APPLICATION NO:
F/2001/3119

LOCATION:
Bearwood School House Bearwood Road, Sindlesham ~~Wokingham~~. Winnersh

APPLICANT:
Mr A Bowden C/O Clive Hackett M.B.I.A.T.

PROPOSAL:
Proposed erection of detached double garage.

EARLIEST DATE FOR DECISION: **04/02/2001**
28 DAY EXP: 8/2/2001
APPLICATION WILL HAVE EXPIRED ON:
01/03/2001

CASE OFFICER: **Natalie Brown**

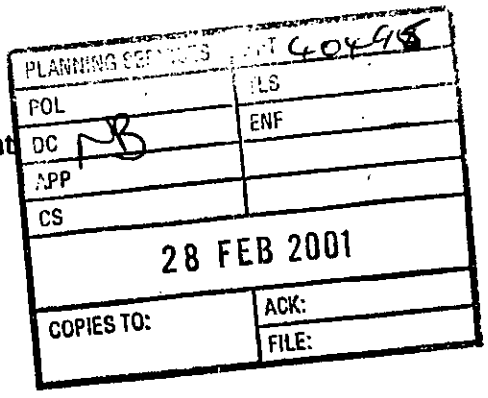
GREEN SN ✓ 20/1
COMMITTEE -.

RAILEX
Marbleboard

FAX TRANSMISSION ONLY
TO 0118 974 6484
ONE SHEET ONLY

CLIVE HACKETT M.B.I.A.T.
5, Mickle Hill, Sandhurst,
Berkshire, GU47 8QL.
tel. / fax. 01344 776422

27:2:01.



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

Dear Ms. Brown,

re: Application No. F/2001/3119, Proposed Garage at Bearwood School House.

Further to your recent communication and my subsequent telephone call, I can confirm that my Client has now instructed that the above application be withdrawn and I would be pleased therefore if you would arrange to do this.

Yours faithfully,

Clive Hackett.

copy: A. Bowden.

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3119

Applicant : Mr A Bowden C/O Clive Hackett M.B.I.A.T..

Location : Bearwood School House, Bearwood Road, Sindlesham, Wokingham.

Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/1

Date of Neighbour Notifications : .....

Date of Site Visit : 29/1 .....

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - 19/1 - C/A

Planning Issues : LALP : ID'd sett + cons area
BDLP : ID'd sett + cons area.

Application Number: F/2001/3119

Appraisal :

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

Application Number F/2001/3119
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Bearwood School House Bearwood Road Sindlesham Wokingham.

APPLICATION NUMBER: F/2001/3119

OFFICER: Natalie Brown

DATE OF SITE VISIT: 29/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole @ front of property. Green SN also below red SN

2. DESCRIPTION OF SURROUNDINGS
IDd sett + cons area. residential area adj to school - opposite field set back from rd.

3. DESCRIPTION OF SITE/BUILDING
enclosed front garden. predominantly lawn with shrub/flower beds

Detached - see plan.
4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING proposed vehicular access adj to telegraph/power line pole with gap before school access/entrance.

LEVELS

BOUNDARY TREATMENT holly/privet hedging @ front with rd.

OTHERS 1.8m fencing with school (+ hedging)
1.8m fencing on corner with school access.

WOKINGHAM DISTRICT COUNCIL

To Chris

Date 23/1 Time pm.

WHILE YOU WERE OUT

Name clive hackett.

Of same fax.

Phone No. 01344 776422. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE • Is there any way to reuse app to CA — I said it would need to be mine with b'mies but may still have concerns

• he also wanted a copy of report which I faxed one

Signed

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 23/2. Time 11.40

WHILE YOU WERE OUT

Name Clive Hackett

Of

Phone No. 01344 77 64 22 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 2001/3119

Signed

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

FAX

Date: 23/02/01

Number of pages including cover sheet: 6

To:
CLIVE HACKETT

Phone: 01344 776422
Fax phone: 01344 776422
CC:

From:
NATALIE BROWN

Phone: 0118 974 6492
Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Copy of committee report for Beanwood School House.

* * * COMMUNICATION RESULT REPORT (23.FEB.2001 16:05) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
431	MEMORY TX		901344776422	OK	P. 6/6

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Application No	Received	Winnersh	Listed by
F/2001/3119	04/01/01		Cllr Turner

Applicant: Mr A. Bowden
Location : Bearwood School House, Bearwood Road, Winnersh
Proposal : Detached double garage and new driveway access

1. **Planning History** –
The site lies within the identified settlement of Winnersh and is also located within a conservation area. The site is opposite a recreation ground (King George's Field) and adjacent to Bearwood County Primary School.

The property used to form part of Bearwood County Primary School, but was sold by Berkshire County Council under the provisions of "right to buy" legislation. Part of the contract of sale enabled the Local Education Authority to buy back a strip of land for £1, if it were required in conjunction with proposals to improve the access to the school, subject to other provisos. The time allowed for this has now expired, and the proposed garage is located on this strip of land. The property also retains the right of access over the school entrance to enter the rear of the property. These are not material planning considerations.

2. **Proposal** –
The proposed development is for a detached double garage at the front of the property fronting Bearwood Road. It would be 5.8m by 5.8m. It would have a pitched roof 5m to the ridge, and would be 5.2m forward of Bearwood School House, 5.3m to the boundary with Bearwood Road and 1m to the boundary with Bearwood County Primary School. Current boundary treatment is holly bush hedging with Bearwood Road and 11.8m fencing along the access with the school (with hedging behind). A new vehicular access onto Bearwood Road is also proposed.

The application has been listed by Councillor Turner, because of the effect on the appearance and character of the area and its relationship with the school.

3. **Consultations** -
   - ***Winnersh Parish Council*** – None received
   - ***Landscape & Trees*** – No objection to the principle of a garage within the front garden, however, the size of the garage is fairly large in size/massing in comparison to the house within is located within the Conservation Area. The position of the garage and drive would be within the protective distance of the fruit tree as recommend by BS 5837 and would damage the tree roots. If highways department require visibility splays for the driveway, this would necessitate the removal of the hedge – unacceptable from a landscape position.
   - ***Conservation Officer*** – Proposed garage is large and 5.8 by 5.8m can not be considered minimal. The proposal would be an exception to the present established building line. Could not support the present proposal and considered its impact on the Conservation Area to be significant and unacceptable.

- ***Highways*** – No objections subject to the inclusion of conditions
- ***Letters of representation*** –
  Bearwood Primary School – No objection provided that the garage is built in keeping with the Conservation Area. Access/dropped crossing to the garage should be built prior to the garage in the interests of the safety of the children. Concerns over existing access.

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

   A. Impact upon neighbouring properties
   Wokingham District Local Plan Policies: WOS3, WBE1
   Loddon Area Local Plan Policies: LBE1, LBE2

   B. Impact upon the character of the area
   Wokingham District Local Plan Policies: WOS3, WBE1, WHE2, WHE4
   Loddon Area Local Plan Policies: LBE1, LBE2, LBE14, LBE15

   C. Impact upon highway safety
   Wokingham District Local Plan Policies: WT6, WT7
   Loddon Area Local Plan Policies: LT5, LT6

   D. Concerns of the School

A. Impact upon neighbouring properties
The proposed development would be located along the boundary with the access to the school. It would be situated in front of the dwelling and would therefore be located away from neighbouring residential properties and also be sited away from the school. It is therefore considered that there would be no adverse impact upon neighbouring properties in terms of overlooking, overshadowing or through its being overbearing, and that there would be no conflict with local plan polices.

