APPLICATION NO:
O/2001/5352

LOCATION:
2 Stanton Close, Earley Reading.

APPLICANT:
Mr G Dhillon C/O C A Associates

PROPOSAL:
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2002

CASE OFFICER: **Edward Oteng**

22 March 2002
REFUSED

DO 462

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G Dhillon
C/O C A Associates
18 Cinnamon Close
Earley
Berkshire
RG6 5GP

Application Number: O/2001/5352

Parish: **EARLEY**

Location: **2, Stanton Close, Earley, Reading.**

Proposal: **Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.**

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

Reason
1. The proposed development by reason of its siting, massing, design and location of windows would have an unacceptable overlooking and overbearing relationship to the detriment of the residential amenity of the neighbouring dwellings. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LH1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development by reason ot its siting, design and location of its car parking area, would form an obtrusive and dominant feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LH1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
3. The proposed development would result in an increase in turning movements at a private access in close proximity to the junction of Stanton Close with Wokingham Road, which would not be in the interests of highway safety and the free flow of traffic. As such the proposal is contrary to policy LT5 of the Loddon Area Local Plan and to policy WT7 of the Wokingham District Local Plan (Deposit Draft).

Anna Cronin
Head of Planning & Transportation
Date: 15/03/2002

Notice checked by: _____

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

WORK SHEET FOR : ~~Edward Oteng~~ Nicola Lake

Application Number : O/2001/5352

Applicant : Mr G Dhillon C/O C A Associates.

Location : 2, Stanton Close, Earley, Reading.
Proposal : Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	12.03.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....12.03.02.....

Date Registered : 20/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 15/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Earley Town Council : very concerned, inappropriate development out of keeping with neighbours adjacent area + Highway safety.
Highways :- Recommending Refusal.
Ecologist :- Concerned about bats.
Environmental Health :- concerned about noise issues.
Landscaping :- No objection subject to conditions

Planning Issues :
Site Designation :- Identified Settlement.

1.) Impact upon the residential amenity of the adjacent Dwellings

2.) Impact upon the character and appearance of the streetscene

3.) Impact upon Highway Safety.

Application Number: O/2001/5352

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwellings.**
The proposed development is for outline permission for the erection of 8 flats with associated parking. All matters are for determination apart from external appearance. Therefore the position of the building and the location of the windows are to be determined. The submitted drawing shows that the proposed development would project out 13.5m past the two storey rear elevation of number 4 Stanton Close. It also shows that it is intended for a number of windows to face directly into the rear garden area of this dwelling from only 4.8m and 5.8m away. These windows would extend largely along the entire north boundary and would serve a single flat, as such this flats sole outlook would be into the rear garden area of number 4. Along the boundary between these dwellings there is an existing conifer hedge which appears to belong to the application site. While this hedge would provide some level of screen, we would be unable to assure the trees retention past a 5 year period. As such the proposed development would result in a significant and unacceptable level of overlooking and overbearing to the detriment of the residential amenity of number 4 Stanton Close.

   The east facing elevation of the proposed flats would be located only 2.2m from the side boundary with number 277 Wokingham Road. Due to the proposed level of bulk and massing and the proposed development's close proximity to the boundary and is location approximately 5m further forward than the front 2-storey elevation of number 277 Wokingham Road, the development would have an overbearing and dominate impact upon the residential amenity of the neighbouring dwelling. (For the reasons as stated above the conifer hedge would not be considered as adequate screening).

2. Impact upon the character and appearance of the streetscene.
The proposed development is for the replacement of the existing dwelling with a 2 storey block of 8 flats. The block of flats would be made up of two parts, connected by a central stairway. The site is currently surrounded by mature Leylandii trees. However the trees have had their lower branches striped to a height of around 8ft. Due to the type of trees, these branches are unlikely to grow back. As such the lower levels of the building and the car park will be clearly visible from the street. The area has a green and landscaped appearance, the projection of the built development further forward on the site and the location of the car parking area, would have a significant adverse impact upon the character and appearance of the surrounding area.

3. Impact upon highway safety.
The Highway Officer considers that the proposed development would result in an increase in turning movements at a private access in close proximity to the junction of Stanton Close with Wokingham Road, which

would not be in the interests of highway safety and the free flow of traffic.

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

Application Number:F/2001/5352
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development by reason of it siting, massing, design and location of windows would have an unacceptable overlooking and overbearing relationship to the detrimental of the residential amenity of the neighbouring dwellings. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LH1, and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WH1 of Wokingham District Local Plan.
2.			The proposed development by reason of its siting, desing and location of its car parking area, would form an obtrusive and dominant feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LH1, and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WH1 of Wokingham District Local Plan.
3.			The proposed development would result in an increase in turning movements at a private access in close proximity to the junction of Stanton Close with Wokingham Road, which would not be in the interests of highway safety and the free flow of traffic. As such the proposal is contrary to policy LT5 of the Loddon Area Local Plan and policy WT7 of the Wokingham District Local Plan.

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

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				

RECORD OF SITE VISIT

SITE ADDRESS APPLICATION NUMBER:	DATE OF SITE VISIT: 12.03.03
OFFICER:	

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Large detached dwelling set well back from the road but with very little rear garden area.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: 0118 974 ~~6437~~ 6481

Date: 12 March 2002

My ref: O/2001/5352

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 D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: O/2001/5352
2, Stanton Close, Earley, Reading.
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

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 ~~Edward Oteng~~ NICOLA LAKE on **0118 974 ~~6437~~ 6481**. 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 22 March 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Edward Oteng** Application Number: **O/2001/5352**
2, Stanton Close, Earley, Reading.
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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

Tel: 0118 974 ~~6437~~ 6481

Date: 12 March 2002

My ref: O/2001/5352

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

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

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2, Stanton Close, Earley, Reading.
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling..

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If you have any questions please do not hesitate to contact NICOLA LAKE ~~Edward Oteng~~ on **0118 974 ~~6437~~ 6481**. 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

Principal Development Control Officer

No I do not want it listing

Tel: 0118 974 ~~6437~~ 6481

Date: 12 - March 2002 .

My ref: O/2001/5352

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: O/2001/5352
2, Stanton Close, Earley, Reading.
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling..

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 ~~Edward Oteng~~ NICOLA LAKE on **0118 974 ~~6437~~ 6481**. 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

Principal Development Control Officer

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/5352
CASE OFFICER: Edward Oteng

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

Received by Wokingham District Council

Application No: O/2001/5352

PROPOSAL:
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

LOCATION:
2, Stanton Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5352 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Edward Oteng P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. Written comments submitted will become available for public inspection.

