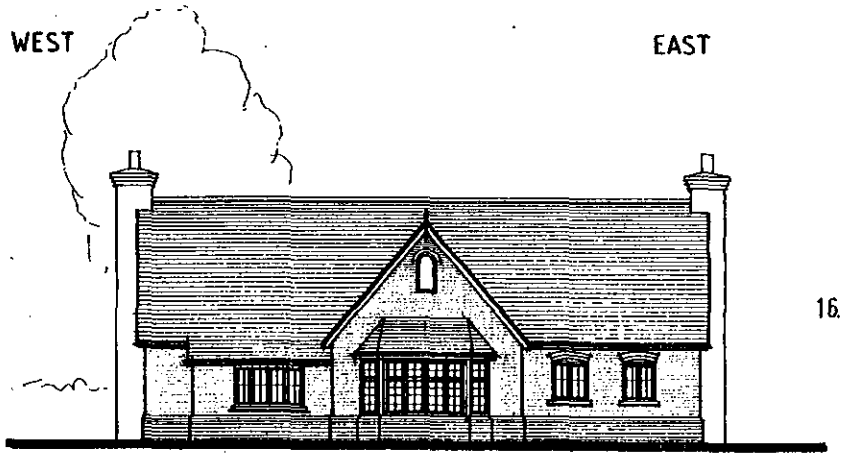
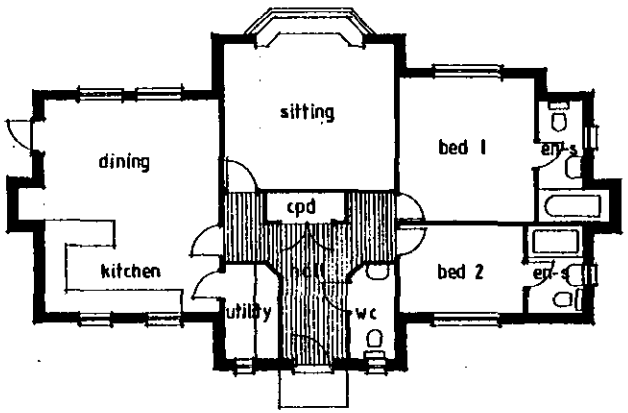


SOUTH



PLAN

2840

16.JAN.2001 • 3221

DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT K. Brant esq

JOB Land at Heathlands

DRG PROPOSED LODGE

11-13 DUKES RIDE CROWTHORNE BERKSHIRE RG45 6LZ
65 CHURCH ST CAVERSHAM READING RG4 8AX

1192/05

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283

FAX MESSAGE

TO: WD Planning

DATE: 13 February 2001

FROM: John Grant.

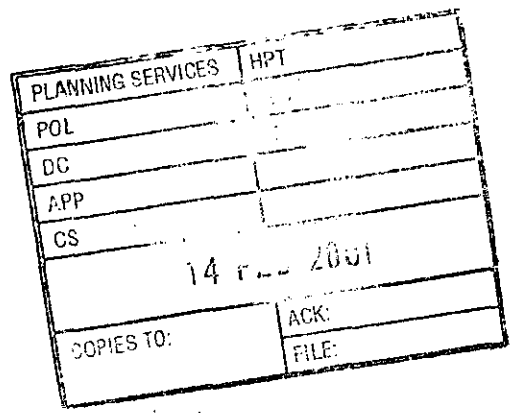
ATTENTION Elaine Connor.

Re Application ref. F/2000/3221

At our last night's planning meeting, the committee did not manage to discuss this item. Can we please have an extension to next Tuesday (i.e. two days) to return comments?

Regards

John Grant.



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 JAN 2001	Map No. 00 Site 0.08
Officer: EC / Application No. F/2001/3221	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF ONE DWELLING WITH GARAGE DEMOLITION OF EXISTING ~~DWELLING~~ GARAGES

Location: LAND AT HEATHLANDS HEATHLANDS ROAD

Parish: WOOK W/OUT. Ward: Wok W/out.

Applicant: K. BRANT ESQ.