B. Impact upon the character of the area
The proposed development would be located significantly forward of the building line of Bearwood School House and forward of the general building line fronting the highway. The 5.8m length garage would be about 5.2m from the front building line of Bearwood School House and approximately 2m forward of Bearwood County Primary School. It is considered that the location of the proposed development and its size and bulk is unacceptable and would form an incongruous feature to the detriment of the streetscene and the Conservation Area in which it is located. It is therefore considered that the proposed development would be unacceptable in terms of the character of the area and would conflict with local plan policies.

C. Impact upon highway safety
The highways department have no objection to the proposed development provided that once the proposed development is implemented, parking, garaging and turning space remain. They also request that the forecourt depth is increased to 6.8m minimum (to comply with highway standards in terms of vehicle turning) and that the gates are set back by 5m from the

highway boundary (so a car can be driven off the highway before the gates are open, in the interest of highway safety).

It is therefore considered that there would be no adverse effect upon highway safety and convenience and no conflict with local plan policies.

D. Concerns of the School

The concerns of the School with regard to being built in keeping with the Conservation Area and dropped crossing have been noted. With regards to the current owners having a right of access via the school driveway and parking their cars on the school site, whilst posing a security and safety concern for the school, is not an issue which can be dealt with under this planning application. The highways department are satisfied that the proposed development would be satisfactory in terms of Highway and Council standards, and have recommended no further conditions with regards to ceasing the use of the existing access other than those set out in this report.

5. **Conclusion** –

Whilst it is considered that there would be no adverse effects to neighbouring properties and highway safety, it is considered that due to the size and location of the proposed garage, there would be an adverse effect to the character of the area.

6. **Recommendation** – REFUSE planning permission

REASON

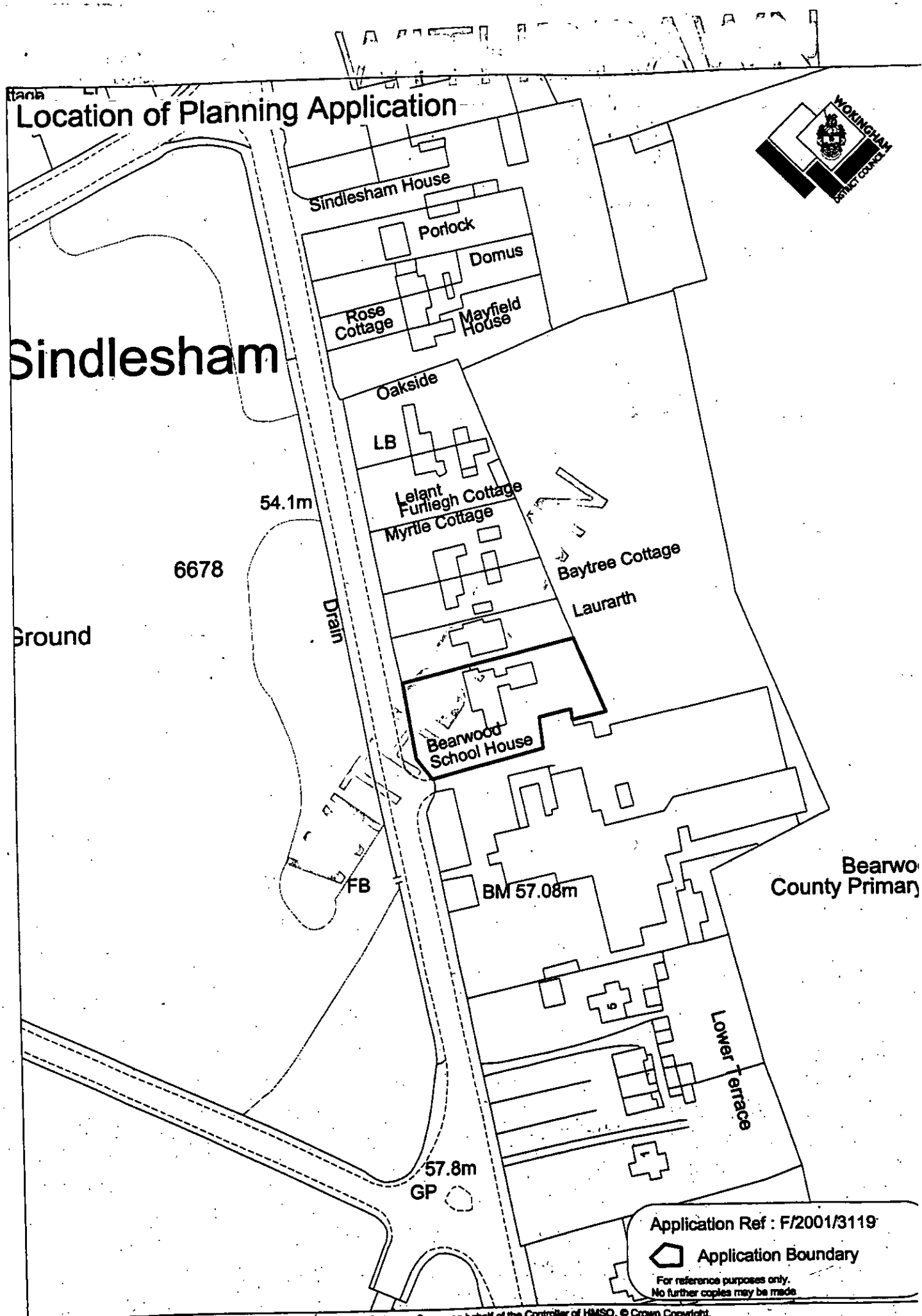
1. The proposed development by virtue of its size, bulk and location is considered to form an incongruous feature to the detriment of the streetscene and the character and appearance of the conservation area in which it is located.

As such, the proposed development is considered to be contrary to the following local plan polices:

Policy EN1 of the Berkshire Structure Plan; Polices WOS3, WBE1, WHE2 and WHE4 of the Wokingham District Local Plan (Deposit Draft) and polices LBE1, LBE2, LBE14 and LBE15 of the Loddon Area Local Plan.