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

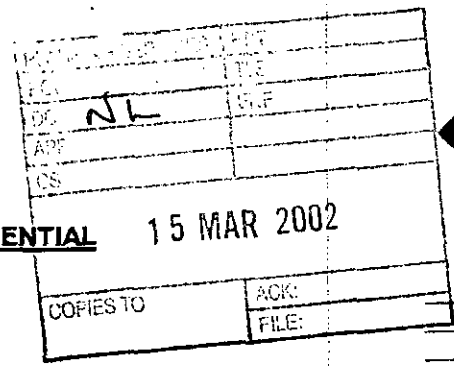
Head of Planning and Transportation

03 December 2001

Tel: 0118 974 ~~6437~~ 6481

Date: 12 March 2002

My ref: O/2001/5352





CONFIDENTIAL

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

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: O/2001/5352
2, Stanton Close, Earley, Reading.
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been recommended for

AP~~PROVAL~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Edward Oteng~~ Nicola Lake on 0118 974 ~~6437~~ 6481. 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 22 March 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Edward Oteng** Application Number: **O/2001/5352**
2, Stanton Close, Earley, Reading.
Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Diana Carpenter Date: 14-3-02

Councillor D Carpenter

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

FROM :Diana Carpenter 0118 9669758 15 Mar. 2002 11:25 P1

Elaine Vashi

From: Andy Glencross
Sent: Friday, January 09, 2004 11:46 AM
To: Elaine Vashi
Subject: PA O/2003/0527 2 Stanton Close Earley

Hi Elaine

Due the distance of the application site from suitable bat foraging habitat it is unlikely that the demolition of the building here will have an adverse affect on the local bat population. However we should attach the following informative to any permission granted.

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

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: O/2003/0527

From: Mary Glomé
Environmental Health

My Ref: 9815

Date: 23 December 2003

PROPOSED outline application for the proposed erection of block of 6 flats. Demolition of existing dwelling.

2 STANTON CLOSE, EARLEY, READING.

These proposals have been evaluated and I have the following comments:

The site is located close to the Railway line, A329 (M) and Wokingham Road, these are busy roads and railway line and hence I have concerns that the dwellings will experience excessive levels of noise from traffic due to their close proximity to these roads and railway line. In order to fully assess this a noise assessment need to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an accoustic assessment should be carried out and submitted priort to any concent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on a plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by carefull positionaing of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning concent I recommend that the following condition be imposed:

1. Development shall not begin until a scheme for protecting the prposed dwellings and gardens/private amenity open space from road traffic noise and vibration from railway lines adjasent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the appoved scheme shall be completed before any dwelling hereby apporved is

WOKINGHAM UNITARY
Aiming for Excellence

=Applicationo	Name & Address
O/2001/5352	Cllr. David Swindells 12 Culford Close LOWER EARLEY RG6 3AS
O/2001/5352	P.A. Godfrey 16 Stanton Close EARLEY RG6 7DX
O/2001/5352	W. Evans 3 Stanton Close EARLEY RG6 7DX
O/2001/5352	Mr. M. Ward 277 Wokingham Road EARLEY RG6 7DU
O/2001/5352	Mrs P Harrison 285 Wokingham Road EARLEY RG6 7DU
O/2001/5352	R B Woodham 5 Stanton Close EARLEY RG6 7DX
O/2001/5352	G & C Runnally 4 Stanton Close EARLEY RG6 7DX
O/2001/5352	Mrs. C. Openshaw 7 Stanton Close EARLEY RG6 7DX
O/2001/5352	Miss D M Woods 11 Stanton Close EARLEY RG6 7DX
O/2001/5352	The Owner/Occupier 23 Stanton Close EARLEY RG6 7DX
O/2001/5352	Darren Staniforth 6 Stanton Close EARLEY RG6 7DX

O/2001/5352

Martin Clayton
MC Designs
Dec House
145 Cardiff Road
READING
RG1 8JF

O/2001/5352

Mr G. G. Bryan
19 Stanton Close
EARLEY
RG6 7DX

Application Refused

Letters sent 19.03.02

WOKINGHAM UNITARY
Aiming for Excellence

FO

1792

I have today displayed the site notice(s) in a prominent position on the land/ ~~buildings~~ to which the application number 0/2001/5352 relates.

Address of site 2 STANTON Close Early

Reading BERKS

Signed [signature]

Date 6/12/01

PCL	TLS
DC	ENF
APP	
CS	
10 DEC 2001	
	ACS
	FILE

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Business reply service
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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	
1 - DEC 2001	
COPIES TO	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Edward Oteng, Development Control

From: Tom Payne, Environmental Health

Your Ref: O/2001/5352

My Ref: 20015743

Date: 13 December 2001

PROPOSED ERECTION OF EIGHT FLATS. DEMOLITION OF EXISTING DWELLING. 2 STANTON CLOSE, EARLEY.

These proposals have been evaluated and I have the following comments:

The site is located close to the A329 Wokingham Road. This is a busy road and hence I have concerns that the dwellings will experience high levels of traffic noise due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

Should this application be granted planning consent I recommend that the following <u>conditions</u> be imposed:

1. Before the development commences the applicant shall submit an acoustic survey report, prepared in accordance with the provisions of PPG24, to determine the daytime and nightime level of road traffic noise at the facade/nearest noise sensitive location. This report shall be submitted to and agreed in writing by the Local Planning Authority prior to the development commencing.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

2. If the acoustic survey shows that appropriate noise criteria are exceeded, then to protect the occupants of the new dwellings from noise, no development shall take place until a detailed scheme for protecting the proposed development from road noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic glazing and ventilators and any other means to protect the dwellings from noise. The approved scheme should be carried out

concurrently with the development of the site and then be implemented in full as agreed in writing by Planning Services before each dwelling is occupied and retained thereafter.
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

3. 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, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

I also recommend that an informative is attached to any consent advising the developer to at an early stage contact the Environmental Protection & Housing Team on 0118 974 6766 to discuss the requirements of the acoustic survey and noise protection scheme.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Edward Oteng

DATE: 03 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: O/2001/5352

Proposal: Outline application for the proposed erection of 8 flats. Demolition of existing dwelling..

Site Address: 2, Stanton Close, Earley, Reading.

Applicant: Mr G Dhillon C/O C A Associates.

Your observations are required in respect of this application **by 27/12/2001** .