Fee Received 0.00 Required ..... Additional ..... Refund .....

Re Submission F/2000/1935.

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps

NEIGHBOURS:

SIN - Heathlands Rd + see map

+ Dr & A Padley, Heath Lodge ✓
Mr & Mrs R E Hymans, Bevere Lodge ✓
Dr & Mrs R H C Dannan, Sulby Croft ✓
Heathland Park management Co, 17 Heathlands Court
S I Beesley, 1 Heathlands Court
Mrs Eastlend, 6 Heathlands Court
Mr Fagan, 8 Heathlands Court
J A Kendal, 14 Heathlands Court
Mr Cross, Heathfield ✓

Heathlands Road

The Walled Garden, 7 Heathlands Rd
September Cottage
2, 3, 4, 5, 7, 9, 10, 11, 12, 15 & 16 Heathlands Court, Heathlands Road

+ 10 names & addresses on attached sheets

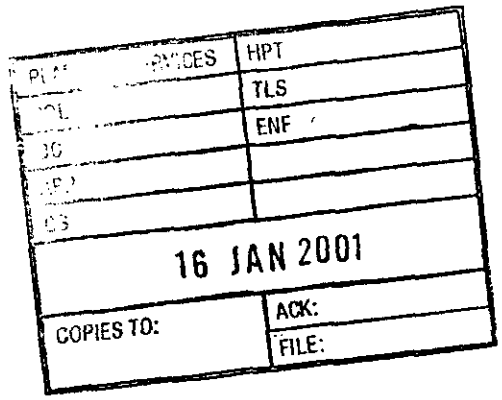
16. JAN. 2001 * 3221

Applicationo	Name & Address
F/2000/1935	Mr & Mrs Pedley Heath Lodge Heathlands Road Wokingham RG40 3AR
F/2000/1935	Mr P ~~Shelton~~ Sheldon Spring Cottage 15 Heathlands Court Heathlands Road Wokingham RG40 3AY
F/2000/1935	Dr & Mrs F Donnan Sulby Croft Heathlands Road Wokingham RG40 3AR
F/2000/1935	Mrs P Daniels 9 Heathlands Court Heathlands Road Wokingham RG40 3AY
F/2000/1935	Mr A Cross Heathfield Heathlands Road Wokingham Rg40 3AR
F/2000/1935	Mr P Fagan 8 Heathlands ~~Road~~ Court, Heathlands Road Wokingham RG40 3AY
F/2000/1935	I Spurrier Chapel Hill Wellington College Crowthorne RG45 7PT
F/2000/1935	J Eastland 6 Heathlands Court Wokingham RG40 3AY
F/2000/1935	R & H Hymans Bevere Lodge Heathlands Road Wokingham RG40 3AS

F/2000/1935

D Bradley
Holly Tree House
Heathlands Road
Wokingham
RG40 3AS

App. refused
Letter sent 03/11/00



DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1192

15 January 2001

16.JAN.2001* 3221

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

For the attention of Mr J Mitchell

Dear Mr Mitchell

LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM

I refer to planning refusal Ref. F/2000/1935 dated 18 October 2000 and our recent meeting which took place on 3 January. I met with your Arboriculturist, Mr Etherington, on site on 9 January and agreed with him a planting and management schedule for the site, which details have been included on the revised site plan and forwarded to Mr Etherington for his confirmation.

With regard to the provision of a dwelling on the site you and I discussed a single storey lodge style house with a single garage, the total floor area to be similar to the existing garages on the site which have a permission with no time limit granted in 1947. Accordingly I have redesigned a small lodge which combined with the garage gives a total floor area of 123 square metres against the existing garages of 117 square metres.

I enclose the following documents in order to submit a further planning application:

Six copies each of drawings numbers 1192/04C, 1192/05 and 192/06 together with location plan
Six copies of the application form
Certificate A

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

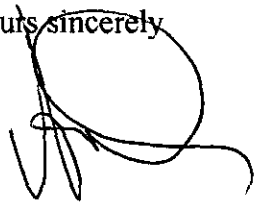
TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

I trust that this further application is an accurate reflection of our discussions and hope that you will be able to recommend it for approval in due course.