Informative

1. You are advised, in compliance with *The Town & Country Planning (General Development procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1, EN5
   Loddon Area Local Plan policies LTV1, LBE1, LBE2, LBE14, LBE15, LT5, LT6
   Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WHE2, WHE4, WT6, WT7



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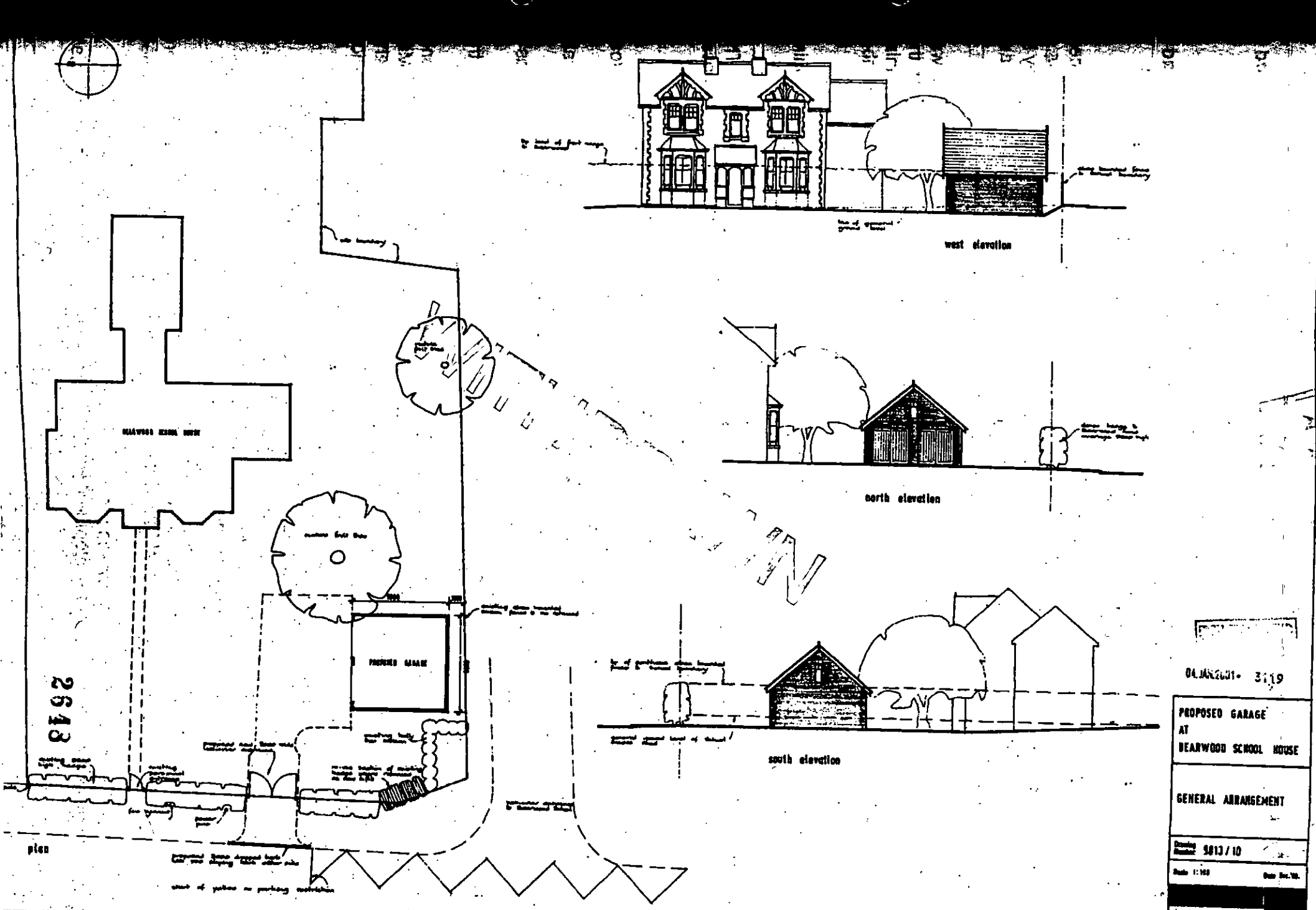
Development Control Section, Environmental Services, Wokingham District Council.
28 February 2001

Scale: 1 : 1250

2617


west elevation
north elevation
south elevation
plan
PROPOSED GARAGE
04.JAN.2001 3119
PROPOSED GARAGE
AT
BEARWOOD SCHOOL HOUSE
GENERAL ARRANGEMENT
Drawing Number 9813 / 10
Scale 1:100
Date Dec.'00.

2643

File copy

Natalie

Applicationo	Name & Address
F/2001/3119	Drusilla Derrick Bearwood Primary School Bearwood road Sindlesham RG41 5BB

committee letters sent
1st class 20.2.01

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Natalie Brown - F/2001/3119**

Mr A Bowden
C/O Clive Hackett M.B.I.A.T.
5 Mickle Hill
Sandhurst
Berkshire
RG47 8QL

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/2001/3119

Site Address: Bearwood School House, Bearwood Road, Sindlesham, Wokingham.

Proposal: Proposed erection of detached double garage..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for refusal 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

3119

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 March 2001
My ref. JRM/SB/2000/3119
Your ref.

Councillor R Turner
'Rosedale'
Beech Hill Road
SPENCERS WOOD
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Turner

PLANNING APPLICATION 2000/3119
PROPOSED GARAGE, BEARWOOD SCHOOL HOUSE

Further to your telephone enquiry of 6 March I can confirm that the above planning application was on the agenda for the Development Control Committee meeting of 28 February.

The application was recommended for refusal but was withdrawn by the applicant on the day of the Committee. Accordingly it was not considered by the Committee and is no longer an application before the Council.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Applicationo	Name & Address
F/2001/3119	Drusilla Derrick Bearwood Primary School Bearwood road Sindlesham RG41 5BB

App withdrawn
Letter sent 02/03/01

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3119

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2001/3119
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.
Proposed erection of detached double garage.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3119**
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3119

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2001/3119
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.
Proposed erection of detached double garage.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3119**
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

By hand 19.12.00

CLIVE HACKETT M.B.I.A.T.
5, Mickle Hill, Sandhurst,
Berkshire, GU47 8QL
tel. / fax. 01344 776422

04 JAN 2001 3119

17:12:00.

Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Sirs,

re: Proposed Garage at Bearwood School House, Bearwood Road, Sindlesham.

Please find enclosed for your consideration, a Planning Application for a proposed double garage to provide car parking for the owners of Bearwood School House.

My clients ask that the following factors are taken into consideration when determining this application.

1. The proposal will provide parking and get cars off a busy road. Due to the location of a number of existing power poles there is a restricted zone in which a pavement crossover can be located to serve a garage. This zone is however, adjacent to the yellow parking restriction lines at the school entrance and a crossover in this position will increase the area which will not be parked on, which in turn will assist the safety of the school access.

2. There are two trees in the garden, which, whilst only fruit trees, are nevertherless attractive mature trees and my clients would prefer not to lose them. The area which is available for a reasonable double garage is virtually dictated by the trees. There is however, room to create a driveway which will enable vehicles to drive in and out, and there will be no need for vehicles to reverse onto the road.

3. The garden is presently well screened from the road and the school environs. My clients have been advised by their specialist gardener that the length of holly hedge which will be removed to provide an access, can be successfully replanted on the front corner of the site where there is presently a gap in the hedge, this will screen the proposed site even further from the road. The new vehicular gates will be a similar height to the hedge and will be of solid construction and will therefore maintain full visual screening of the site. The present close boarded fence on the school boundary is to be retained.

4. There are other premises in this area of the road which have been developed, in some instances by the addition of double garages. Opposite to the site is open land which is not likely to be developed. The presence of the proposed garage will not cause a visual intrusion on any neighbours.

5. My clients have only recently purchased this property and have already spent much time and money in restoring the premises which was in some state of neglect. They are determined that any development will be constructed only in a design style which will complement that of the existing premises and surroundings and will be built to a high standard. As such they would be pleased to consult with your Officer should you consider this to be of advantage before determining this application.

Yours faithfully,



Clive Hackett.

copy: A. Bowden.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3119

Proposal:
Proposed erection of detached double garage.