Councillors were very concerned about this application. It was felt that the proposal represented inappropriate development, and was out of keeping with neighbouring properties which would be of detriment to the street scene. Furthermore, the proposal was deemed to be unneighbourly.

There was also concern that the proposal did not have sufficient on site parking available, which would result in vehicles being parked in the road. This road is already the subject of fairly major parking congestion, because of its close proximity to the railway station, and its use as a car park by commuters, and this latest proposal will only serve to add to the problem.

It is, therefore, requested that this application is refused.

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
OS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Edward Oteng

FROM: Environmental Design

DATE: 19 December 2001

Location:	2 Stanton Close, Earley
Proposal:	Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.
Application Number:	O/2001/5352

In response to your consultation dated 3 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There is an overgrown conifer hedge around the periphery of the site which at present restricts views into the site, but may not be suitable to retain as part of the development. As part of the proposals an appropriate landscape scheme will need to be submitted including the planting of a number of trees in accordance with policy WBE12: Green Routes, and policy WBE10: Landscape and Planting, of the Draft Deposit Local Plan. Sufficient space will need to be retained within the site to allow for planting especially on the boundaries.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To:	Edward Oteng, Development Control	Your Ref:	O/2001/5352
From:	Tom Payne, Environmental Health	My Ref:	20015743
		Date:	13 December 2001

PROPOSED ERECTION OF EIGHT FLATS. DEMOLITION OF EXISTING DWELLING. 2 STANTON CLOSE, EARLEY.

These proposals have been evaluated and I have the following comments:

The site is located close to the A329 Wokingham Road. This is a busy road and hence I have concerns that the dwellings will experience high levels of traffic noise due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

Should this application be granted planning consent I recommend that the following conditions be imposed:

1. Before the development commences the applicant shall submit an acoustic survey report, prepared in accordance with the provisions of PPG24, to determine the daytime and nightime level of road traffic noise at the facade/nearest noise sensitive location. This report shall be submitted to and agreed in writing by the Local Planning Authority prior to the development commencing.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

2. If the acoustic survey shows that appropriate noise criteria are exceeded, then to protect the occupants of the new dwellings from noise, no development shall take place until a detailed scheme for protecting the proposed development from road noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic glazing and ventilators and any other means to protect the dwellings from noise. The approved scheme should be carried out

concurrently with the development of the site and then be implemented in full as agreed in writing by Planning Services before each dwelling is occupied and retained thereafter.
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

3. 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, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

I also recommend that an informative is attached to any consent advising the developer to at an early stage contact the Environmental Protection & Housing Team on 0118 974 6766 to discuss the requirements of the acoustic survey and noise protection scheme.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Edward Oteng

From: Andy Glencross
Sent: Friday, December 07, 2001 4:44 PM
To: Edward Oteng
Subject: Planning Application O/2001/5352 2 Stanton Close Earley

Hi Edward

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

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Edward Oteng **Date:** 03 December 2001

Application Number: O/2001/5352

Proposal: Outline application for the proposed erection of 8 flats. Demolition of existing dwelling.

Parish: EARLEY TOWN

Site Address:
2, Stanton Close, Earley, Reading.

Applicant:
Mr G Dhillon C/O C A Associates.

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

✓ below as applicable;

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

The proposed development would result in an increase in turning movements at a private access in close proximity to the junction of Stanton Close with Uttingham Road, which would not be in the interests of highway safety and the free flow of traffic.

Signed: _____ **Print name:** AC 6/12/01

1

KO OBS

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P.A. Godfrey
6 Stanton Close
Earley Reading
Berks RG6 7
Dec 11th 2001

Dear Mr Oteng.

To-day I have inspected the plans for application No 0/2001/5352 Site address 2 Stanton Close Earley Reading.

Having lived in Stanton Close since the houses were first built 43 yrs ago. I would like you to note my following comments

(1) To knock down such a prestigous house as No 2 Stanton Close would be nothing short of a crime which no doubt would enrage anybody

(2) To put up what (3) seems like two x 2 storey high joined buildings in what seems like a small plot of land seems to be an over kill (3) I note that part of this small plot will be devoted to an 8 car park which will be very unsightly in front of the buildings. Let alone create more confusion in and out onto the Wokingham Rd. adding to what is already a narrow difficult entrance & exit to the main road (No central road markings!) Also the plan shows that the entrance & exit to this plot has moved to-wards the Wokingham Rd again this will become

a further hazard. I note that 4 of these flats are to be adapted for disabled people, Transport for these people would also add to congestion

(4) The plan state that a railing fence to be mounted on existing high wall, this may look very nice but the plan also show existing trees around the perimeter. I have to ask (A) will the railing replace the trees? if so the plan is incorrect and should be made more clear (B) Are the trees and railings part of the plan?

(5) Stanton Close has always been a very much sort after residential area & having a block of blocks of flats at its entrance.

(4)

would I feel devalue the property with in the Close.

(6) My final comments are :-

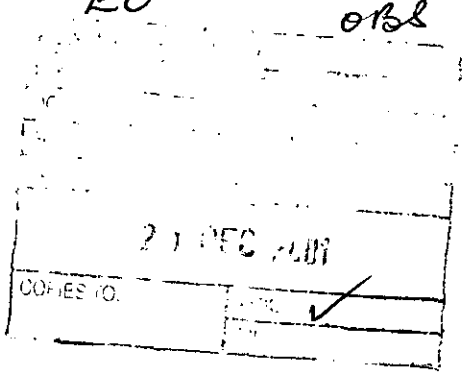
That the owner of No2 Stanton Close is obviously being very greedy by wishing to knock down a perfectly good Council built flats for nothing but financial gain and that if the District Council feel that they can justify passing these plans then they too are greedy for financial gain.

I look forward to this planning application being refused and follow with interest what may occur in the future

L. A. Godfrey

EO 0182

13



19 Stanton Close
Earley
Reading
Berkshire
RG6 7DX

19 December 2001

Wokingham District Council
Planning Department
Shute End
Wokingham

For the Attention of: Mr. Oteng

Dear Mr. Oteng,

With reference to our conversation on 13th December 2001, I am responding to the planning application no:0/2001/5352, 2 Stanton Close, Earley, Reading, relaying my concerns.

I have veiwed the plans and I feel that having access to two blocks of four flats in Stanton Close will cause traffic congestion. Stanton Close is a small close and these flats have only one allocated parking space for each of the eight flats, there has been no consideration made for visitors to the flats and where they will park. The flats will obviously be inhabited by working people who will all have at least one or two cars if they are occupied by a couple and therefore extra parking should be available within the plot.