Yours sincerely



A I Day

Enc

cc Client
D Eyriey
P Sheldon

SECTION 66 CERTIFICATE

Application No.

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

16 JAN 2001* 3221

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) any part of the land to which the application relates.

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

Owners (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 issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

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

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

* See Note (a) to Certificate A

(b) Insert description of steps taken

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

(b)

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

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

the (c)

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

on (d)

OR

CERTIFICATE D

I certify that:

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

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

  (b)

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

on (d)

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

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

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

Signed

On behalf of **K BRANT ESQ**

Date **15 JANUARY 2001**

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

(1) HEATHLANDS RIDING ESTABLISHMENT E
/~~THE COTTAGE~~/ THE CLOCKHOUSE L

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

DEACONFIELD HOUSE

PLOT No. Heathlands Road ORD. SHEET No. SU.8265(10

BUILDER - HEATHLANDS RIDING CENTRE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
170/55	Messrs. Latham & Co	Outline {Residential Development	22.4.55	N/A Ref
829/55	Messrs. Perplex Ltd	outline - Use site for perfume blending & Lab. Testing etc.	17.10.55	N/A Ref
738/56	Mr. E.H. Edwards - Outline	1. Convert Heathlands Hse to Flats 2. Convert squash court to dwelling 3. Use stables as Riding School etc. 4. Use land for agricultural purposes	9.10.56	N/A Cl
"	"		"	" "
PD/216/58	H. Edwards & Co Ltd	Dutch Barn {Floating Hatch Ride	8.7.58	App. N/
O/92/60	Mr. E.H. Edwards	Outline - 15 dwellings	14.7.60	N/A Ref
PD/686/62	Mrs. Murrow	Alterations to small disused Bungalow W. side of Riding estab.	27.12.62	App. N/
PD/384/66	"	Sun Lounge & entrance porch to Bungalow	28.6.66	App. N/
PD/490/66	Mr. R.S. Murrow	Conversion of store to bathroom	1.9.66	App. N/
O/19/67	"	outline - Building 100' x 50' for Use as indoor Riding School	19.1.67	N/A Refu

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) HEATHLANDS RIDING ESTABLISHMENT

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. Heathlands Road ORD. SHEET No. SU.8265(10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/284/67	Mr. R.S. Murrow	Steel Framed Bldg for Use as indoor Riding School	26.10.67	App. Clk
R/360/67	" Supersedes R/284/67	" "	26.10.67	App. Cl
R/370/68	" See R/360/67	" "	—	App. —
O/77/70	"	outline - Det. Bungalow in Paddock adj. to Riding School	14.5.70	N/A Refu
162/73	"	"	22.2.73	N/A Refu
04647	"	o/l for bungalow	10 6 76	N/A Ref
05353	MR. R.P. McDONAGH	ALTS. & EXT. OF EXISTING BUNGALOW TO FORM CARETAKER'S COTT.	30.9.76	N/A Ref.
BR 6566	MR. R. MURROW	STABLE BLOCK	19.5.77	APP. N/A
06472	"	"	9.6.77	N/A C/A
BR 10069	"	3 ADD. STABLES	15.1.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION 05353 Appeal dismissed 9.8.7

SPECIAL ORDERS

DRAINAGE

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

FOR OFFICE USE ONLY
16.JAN.2001* 3221

1.		APPLICANT'S NAME	K BRANT ESQ
		ADDRESS	"ROSEWELLS", 6 JOHNSON DRIVE, FINCHAMPSTEAD, BERKSHIRE
		POSTCODE	PHONE:
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
		ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
		POSTCODE	RG45 6LZ PHONE: 01344 777143
3.	On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	LAND AT HEATHLANDS HEATHLANDS ROAD WOKINGHAM
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING GARAGES AND ERECTION OF SINGLE STOREY LODGE HOUSE WITH SINGLE GARAGE.
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.025
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7.	List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1192/04C, 05 AND 06 AND LOCATION PLAN