Location:
Bearwood School House Bearwood Road Sindlesham Wokingham

This application is being advertised in the Wokingham Times newspaper on the 31/01/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/02/2001**. 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 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.

Date: 31/01/2001

2011 - below red SN on telegraph pole

NAB

Received by Wokingham District Council

Application No: F/2001/3119

Proposal:
Proposed erection of detached double garage.

Location:
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.

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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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3119

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2001/3119
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.
Proposed erection of detached double garage.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3119**
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 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, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

265. APPLICATION NO: 2000/3119, DETACHED DOUBLE GARAGE AND NEW DRIVEWAY ACCESS, BEARWOOD SCHOOL HOUSE BEARWOOD ROAD WINNERSH, FOR MR A BOWDEN

Members noted that this application had been withdrawn.

Application No	Received	Winnersh	Listed by
F/2001/3119	04/01/01		Cllr Turner

Applicant: Mr A. Bowden
Location : Bearwood School House, Bearwood Road, Winnersh
Proposal : Detached double garage and new driveway access

1. **Planning History** –
The site lies within the identified settlement of Winnersh and is also located within a conservation area. The site is opposite a recreation ground (King George's Field) and adjacent to Bearwood County Primary School.

The property used to form part of Bearwood County Primary School, but was sold by Berkshire County Council under the provisions of "right to buy" legislation. Part of the contract of sale enabled the Local Education Authority to buy back a strip of land for £1, if it were required in conjunction with proposals to improve the access to the school, subject to other provisos. The time allowed for this has now expired, and the proposed garage is located on this strip of land. The property also retains the right of access over the school entrance to enter the rear of the property. These are not material planning considerations.

2. **Proposal** –
The proposed development is for a detached double garage at the front of the property fronting Bearwood Road. It would be 5.8m by 5.8m. It would have a pitched roof 5m to the ridge, and would be 5.2m forward of Bearwood School House, 5.3m to the boundary with Bearwood Road and 1m to the boundary with Bearwood County Primary School. Current boundary treatment is holly bush hedging with Bearwood Road and 11.8m fencing along the access with the school (with hedging behind). A new vehicular access onto Bearwood Road is also proposed.

The application has been listed by Councillor Turner, because of the effect on the appearance and character of the area and its relationship with the school.

3. **Consultations** -
   - ***Winnersh Parish Council*** – None received
   - ***Landscape & Trees*** – No objection to the principle of a garage within the front garden, however, the size of the garage is fairly large in size/massing in comparison to the house within is located within the Conservation Area. The position of the garage and drive would be within the protective distance of the fruit tree as recommend by BS 5837 and would damage the tree roots. If highways department require visibility splays for the driveway, this would necessitate the removal of the hedge – unacceptable from a landscape position.
   - ***Conservation Officer*** – Proposed garage is large and 5.8 by 5.8m can not be considered minimal. The proposal would be an exception to the present established building line. Could not support the present proposal and considered its impact on the Conservation Area to be significant and unacceptable.

- ***Highways*** – No objections subject to the inclusion of conditions
- ***Letters of representation*** –
  Bearwood Primary School – No objection provided that the garage is built in keeping with the Conservation Area. Access/dropped crossing to the garage should be built prior to the garage in the interests of the safety of the children. Concerns over existing access.

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

   A. Impact upon neighbouring properties
      Wokingham District Local Plan Policies: WOS3, WBE1
      Loddon Area Local Plan Policies: LBE1, LBE2

   B. Impact upon the character of the area
      Wokingham District Local Plan Policies: WOS3, WBE1, WHE2, WHE4
      Loddon Area Local Plan Policies: LBE1, LBE2, LBE14, LBE15

   C. Impact upon highway safety
      Wokingham District Local Plan Policies: WT6, WT7
      Loddon Area Local Plan Policies: LT5, LT6

   D. Concerns of the School

A. Impact upon neighbouring properties
The proposed development would be located along the boundary with the access to the school. It would be situated in front of the dwelling and would therefore be located away from neighbouring residential properties and also be sited away from the school. It is therefore considered that there would be no adverse impact upon neighbouring properties in terms of overlooking, overshadowing or through its being overbearing, and that there would be no conflict with local plan polices.

B. Impact upon the character of the area
The proposed development would be located significantly forward of the building line of Bearwood School House and forward of the general building line fronting the highway. The 5.8m length garage would be about 5.2m from the front building line of Bearwood School House and approximately 2m forward of Bearwood County Primary School. It is considered that the location of the proposed development and its size and bulk is unacceptable and would form an incongruous feature to the detriment of the streetscene and the Conservation Area in which it is located. It is therefore considered that the proposed development would be unacceptable in terms of the character of the area and would conflict with local plan policies.

C. Impact upon highway safety
The highways department have no objection to the proposed development provided that once the proposed development is implemented, parking, garaging and turning space remain. They also request that the forecourt depth is increased to 6.8m minimum (to comply with highway standards in terms of vehicle turning) and that the gates are set back by 5m from the

highway boundary (so a car can be driven off the highway before the gates are open, in the interest of highway safety).

It is therefore considered that there would be no adverse effect upon highway safety and convenience and no conflict with local plan policies.

D. Concerns of the School
The concerns of the School with regard to being built in keeping with the Conservation Area and dropped crossing have been noted. With regards to the current owners having a right of access via the school driveway and parking their cars on the school site, whilst posing a security and safety concern for the school, is not an issue which can be dealt with under this planning application. The highways department are satisfied that the proposed development would be satisfactory in terms of Highway and Council standards, and have recommended no further conditions with regards to ceasing the use of the existing access other than those set out in this report.

5. **Conclusion** –
Whilst it is considered that there would be no adverse effects to neighbouring properties and highway safety, it is considered that due to the size and location of the proposed garage, there would be an adverse effect to the character of the area.