Visitors to the flats may be forced to park in the close outside the plot on the road which has grass verges and trees on both sides and is also narrow. If vehicles are parked on the verges it will damage the grass, also inhibit the cutting and maintenance of the grass and trees and may also cause problems for residents when parking their vehicles. It will make the close untidy and spoil the appearance of the close.

The existing homes in the close have all been designed with drives to accommodate several cars and so parking on the verge is rare. Exiting and entering the flats within Stanton Close could also cause further problems as the entrance to the flats are not only close to the entrance of Stanton close leading onto the Wokingham road but also opposite and next to drives of existing residents homes. Getting out of Wokingham road is already quite difficult as the amount of traffic on the Wokingham road is quite high. I can imagine there being and build up of traffic exiting Stanton Close whilst waiting for a gap in the traffic to get out.

The close is also very quiet, with many of the residents being of retirement age or having young children as myself. Introducing these blocks of flats will increase traffic and noise, with people driving down the close and around the roundabout and parking on the road.

One of the nice features of the close are the trees and also the trees within 2 Stanton close itself. According to the plan the trees are to remain which will be a good thing as they block traffic noise from the Wokingham road.

Another observation is that the flats are also out of character to the properties within and around Stanton close. I feel that the character of new homes in the area should be in keeping with existing surrounding properties. The style should also be similar, having two blocks of flats will not give the appearance of what already exists which is a nice family home. If the council feel that they must allow 2 Stanton close to be knocked down it would be more acceptable to the neighbouring residents for a smaller block of flats to be built perhaps a block of four one or two bed roomed flats with the capacity for parking of at least twelve cars and a small gardened area. I would also suggest that the entrance and exit to be placed on the Wokingham road so as not to affect the residents in Stanton close. This would be an advantage when building works take place as large vehicles will not be able to manoeuvre in Stanton close as it is too narrow.

Yours sincerely,

Mr. GG Bryan

ED 068

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20 DEC 2001	
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6 Stanton Close,
Earley,
Reading,
Berkshire,
RG6 7DX.

16th December 2001.

Your ref: Edward Oteng O/2001/5352.

Mr. Edward Oteng,
Development Control Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Mr. Oteng,

Planning application: 2 Stanton Close, Earley.

With reference to your letter, dated 3rd December 2001, regarding the above planning application, I write to express my concern over issues that arise from this matter.

Firstly, I have reservations about the number of flats and associated parking arrangements, being proposed for the redevelopment of 2 Stanton Close.

There are plans for eight flats and only eight parking spaces. This obviously makes allowance for just one car per flat. If the flats were to be sold to young working couples, which would seem highly likely, there is likelihood that there would be more than one car per household. This would suggest a shortfall in parking spaces, which would be exaggerated if the occupants were to have visitors.

As the Wokingham Road is such a busy thoroughfare, I expect that any extra cars would be parked on Stanton Close. Stanton Close is a very narrow road, with well-established over-hanging trees on both verges. It is already difficult to pass parked cars, in such circumstances, but thankfully, at present, this is a rare occurrence, as all houses have adequate off-road parking. I severely doubt whether the close could cope with extra traffic and the fact that extra cars would be inconveniently parked.

This I believe, would change the character of what is currently a quiet cul-de-sac and would add further to the already heavy traffic on the Wokingham Road.

Secondly, I notice from the plans, that the entrance to the site is being moved closer to the Wokingham Road. With the proposed increase in traffic, into and out of Stanton Close, I am concerned with the potential risk when turning off a busy main road, that cars, moving or parked, will obstruct the free flow of traffic.

I also contest that the flats may change the nature of the area. Stanton Close is made up of detached and semi-detached houses and bungalows, occupied mainly by middle-aged to retired couples, with a few young families. It is a quiet road; a fact which is appreciated by all its residents.

I do note, however, that the applicant has taken account of the half-rendered style of the existing houses, in the design for the intended flats.

If planning is to be granted, I feel strongly, that a reduced number of flats be recommended, with enough provision for car parking to allow for more than one car per flat and for visitors.

I would be grateful if the council planning committee would also take into consideration the following points:

- This development could set a precedent for further applications of this nature in and around Stanton Close, which would change the character of the area.
- Will access to the flats be obscured, or will the entrance be widely visible from both directions?
- There will be a great deal of disturbance and disruption, in the entrance to such a narrow close, both during demolition and building. Should planning be granted, will there be adequate and enforceable provision made to keep such disorder to a minimum?

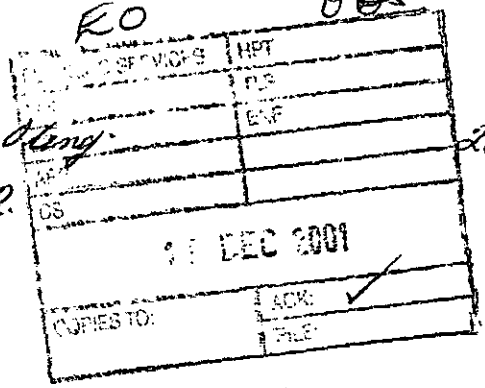
Thank you for taking my views in to consideration.

Yours sincerely,

Darren Staniforth.

Darren Staniforth.

EO OBS



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11 DEC 2001
COPIES TO: | ACK: ✓
FILE:

Your ref: Edward Oteng
0/2001/5352.

23 Stanton Close
Earley
Reading
Berks.
RG6 7DX.
Tel: 0118 9264850.

re: Proposal of 8. Flats - 2. Stanton Close.

17/12/01.

Dear Sir,

Further to your letter of 3/12/01. Very careful consideration should be taken in respect of the above proposal.

We, (the tennants of Stanton Close) are advised 'recycling refuse' has frequently been delayed in collection for several days; due primarily to a vehicle being parked adjacent to the above property in Stanton Close. This obviously results in cost to the council & considerable frustration to the tennants, plus considerable risks on entering or leaving Stanton Close in either direction onto the Wokingham Road. I would submit with 10.8 additional flats parking for tennants & friends of those flats will obviously increase the risk of any vehicle being parked there. Those risks would be quite unacceptable to all.