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

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

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

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

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

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

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

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

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

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

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

SIGNED: [signature] ON BEHALF OF: K BRANT ESQ DATE: 15/01/01

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

ADDRESS HEATHLANDS RIDING ESTABLISHMENT GARDENERS GREEN DEACONFIELD HOUSE * PARISH WOK / WITHOUT

PLOT No. INCL. THE CLOCK HOUSE & ~~THE COTTAGE~~ * ORD. SHEET No. SU.8265 (10

BUILDER HEATHLANDS ROAD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09942 -	MR R. MURROW	3 STABLES BLOCK	15.2.79	N/A CL
10779 -	HEATHLANDS RIDING ESTABLISHMENT	BUNGALOW	8.6.79	N/A REC
BR 10860	MR R. MURROW	"	22.6.79	APP N/A
11680 -	" (to east side)	"	25.10.79	N/A CLA
BR 12395	Mr R Murrow "	" & garage.	4.12.79	App N/A
12331 -	" "	7 GARAGE FOR BUNGALOW (11680)	14.2.80	N/A CLA
13702	MR. KINGSBURY ? THE CLOCK HOUSE. THE COACH HOUSE	SUB-DIV. OF PROPERTY TO PROVIDE 3 DWELLINGHOUSES.	31.7.80	N/A CLA
*13923	MR K. NASH	BEDROOM, KITCHEN & SHED CONSERVATORY AT THE COTTAGE.	28.8.80	N/A CLA
* BR 15698	MR. L. WORTH	EXTENSION TO THE COTTAGE.	23.10.80	APP. N/A
*BR 19680	MR. K NASH	REBUILD OF PREMISES DESTROYED BY FIRE (THE COTTAGE)	18.11.82	APP
* 18584	"	"	16.12.82	N/A CLA
*18829	"	S/S FORMER EXTENSION (BEDROOM) AT THE COTTAGE.	10.3.83	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HEATHLANDS RIDING ESTABLISHMENT

ADDRESS GARDENERS GREEN DEACONFIELD HOUSE * PARISH WOK / WITHOUT

PLOT No. INCL. THE CLOCK HOUSE & ~~THE COTTAGE~~ * ORD. SHEET No. SU.8265 (10

BUILDER HEATHLANDS ROAD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
* BR 20460	MR K NASH	BEDROOM ETC AT THE COTTAGE	15.4.83	APP N/A
14339	MR D.G. BURROWS THE CLOCK HOUSE	STABLE TO DANCE SCHOOL	6.5.83	N/A REC
19361	SAVILLE HEALTH CLUB "	RES. TO PRIVATE HEALTH CLUB	2.6.83	N/A REC
19844	MR. B. KINGSBURY "	HOUSE & STABLE TO FLATS & OFFICES	25.8.83	N/A CLA
BR 21924	SEATHLD INVESTMENTS THE CLOCK HOUSE	- 4 FLATS	19.1.84	APP N/A
21948	NEAL CONSTRUCTION "	STABLES TO RES	26.7.84	N/A CLA
BR 23222	" 1+2 STABLES COTTAGE "	"	29.8.84	APP N/A
22060 -	Mr. Mrs M. Nagle	G.S.T. extn to bungalow	23.8.84	N/A CLA
BR 23439	"	for bedrooms + office	28.8.84	APP N/A
*23561	MR. B. ROBERTS THE COTTAGE	S/S EXTENSION	28.5.85	R
*24303	" "	"	29.8.85	N/A R
24673 -	MR & MRS. M. NAGLE	EXT. TO EX. RIDING SCHOOL + STABLE BLOCK	5.12.85	CLA