6. **Recommendation** – REFUSE planning permission

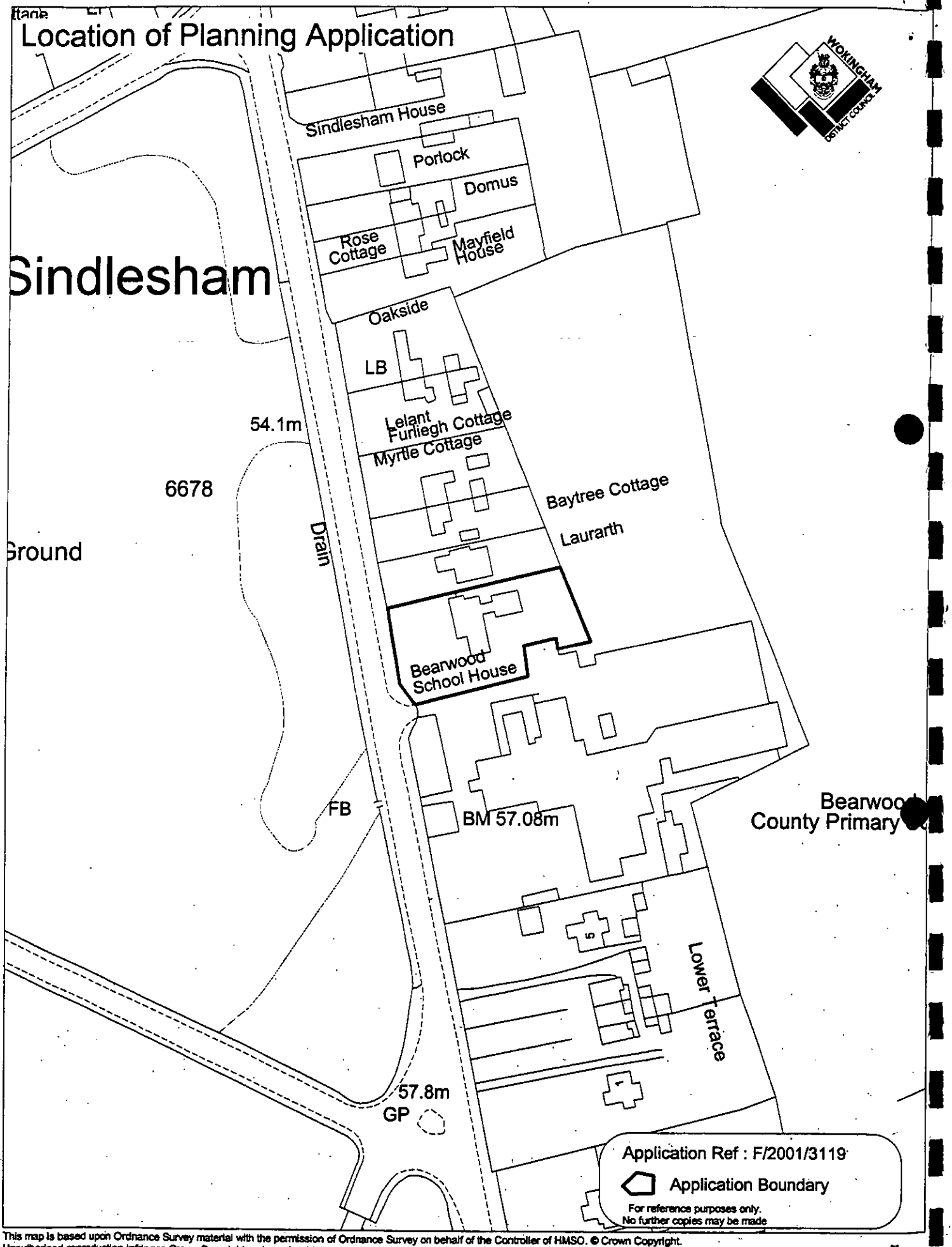
REASON
1. The proposed development by virtue of its size, bulk and location is considered to form an incongruous feature to the detriment of the streetscene and the character and appearance of the conservation area in which it is located.

As such, the proposed development is considered to be contrary to the following local plan polices:

Policy EN1 of the Berkshire Structure Plan; Polices WOS3, WBE1, WHE2 and WHE4 of the Wokingham District Local Plan (Deposit Draft) and polices LBE1, LBE2, LBE14 and LBE15 of the Loddon Area Local Plan.

Informative

1. You are advised, in compliance with *The Town & Country Planning (General Development procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies EN1, EN5
Loddon Area Local Plan policies LTV1, LBE1, LBE2, LBE14, LBE15, LT5, LT6
Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WHE2, WHE4, WT6, WT7



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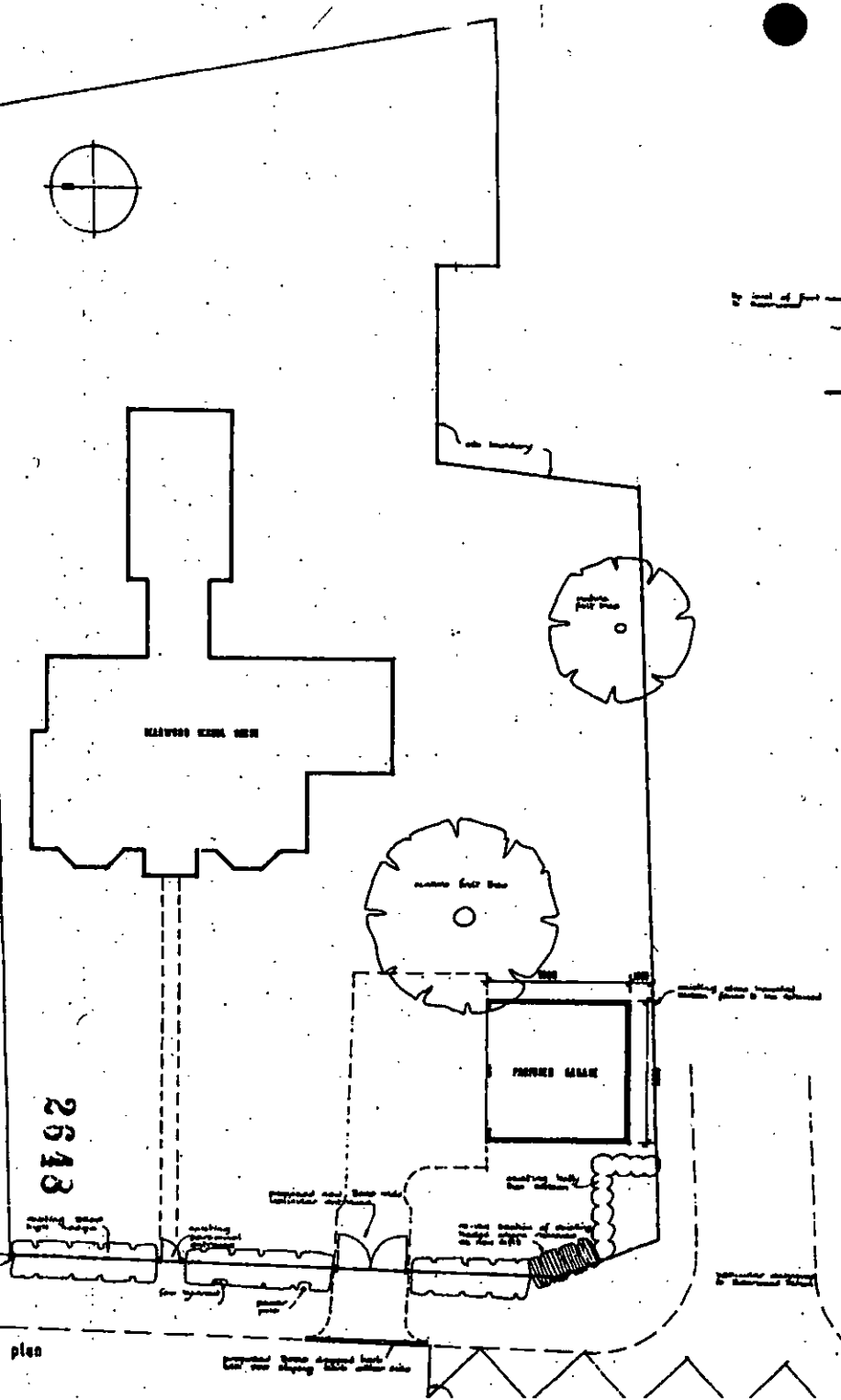
Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