Yours
sincerely -
[signature]

11 Stanton Close
Earley
Reading
RG6 7DX

14 December 2001

EO OBS

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17 DEC 2001

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

Dear Sirs

Planning Application no O/2001/5352
Site adddress: 2 Stanton Close, Earley

I have inspected this application and wish to object for the following reasons:

1) Increase of traffic movement on a busy corner, at the junction with Wokingham Road. The exit from the site is situated in the middle of the queue which builds up waiting to turn into the main road.
2) I note that there is only one parking bay per flat. Where residents own more than one car, or if there are visitors, this would inevitably result in parking in Stanton Close, where the carriageway is very narrow.
3) This would cause obstruction; on several occasions over the past few months the refuse collection (particularly of recycling black boxes) has been delayed, sometimes for two days, because the vehicle has been unable to negotiate some obstruction. There are obvious implications for emergency vehicles.

This is most unsuitable site for a block of flats, sited as it is amongst semi-detached houses, and I hope that the Committee will not grant this application.

Yours faithfully

Dawn M. Woods

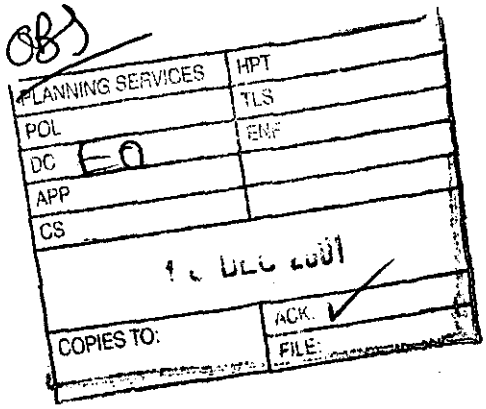
(Miss) D.M.Woods.

Received 18/12/01
12pm.

9.

MC Designs

Dec House 145, Cardiff Road
Reading Berkshire RG1 8JF
Tel : 0118 9572188 Fax : 0118 9571218
Mobile : 0771 4244 273



14th December 2001

Wokingham District Council
Council Offices
Shute End
Wokingham

Dear Sirs

Re : Planning Application No 0/2001/5352 – Outline application for proposed erection of 8 flats. Demolition of existing dwelling-2, Stanton Close.

Further to the recent planning application for the demolition of a single dwelling house and erection of eight flats, we write to inform you that we would like to make the following objections.

1) The Wokingham Road is predominantly a road consisting of pitched roof family dwelling units. Over the last five years have we started to see new developments of small blocks of flats, which is out of character with the area. Although the previous flat developments were all carried out on old redundant commercial sites, not on existing single family dwelling unit sites. If the development is permitted a dangerous precedent will be set with developers all trying to purchase pairs of semi-detached houses, demolishing the units and rebuilding blocks of flats in their place.
2) The proposal will be out of character with the area in respect of its size, massing and multiple units proposed on a single dwelling unit site.
3) The additional cars generated by the development will create even more strain on a main road in and out of a densely populated area.
4) This proposal could actually provide an additional 16 cars, due to the cost of the proposed units will only attract young professional couples who will all require cars. Where are the 16 car parking spaces going to be located on the site. At present it is already extremely dangerous to try and pull out on to the Wokingham Road from any of the side roads during rush hour so highway safety will be a major issue. To increase the traffic movements it will only create more problems.
5) The proposal will create overlooking and a loss of privacy to adjoining properties.
6) Their will be a lack of amenity space for the occupants of the proposed development with the size and scale of the development.

We cannot see any reason or advantage in approving this proposal which will be very detrimental to the surrounding area.

We have not had a chance to check the proposal against the Wokingham District Councils policies and Local Plan, but we are sure the proposal will be contravene a number of Policies.

Should you have any queries please contact the writer.

Yours faithfully



Martin Clayton.

EO 5b8

8.

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12 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

3 Stanton Close
Earley
Reading RG6 7DX

11 December 2001

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

Dear Sirs

Re:-Application Number 0/2001/5352

Having studied the plans for the above proposed development I am rather concerned at how few parking spaces are shown. There does not seem to be any provision for visitor parking. I fear this could lead to vehicles being parked in the road, and as our Close has a rather narrow roadway would cause an obstruction thereby preventing access to emergency service vehicles and also public utility vehicles. There would also be an increase in the volume of traffic entering and leaving the Close. We have also considered the possibility of the occupants having more than one car. What provision is to be made for this? If there is not to be any provision to accommodate extra vehicles within the boundaries of the property then they will increase the potential of accidents happening to vehicles entering or leaving Stanton Close and restrict access to and from the existing properties facing and adjacent to Number2

I also feel that the location in the middle of a development of traditional semi-detached houses is not an appropriate position for a block of flats.

It would appear from the plans that the entrance is to be moved closer to the Wokingham Road but there is no detailing of what is to become of the tree in the grass verge which is only one of a number planted adding to the overall character of our Close.

Yours faithfully

W. Evans

cc Earley Town Council
Council Offices
Radstock Lane
Earley
Reading RG6 5UL

KO 0821

PLANNING SERVICES	HPT
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12 Culford Close,
Lower Earley,
READING
RG6 3AS

11th December 2001

Dear Mr. Oteng

RE: - Planning Application 0/200/5352 2 Stanton Close Earley

Would you please note that I wish the above application to be listed if it is recommended for approval.

My reasons are as follows: -

- There is insufficient car parking spaces allocated for the development.
- The construction is an over development on the site.
- The construction would be out of keeping with the other properties on the road
- It would be an imposing construction and its size would be an intrusion on adjoining properties.

For the above reasons I believe that the current application should be rejected and I wish to have the proposal listed should you be minded to request approval.

Yours sincerely

Cllr David Swindells
Little Hungerford Ward Earley

EO OBS

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13 DEC 2001	
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'Phone: 0118 9666267

Stanton Close,
Earley,
Reading, RG6 7DX.,
Berks.

11th December, 2001.

Your ref. Edward Oteng
O/2001/5352.

Development Control Officer,
Environmental Services Department, Planning Services,
P.O. Box 157
Shute End, Wokingham, Berks. RG40 1WR.

Dear Sir,

Re Planning Application No. O/2001/5352 - Proposed demolition of 2 Stanton Close and erection of eight two-storey flats.

Reference your letter of the 5th December last in connection with the above, we wish to put forward the following points of view in opposition to this plan:-

(a) Stanton Close is a secluded cul-de-sac with a very narrow road, and it is proposed to locate an entrance to the site near to the corner of Wokingham Road - a very busy and major thoroughfare.

(b) If a visiting vehicle is parked anywhere in this Close even at the present time - for instance a recycling collecting vehicle cannot pass, and the boxes are left with their contents on the kerbside, requiring a telephone call to the appropriate authority to have them collected. Indeed any larger delivery vehicle would be obstructed from entering the Close.