DATE OF COMPLETION

MINISTRY DECISION 24303 — APPEAL GRANTED — 14.6.86

SPECIAL ORDERS

DRAINAGE

091074

1764

(5) HEATHLANDS RIDING ESTABLISHMENT / ~~THE COTTAGE~~ / THE CLOCKHOUSE

ADDRESS GARDENERS GREEN DEACONFIELD HOUSE PARISH WOK / WITHOUT

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU.8265 (10

BUILDER INCL. THE BUNGALOW - THE *COTTAGE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25663 -	MR H. NAGLE THE BUNGALOW	S/ST. EXTENSION	14.7.86	CL
*BRA 803	MR. B. FOSTER THE COTTAGE	BED/BATHROOM EXT	6.6.86	APP
*28908	" "	S/ST. EXTENSION	1.10.87	CL
*BRA 3970	" "	DINING & GAMES ROOM	14.12.87	APP
~~360[illegible]~~	" " O/L	HOUSE ON LAND ADS. (GARDEN)	4.7.90	RE
38338	3 THE CLOCKHOUSE		21.10.91	CL
BRA10790	MR. G. AVIS "	DORMER EXT.	3.9.91	APP
*38716	MR. B. FOSTER LAND ADS. 'THE COTTAGE'	O/L DWELLING	17.1.92	RE
39194	" THE COTTAGE	CONSERVATORY	22.4.92	CL
FP/93/1204	MRS V. HUMPHRIES 1 THE CLOCKHOUSE	S/ST. EXT	9.2.93	APP
FP95/3700 A	HEATHLANDS DRAINAGE	INSTALL 2 FOUL SEWER PUMP STATIONS & PUMP MAIN TO MAINS AT THE CLOCKHOUSE	4.10.95	REF APP

DATE OF COMPLETION

MINISTRY DECISION

98/68856/0	Mr. B. Foster	Erect Det. Dwelling	24.2.99	R
99/69538/0	" LAND AS. COTTAGE	"	1.7.99	R

1933

(6) HEATHLANDS RIDING ESTABLISHMENT / ~~THE COTTAGE~~ / THE DEACONFIELD HOUSE CLOCKHOUS

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

HEATHLANDS ROAD

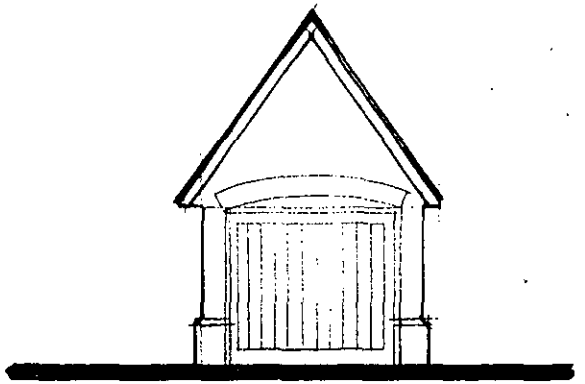
PLOT No. ORD. SHEET No. SU.8265/1

BUILDER

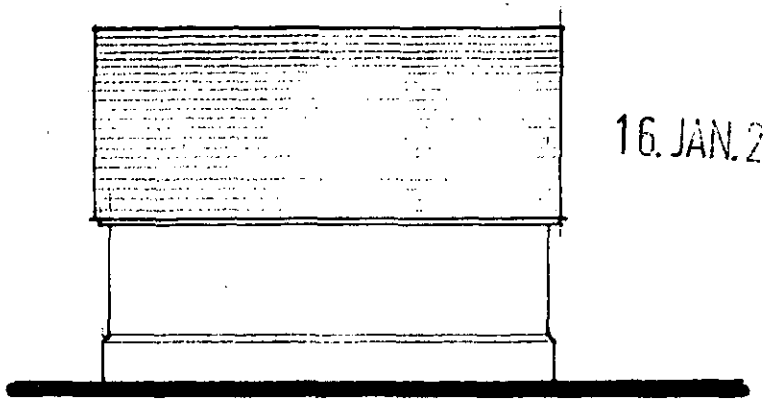
Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/70321/F	Mr. B. Foster THE COTTAGE	S/SH/R + Erect Det. Garage	14.10.99	C