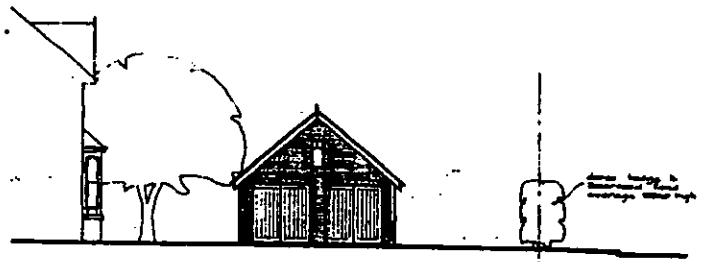
Scale: 1 : 1250



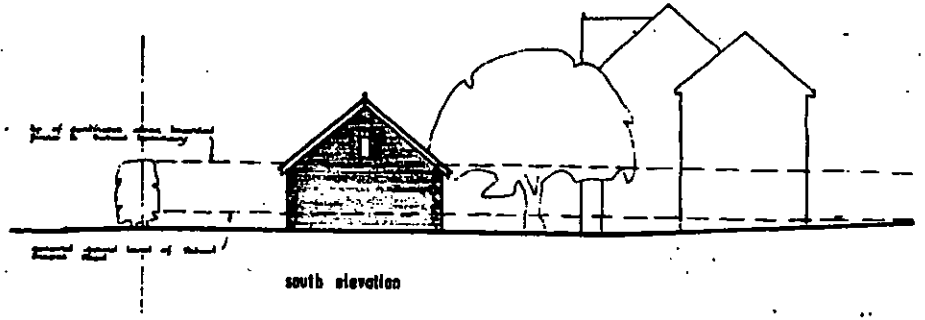
plan



west elevation



north elevation



south elevation

04 JAN 2001 3:19

PROPOSED GARAGE
AT
BEARWOOD SCHOOL HOUSE

GENERAL ARRANGEMENT

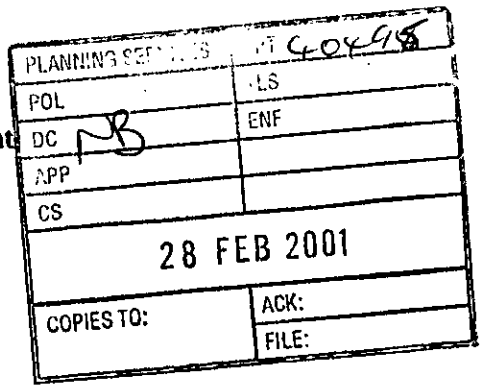
Drawing Number 9813/10

Scale 1:100 Date

FAX TRANSMISSION ONLY
TO 0118 974 6484
ONE SHEET ONLY

CLIVE HACKETT M.B.I.A.T.
5, Mickle Hill, Sandhurst,
Berkshire, GU47 8QL.
tel. / fax. 01344 776422

27:2:01.



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

Dear Ms. Brown,

re: Application No. F/2001/3119, Proposed Garage at Bearwood School House.

Further to your recent communication and my subsequent telephone call, I can confirm that my Client has now instructed that the above application be withdrawn and I would be pleased therefore if you would arrange to do this.

Yours faithfully,

Clive Hackett.

copy: A. Bowden.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~20 DEC 2000~~ 04 JAN 2001

Officer: NAB | Application No. F/2001/3119

Map No. 67.. Site ..0..12.....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: BEARWOOD SCHOOL HOUSE, BEARWOOD ROAD

Parish: WINNERSH Ward: Winnersh ✓ 12/1

Applicant: MR A BOWDEN

Fee Received 95-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	include access in red line	2/1	4/1
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	New crossover – serve notice on WDC (Cert B)	2/1	4/1
5	Elevation plans	Need east elevation	2/1	4/1
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Large fruit tree is in very close proximity to garage.		

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 ✓ 12/1 .....
Trees ✓ 12/1 .....
Conservation Officer ✓ 12/1 .....
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 ✓ 12/1 .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....No pre apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map.....
.....
.....Next to a school and opposite a recreation ground.....
.....and community centre.....
.....
.....
.....
.....
.....

Wokingham
District
Council
BEARWOOD PRIMARY SCHOOL

HEADTEACHER
Drusilla Derrick B.Ed.

TELEPHONE
(0118) 978 4628

8NS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	NB
14 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr J. Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

09 February 2001

Dear Mr Mitchell,

Reference: Application F/2001/3119

The Governors have looked at the proposed plans for a brick built garage at Bearwood School House.

We have no objections to this, providing it is built in keeping with the Conservation Area.

For the safety of the children at our school, access to this garage must be from the Bearwood Road and so we would ask that planning permission stipulates that the work on the dropped kerb and entrance to Bearwood House be completed before work commences on the garage.

Currently the owners of this property have a right of access via the school driveway and park their cars on the school site – this poses both security and safety concerns for the school, not to mention significant car parking concerns for both the school and the house owners, due to the very congested nature of Bearwood Road and the significant lack of adequate parking facilities.

If I can be of further assistance please do not hesitate to contact me.

Yours sincerely,

Drusilla Derrick

Drusilla Derrick
Headteacher

Cc: Ian Hunt — Select Committee
Tim Kingswood — Legal Department
Ms J. Wilkins — Chair of Governors

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 30 January 2001

Location:	Bearwood School House, Bearwood Road, Sindlesham, Winnersh
Proposal:	Proposed erection of detached double garage.
Application Number:	F/2001/3119

In response to your consultation dated 11 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the principle of the erection of a garage within the front garden, however the size of the garage is fairly large in size and massing in comparison with the house which is located in a Conservation Area.

The fruit tree is a fairly significant feature within the garden and is shown to be retained. The positioning of the garage and the drive under the canopy of the fruit tree is within the protected distances recommended in BS 5837 for trees of this size and will therefore cause damage to the tree roots when constructed. The reduction of ground level around the tree as indicated on the west elevation will also damage the tree roots. It is suggested that reducing the size of the garage and the drive and repositioning them further from the fruit tree will resolve these problems.

It is noted that the hedge at the front of the property is to be retained, however highways may have a requirement for visibility splays for the new vehicular access which would necessitate the removal of the hedge. This would be unacceptable from a landscape position.

Catherine Brimble

Catherine Brimble
Landscape Architect

To:
Harold Sanders 16 JAN 2001
Urban Design And Conservation Officer

DELEGATED

From: Natalie Brown

Date: 11 January 2001

Application Number: F/2001/3119

Proposal: Proposed erection of detached double garage..

Site Address:
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.

Applicant: WINNERSH P.
Mr A Bowden C/O Clive Hackett M.B.I.A.T..