(c) Parking spaces are indicated on the proposed plan, but again if any visiting vehicle was parked along the road that would cause problems.

(d) Where is it intended to park vehicles during the period of demolition and construction ? For the reasons stated in para (b) above and parking of this nature in the Close would impede near residents from access to their own driveways, which is not acceptable.

All in all the proposed arrangements are not suitable for a small residential cul-de-sac of this nature adjacent to a major road where traffic problems would become of serious concern.

I trust that these factswill receive your careful consideration before any decision is reached.

Yours faithfully,

R B Woodham

R.B. Woodham.

Tel: 0118 9265500

7, Stanton Close
Earley
Reading
Berks
RG6 7DX

KO OBS

PLANNING SERVICES	HPT
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	FILE:

11 DEC 2001

11-12-01.

The Planning Officer,
Wokingham District Council
P.O. Box 157.
Shute End. Wokingham
RG40 1WR.

Dear Sir,

Re. Planning Application No. O/2001/5352.

I have today viewed the plans for the erection of a one-bedroom flat at no. 2. Stanton Close.

I would like to point out that the proposed entrance is much too near the junction of Stanton Close and Wokingham Road. and would cause traffic chaos. There is already trouble if any vehicle is parked in the road near to the proposed entrance as large vehicles cannot pass, including the Refuse lorry which means we do not get our bins, etc. emptied.

The provision of 5 parking places is far too few, as there will probably be more

than one can to some of the flats. Also, what happens when visitors arrive? We do not want visitors vehicles parked on the road as it is much too narrow.

While the building work is in progress there are sure to be large lorries and equipment arriving and leaving the site which would be a major hazard and very inconvenient for people living in the vicinity.

There is also the matter of the trees which would have to be removed - these road-side trees are a character of the place, and should not be removed.

I hope this application will be refused.

Yours faithfully,
L. Openshaw.
(MRS. C. OPENSHAW)

COPY TO THE TOWN COUNCIL PLANNING COMMITTEE

KO OBS

Planning Officer
Wokingham District Council
PO Box157
Shute End
Wokingham
RG40 1WR

4, Stanton Close,
Earley,
Reading
Berks.
RG6 7DX
December 12th 2001

PLANNING SERVICES | HPT | TLS | ENF | 13 DEC 2001 | COPIES TO: | ACK: | FILE

Re Planning Application No 0/2001/5352 for 2, Stanton Close, Earley.
Ref P/3/MB/AB/AF1

Dear Mr Oteng,

Thank you for your letter dated December 3rd 2001, concerning the application for outline planning permission for 2, Stanton Close, the property adjacent to ours. We have viewed the planning application at the Wokingham District Council offices and wish to advise you of our strong reservations in a number of areas to the application in its present form.

1) Firstly we feel that there is insufficient parking for a property which would house 8 flats. It is not uncommon nowadays for a couple living in a one-bedroom flat to have two cars and with only eight parking places allocated, there is neither any allowance for this, nor any provision for visitors.

2) This means that vehicles would be likely to park in Stanton Close itself. The road is very narrow and such parking would not only seriously inconvenience existing residents, but more importantly could be a hazard for emergency vehicles and could pose problems for amenity vehicles eg. refuse collection. As the road is a Close, emergency vehicles have no other access. (Only a few weeks ago a double decker bus turned into Stanton Close instead of Station Road and took over half an hour to get out again)

3) It is already difficult for vehicles to get out on to the Wokingham Road from Stanton Close, especially at rush hour times, and the traffic on the main road is travelling fast. It is also difficult at times to turn into Stanton Close from the Wokingham Road especially when vehicles are parked near the turning. A sizeable increase in traffic, and in particular parked vehicles, would make it more difficult to turn into or out of the close. We believe that the proposed entrance and exit to the flats, closer to the main road than at present, would significantly increase the potential hazard.

4) We are also extremely concerned about the building of a 2 storey block of flats in place of the existing single storey garage, directly alongside our house. This would cut out much of the light, both into the upstairs landing of our house and also into our bedroom, which is built over our garage. Neither the landing nor the bedroom have any other light source.

5) We are also very concerned that the block of flats would overlook our garden and intrude on our privacy. It is hard to tell from the plans the extent to which we would be overlooked, but any windows at the rear of the flats would directly overlook our garden.

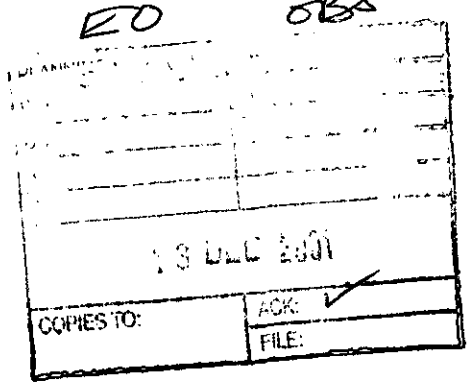
6)At present there is a row of trees between our properties, as shown on the plan, but the owner has verbally agreed with us to remove these. However we notice in the planning application that he has stated that he does not intend to fell any of the trees. The trees are a concern for us with respect to the foundations of our house. (The previous owner of the property was unable to take down the trees because of severe financial constraints) Not only are these trees too high, and block out light from our garden but they are a fire hazard and in fact about ten years ago, during a particularly hot summer, the trees caught fire and only the prompt action of the fire brigade prevented our house from being burned down. The fire brigade quoted the likely cause of the fire as spontaneous combustion.

We realise that careful thought has gone into the design of the proposed block of flats, but we feel very strongly that the plot of land is far too small for such a large development and we wish to express our grave reservations about the planning application.

Yours faithfully,

G + C. Runnalls.

EO OBS



Mrs P Harrison
285 Wokingham Road
Earley
Reading
Berks RG6 7DU

Mr Edward Oteng
Development Control Officer
Wokingham Distict Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

11 December 2001

Dear Mr Oteng

Application No: 0/2001/5352
Site Address: 2 Stanton Close, Earley, Reading
Proposal: Outline application for the proposed erection of 8 flats, Demolition of existing dwelling

Thank you for your letter dated 3 December 2001 advising me of the proposed application mentioned above.

I **strongly** object to this development taking place for the following reasons:-

- To build 8 flats would cause more traffic congestion in and around the Stanton Close area and Wokingham Road itself.
- Car parking would cause a problem. Where would visitors park?
- To erect 8 flats on this site would spoil the continuity of housing presently there.
- The privacy of the adjoining gardens/neighbours would be affected.