MINISTRY DECISION 69538 - APPEAL DISMISSED - 14/4/00

SPECIAL ORDERS PD Eng - Site compound to new sewers - Mr. Wilson - 2.9.99

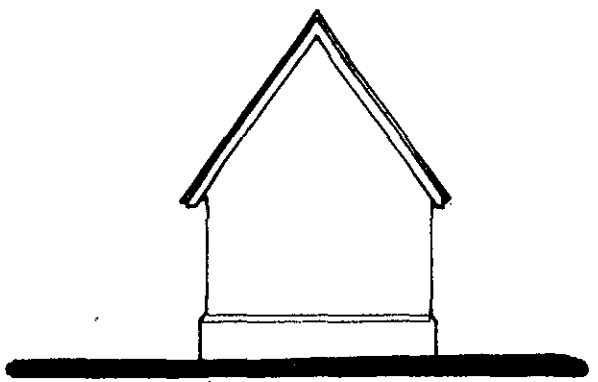


Front



Sides

16. JAN. 2001 * 3221



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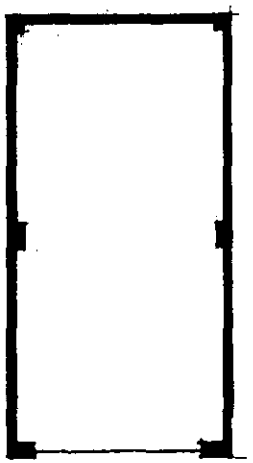


Garage

DMT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ, 0344 - 777143
56 PROSPECT ST, CAVERSHAM, READING RG4 8JA, 0734 - 461242