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

---

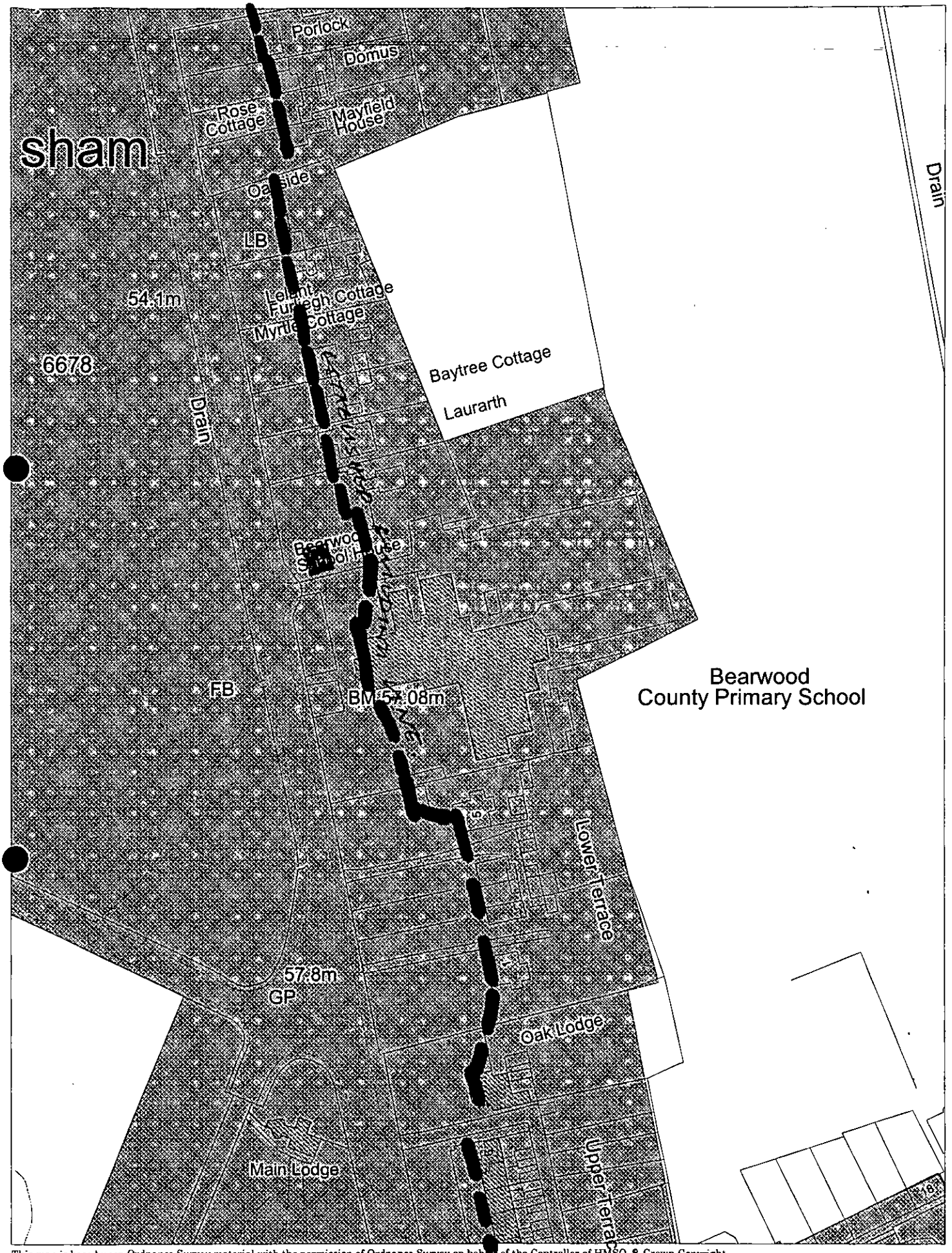
1. PROPOSED GARAGE IS LARGE; IT IS PROVIDING FOR TWO CARS AND DIMENTIONS OF 5800 x 5800 CANNOT BE CONSIDERED MINIMAL.

2. I ENCLOSE SITE PLAN SHOWING THE 'BUILDING LINE' ESTABLISHED BY THE ORIGINAL WALTER ESTATE BUILDINGS. THIS PROPOSAL WOULD BE THE EXCEPTION TO THE PRESENT ESTABLISHED LINE.

3. THE ACCESS ARRANGEMENT AND VISIBILITY SPLAYS (IF ANY) SHOULD BE ESTABLISHED PRIOR TO ANY FURTHER DISCUSSIONS / COMMENTS ON THE SIZE, MASS AND HEIGHT OF THE PROPOSED GARAGE.

4 I COULD NOT SUPPORT THE PRESENT PROPOSAL; I CONSIDER ITS IMPACT ON THE CONSERVATION AREA IS SIGNFICANT AND UNACCEPTABLE.

Harold Sanders CONSERVATION ARCHITECT.
30.01.01.



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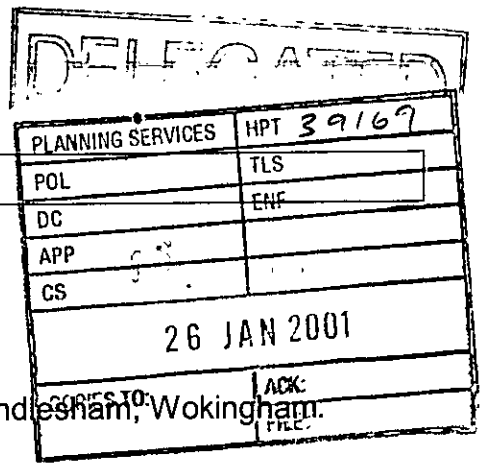
Urban Design Section, Environmental Services, Wokingham District Council.
1 February 2001 Scale: 1 : 1250

N W E S

FROM: Natalie Brown

DATE: 11 January 2001



WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3119

Proposal: Proposed erection of detached double garage..

Site Address: Bearwood School House, Bearwood Road, Sindlesham, Wokingham.

Applicant: Mr A Bowden C/O Clive Hackett M.B.I.A.T..

Your observations are required in respect of this application **by 04/02/2001** .

Whilst not objecting to this application, the Sub-Committee **COMMENTED** that

1 The proposed garages would be in front of the building line
2 A new access on to the Bearwood Road would be created

SIGNED: _____ DATE: 24.01.01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Natalie Brown **Date:** 11 January 2001

Application Number: F/2001/3119

Proposal: Proposed erection of detached double garage.

Parish: WINNERSH PARISH

Site Address:
Bearwood School House, Bearwood Road, Sindlesham, Wokingham.

Applicant:
Mr A Bowden C/O Clive Hackett M.B.I.A.T..

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

✓ below as applicable;

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

(1) C049, R049.
(2) forecourt depth must be increased to 6-8 metres minimum. Reason: To comply with highway standards in respect of vehicle turning.
(3) C122, R122.
(4) C138, R138.
(5) C139, (INSERT: 5 metres), R139. – NOTE TO FO: This is not the case currently.

Signed: _____ **Print name:** Adam Coggins 9/01/01

By hand 19.12.00

CLIVE HACKETT M.B.I.A.T.
5, Mickle Hill, Sandhurst,
Berkshire, GU47 8QL
tel. / fax. 01344 776422

04 JAN 2001 3119

17:12:00.

Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Sirs,

re: Proposed Garage at Bearwood School House, Bearwood Road, Sindlesham.

Please find enclosed for your consideration, a Planning Application for a proposed double garage to provide car parking for the owners of Bearwood School House.

My clients ask that the following factors are taken into consideration when determining this application.

1. The proposal will provide parking and get cars off a busy road. Due to the location of a number of existing power poles there is a restricted zone in which a pavement crossover can be located to serve a garage. This zone is however, adjacent to the yellow parking restriction lines at the school entrance and a crossover in this position will increase the area which will not be parked on, which in turn will assist the safety of the school access.

2. There are two trees in the garden, which, whilst only fruit trees, are nevertherless attractive mature trees and my clients would prefer not to lose them. The area which is available for a reasonable double garage is virtually dictated by the trees. There is however, room to create a driveway which will enable vehicles to drive in and out, and there will be no need for vehicles to reverse onto the road.