I hope you will take these points into consideration and let those of us who live in the vicinity enjoy the present dwellings as they are.

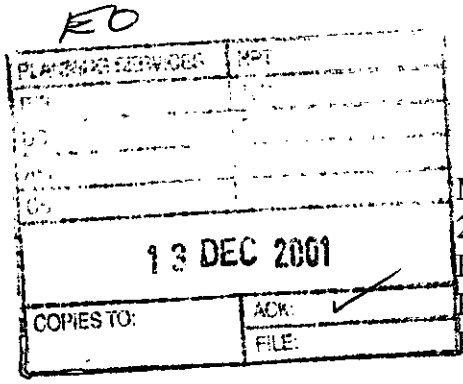
Thanking you.

Yours sincerely

P. Harrison

Mrs Pauline Harrison

EO



Mr M Ward
277 Wokingham Road
Earley
Reading
Berks RG6 7DU

Mr Edward Oteng
Development Control Officer
Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

11 December 2001

Dear Mr Oteng

Application No: 0/2001/5352
Site Address: 2 Stanton Close, Earley, Reading
Proposal: Outline application for the proposed erection of 8 flats, Demolition of existing dwelling

Thank you for your letter dated 3 December 2001 advising me of the proposed application mentioned above.

I strongly object to this development taking place for the following reasons:-

1. To build 8 flats would cause more traffic congestion in and around the Stanton Close area.
2. To build 8 flats on this site would block the light to the front of my property.
3. This development would devalue my property, as who would want to buy mine when overlooked completely by a block of flats right up to my boundary line.
4. My privacy would be taken away.
5. Each flat has been allocated a car parking space. Most couples these days own two cars, therefore, where will the extra cars be parked? Has thought been given to visiting cars - where will they be parked? Stanton Close maybe? or even the Wokingham Road!
6. I would not object to the demolition of the present house and it be replaced with a new house as this would not spoil the continuity of the present layout.
7. Not only my privacy would be affected, but also those of the adjoining gardens/neighbourhood.

I hope you will take these points into consideration and let those of us who live in the vicinity enjoy the present dwellings as they are.

Thanking you.

Yours sincerely

Michael Ward

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 NOV 2001
Officer: EO	Application No. 0/2001/5352

Map No. 52. Site ...008.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: OUTLINE APPLICATION FOR THE (O) PROPOSED ERECTION OF 8 FLATS, DEMOLITION OF EXISTING DWELLING

Location: 2 STANTON CLOSE

Parish: EARLEY Ward: L. Hunsefurd 3.12.01 73.

Applicant: MR G DHILLON

Fee (6) Received 90-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	@S – 0.09ha.		
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) .....
(Dinton Pastures) re demolition

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
(Environment Agency) re car parking area. .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached.

NEIGHBOURS:

2 x S/N — Stanton Close + Wokingham Rd
+ See map.
+ Pls include site within red line.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

20.NOV.2001 * 5352

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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 be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . Goodings . . . . . .

On behalf of . . . MR G. DHILLON . . . . . .

Date . . . 15.11.01 . . . . . .

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

ADDRESS 2 STANTON CLOSE PARISH EARLEY

PLOT No. 34 ORD. SHEET No. SU. 7571 (52)

BUILDER J. T. Cook & Son Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19/58	J. T. Cook & Son Ltd	Layout	11/2/58	App. App.
65/58	" Revised Layout - Det/House		8/4/58	App. App.
PD/21/59	Mr. L. Gale	Garage	10/2/59	App. N/A.
BR 11983	MR. CHAIDMENT	EXT. TO DINING UTILITY ROOM	27.9.79	APP. N/A
11777	Mr. Maidment	" " "	22.11.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Planning permission - Mrs. S. Bowie - 2/10/98

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

20.NOV.2001 * 5352

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

1.	APPLICANT'S NAME	MR. G. DHILLON.
	ADDRESS	286 WOKINGHAM ROAD. READING.
	POST CODE	PHONE 0118. 9660246.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	C.A. ASSOCIATES.
	ADDRESS	18 CINNAMON CLOSE EARLEY READING.
	POST CODE	RG6 5GP PHONE 0118.9869330.
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	2 STANTON CLOSE EARLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACE EXISTING 2 STOREY HOUSE WITH 2 STOREY BUILDING CONTAINING 8, ONE BED FLATS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.9 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 COPIES OF CAO1; 422

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

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☑	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☑
EXTERNAL APPEARANCE	☐	DESIGN	☑
MEANS OF ACCESS	☑	LANDSCAPING	☑

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

2 STOREY DOMESTIC RESIDENCE.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RENDER AT 1ST FLOOR.
TILED ROOF
FACING BRK AT GROUND FLOOR.

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

NEW METAL RAIL FENCE ONTOP OF EXISTING 600 HIGH BRICK WALL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

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

RETAIN EXISTING.
ACCESS FROM OFF STANTON CLOSE WITH PEDESTRIAN ACCESS ALSO OFF NOKINGHAM RD.

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

4 No. GROUND FLOOR FLATS TO HAVE DISABLED ACCESS.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 *	1 *	11 5. *
BUNGALOW	1 *	1 *	1 *
FLAT/MAISONETTE	8 1	16. 1 *	1 *
OTHER	1 *	1 *	1 *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ * STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO If YES, please ask for and complete Part 3 of the form

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

£190—00

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 MR. G. DHILLON DATE 15-11-01