CLIENT K Brant esq

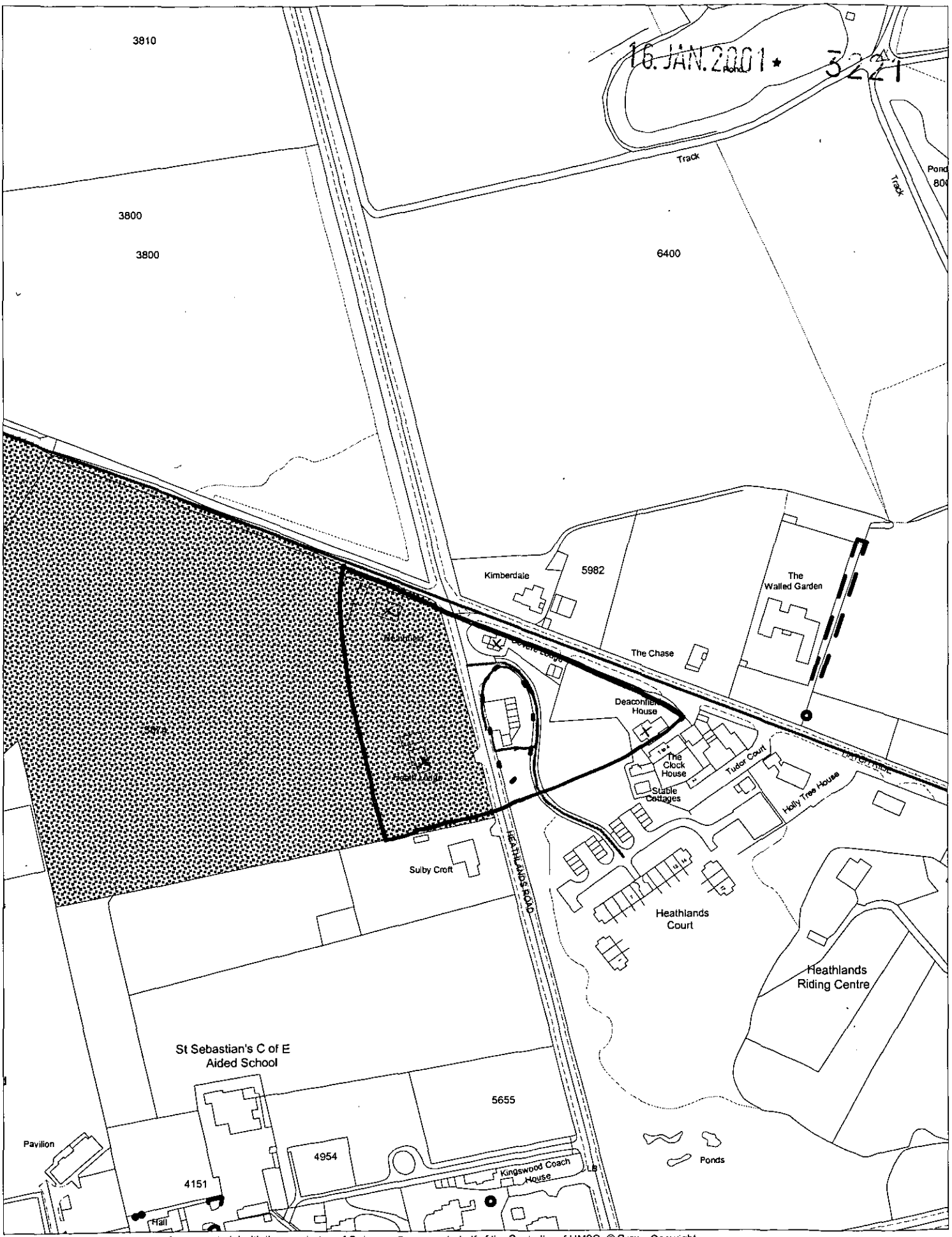
JOB LAND AT HEATHLANDS

DRG GARAGE DETAILS

SCALE 1/100 DRAWN DATE jan 01

1192/06

TPR 151



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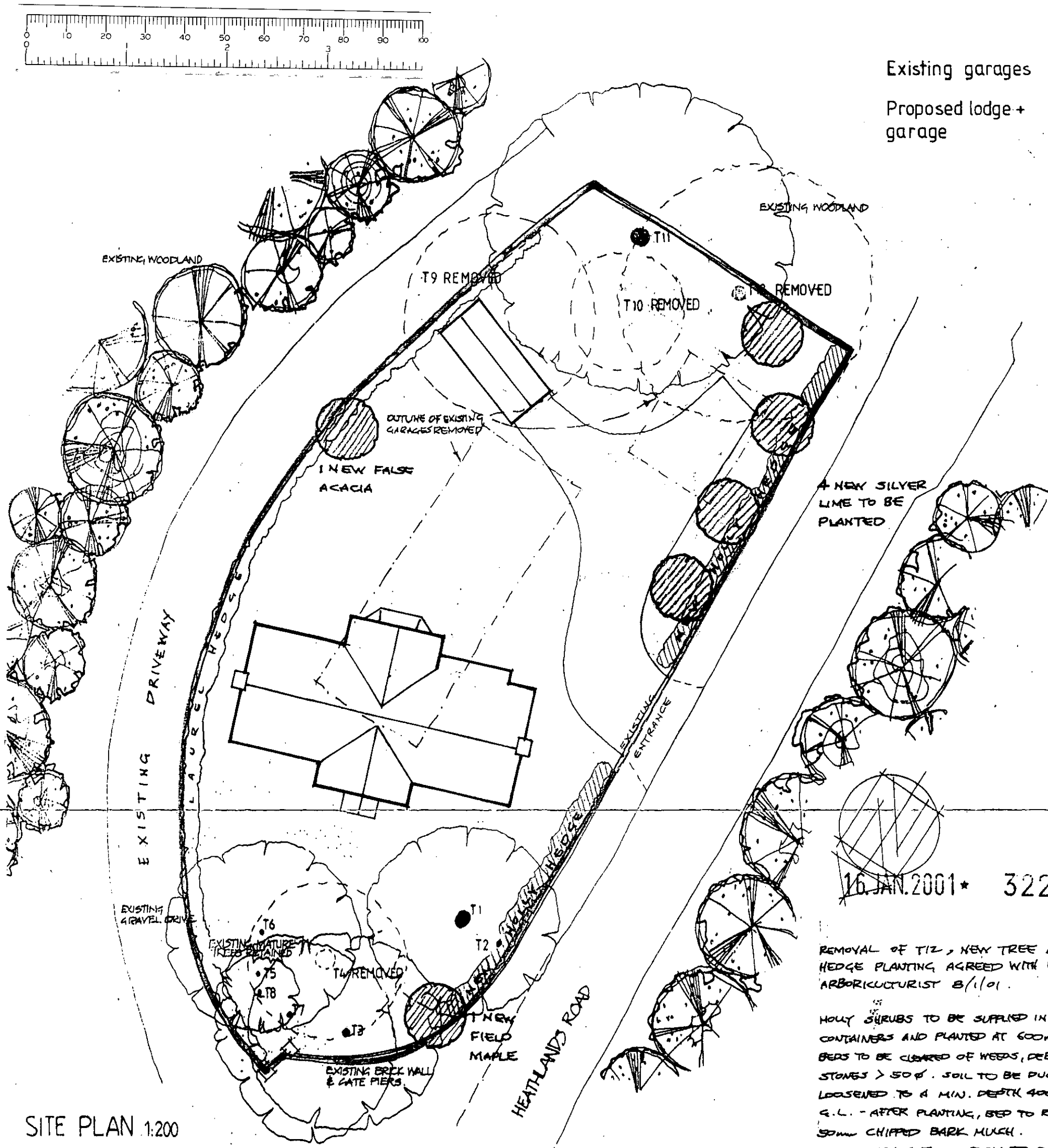
Development Control Section, Environmental Services, Wokingham District Council.
25 January 2001