3. The garden is presently well screened from the road and the school environs. My clients have been advised by their specialist gardener that the length of holly hedge which will be removed to provide an access, can be successfully replanted on the front corner of the site where there is presently a gap in the hedge, this will screen the proposed site even further from the road. The new vehicular gates will be a similar height to the hedge and will be of solid construction and will therefore maintain full visual screening of the site. The present close boarded fence on the school boundary is to be retained.

4. There are other premises in this area of the road which have been developed, in some instances by the addition of double garages. Opposite to the site is open land which is not likely to be developed. The presence of the proposed garage will not cause a visual intrusion on any neighbours.

5. My clients have only recently purchased this property and have already spent much time and money in restoring the premises which was in some state of neglect. They are determined that any development will be constructed only in a design style which will complement that of the existing premises and surroundings and will be built to a high standard. As such they would be pleased to consult with your Officer should you consider this to be of advantage before determining this application.

Yours faithfully,



Clive Hackett.

copy: A. Bowden.

04 JAN 2001* 3119

CLIVE HACKETT M.B.I.A.T.
5, Mickle Hill, Sandhurst,
Berkshire, GU47 8QL
tel. / fax. 01344 776422

04 JAN 2001

03:01:01.

Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

For the attention of Mrs. C. Hirst

Dear Sirs,

re: Proposed Garage at Bearwood School House, Bearwood Road, Sindlesham.

Further to your communication dated 2nd. inst. and my subsequent telephone conversation with Mrs. Hirst with regard to the proposed pavement crossover, I have completed Section 66 Certificate B and Schedule 2 serving notice on Wokingham District Council as owners of the highway and signed both on behalf of my Client.

These are now enclosed for your attention, together with the application, which has been amended to include the proposed vehicle access within the red area on the Block Plan.

Please do not hesitate to telephone me should there be additional information which you may require.

Yours faithfully,

Clive Hackett.

copy: Mr. A. Bowden.

1933

School House

ADDRESS Bearwood Road PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7769 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 04.JAN.2001* 3119

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
WOKINGHAM DISTRICT COUNCIL	SHUTE END WOKINGHAM	03:01:01

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . MR. A. BOWDEN . . . . . .

Date . . 03:01:01 . . . . . .

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

COPY

1913 /a 04 JAN 2001 3119 **SCHEDULE 2** DELEGATED Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION
(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* BEARWOOD SCHOOL HOUSE, BEARWOOD RD, SINDLESHAM

I give notice that *(b)* MR A BOWDEN

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* CONSTRUCT A PAVEMENT CROSSOVER FOR VEHICULAR ACCESS

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* SHUTE END, WOKINGHAM, BERKSHIRE

by *(f)* 26:01:01

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed [signature]

† On behalf of MR A BOWDEN

Date 03:01:01

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

Environmental Services

For office use only.
Application number: 04.JAN.2001* 3119

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. A BOWDEN BEARWOOD SCHOOL HOUSE, BEARWOOD ROAD, SINDLESHAM, BERKSHIRE, RG41 5BB 01189 794629
2	Agent's Name Address and postcode Phone number	CLIVE HACKETT, M.B.I.A.T. 5 Mickle Hill, Sandhurst Berkshire, GU47 8QL Tel: 01344 776422
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	BEARWOOD SCHOOL HOUSE
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DARK BROWN TILED ROOF RED BRICK WALLS WITH YELLOW QUOINS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below. ✓		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. A. BOWDEN

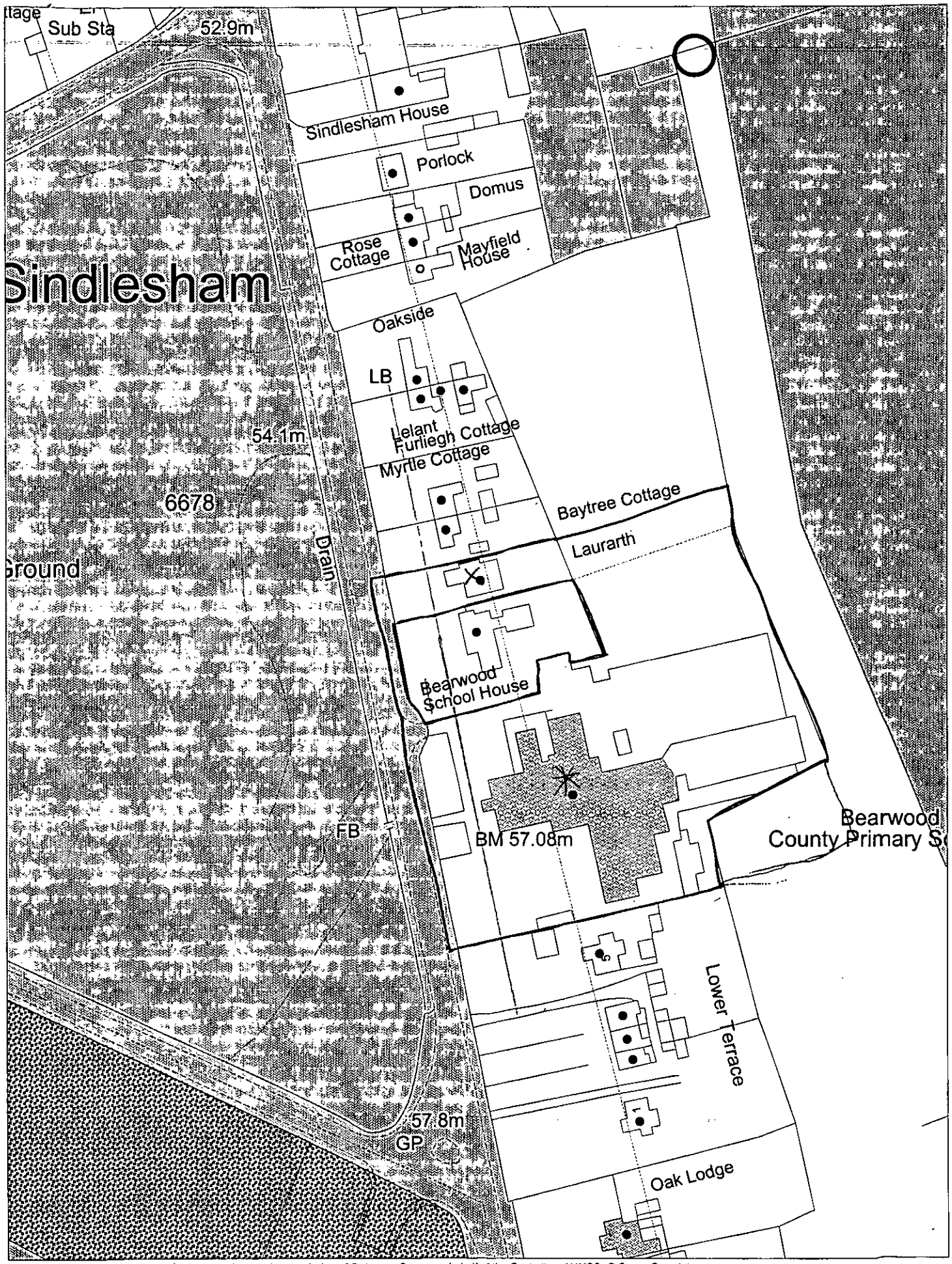
Date 17/12/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3119**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

21 December 2000

Scale: 1 : 1250

N W E S