Scale: 1 : 2500



SITE PLAN 1:200

Existing garages	117 m²
Proposed lodge + garage	123m²

16 JAN 2001* 3221

REMOVAL OF T12, NEW TREE AND HEDGE PLANTING AGREED WITH L/A. ARBORICULTURIST 8/1/01.

HOLLY SHRUBS TO BE SUPPLIED IN 5 LITRE CONTAINERS AND PLANTED AT 600mm CTS. BEDS TO BE CLEARED OF WEEDS, DEBRIS AND STONES > 50 ø. SOIL TO BE DUG AND LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. - AFTER PLANTING, BED TO RECEIVE 50mm CHIPPED BARK MULCH.
HOLLY SHRUBS TO CONFORM TO BS 1936 Pt.1. 1992 "NURSERY STOCK" AND BS 4428 "LANDSCAPING OPERATIONS".

NEW TREES TO BE ADVANCED NURSERY STOCK 12-14cm GIRTH CONTAINER GROWN AND MULCHED AS ABOVE - STAKED AND TIED IN ACCORDANCE WITH HPC "AMENITY TREE PLANTING". AN AREA 1.5m ø AT BASE OF TREES TO BE KEPT WEED FREE AND MAINTAINED FOR MINIMUM 2 YEAR PERIOD.

TREE SCHEDULE

TREE Nº	GIRTH	HEIGHT	SPREAD	CONDITION	TYPE
1	2.0	25.0	5.0	AVERAGE	SPRUCE
2	0.9	8.0	4.0	GOOD	HOLLY
3	3 × 0.5	12.0	5.0	GOOD	SYCAMORE
4	2.8	18.0	4.0	V.POOR	CYPRESS
5	0.5	12.0	3.0	GOOD	SYCAMORE
6	0.8	15.0	5.0	GOOD	SYCAMORE
7	0.4	18.0	5.0	GOOD	SYCAMORE
8	0.4	5.0	2.0	GOOD	YEW
9	1.8 MULTI	12.0	5.0	POOR	YEW
10	0.6	8.0	3.0	POOR	HOLLY
11	2.9	30.0	8.0	GOOD	LIME
12	2.1	18.0	6.0	POOR	HSE CHESTNUT

C - JAN 01 - DWELLING REVISED.
B - JAN 01 - TREE PLANTING + HEDGE AGREED WITH L.A.
A - JUL'00 - FOR PLANNING

DAT THE DAY TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ, 0344 - 777143
34 PROSPECT ST, CAVERSHAM, READING RG4 8JA, 0734 - 481242

CLIENT K. Brant Esq

JOB Proposed Lodge House, Heathlands

DRG SITE PLAN

1192/04 C

SCALE 1/200 DRAWN DATE may 00

TPR 151