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

20 NOV 2001 5352



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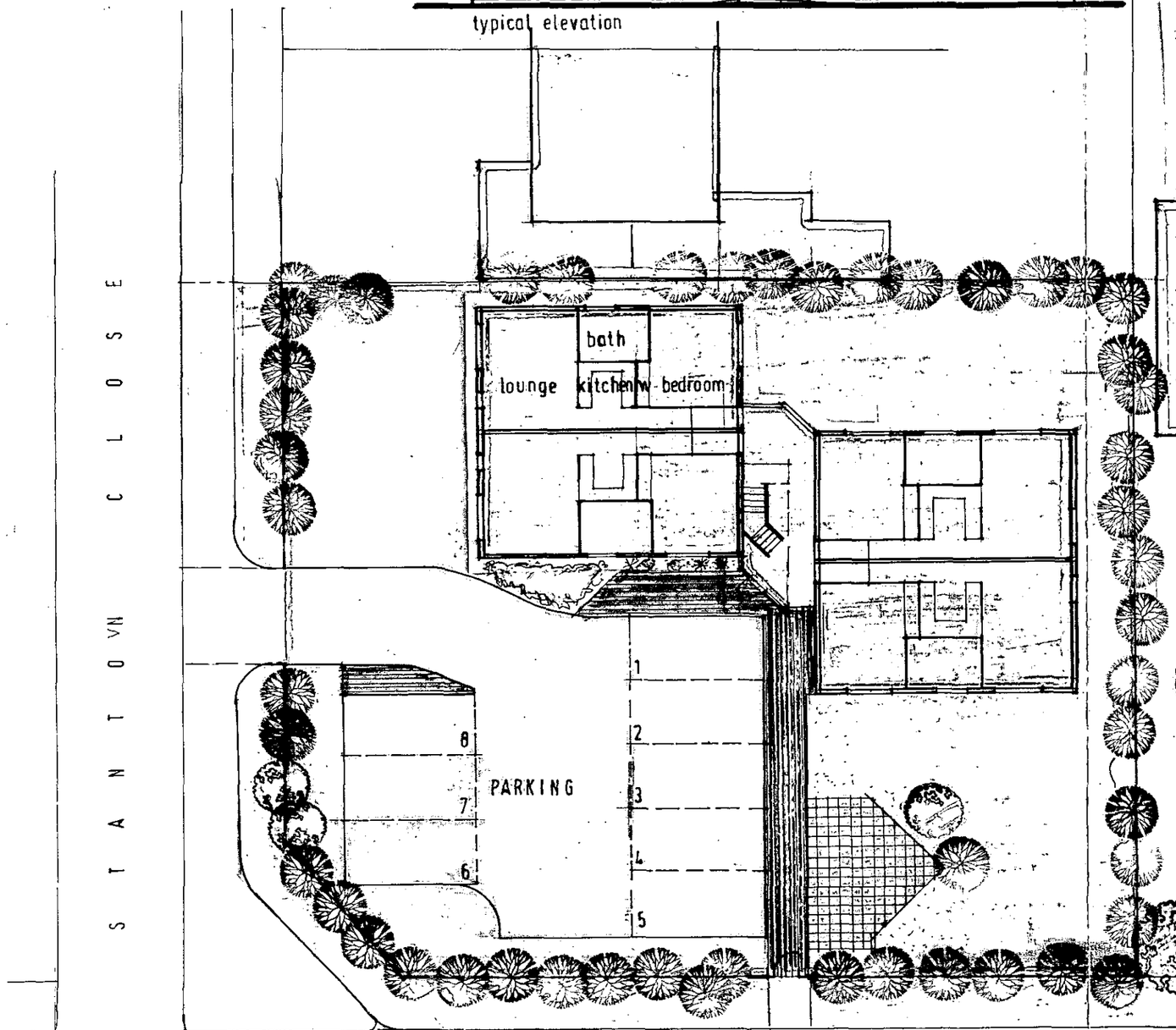
Development Control Section, Environmental Services, Wokingham District Council.
30 November 2001 Scale: 1 : 1250

N
W E
S

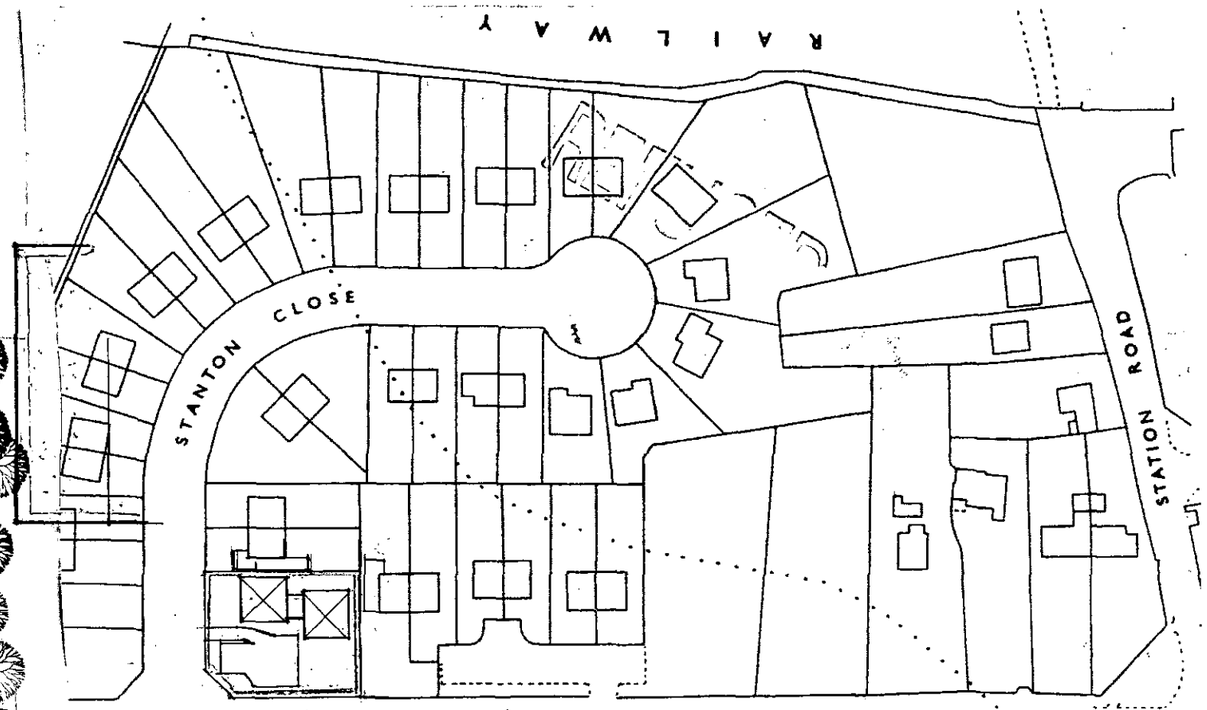
20.NOV.2001 • 5352



typical elevation



site plan 1:200 [showing typical ground and first floor layouts]



location plan 1:1250

C A ASSOCIATES

building design services

18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869330

client: Mr Dhillon

job: Replace four bedroom house with eight, one bed flats

drawn: cg
date: aug01.

scale: 1:200
no: CA01:422 rev:

80 sqm each

0527 11DEC03

EARLEY PARISH

STANTON CLOSE

WOKINGHAM ROAD

RAILWAY

WOODLEY AND SANDFORD PARISH

N

ROAD

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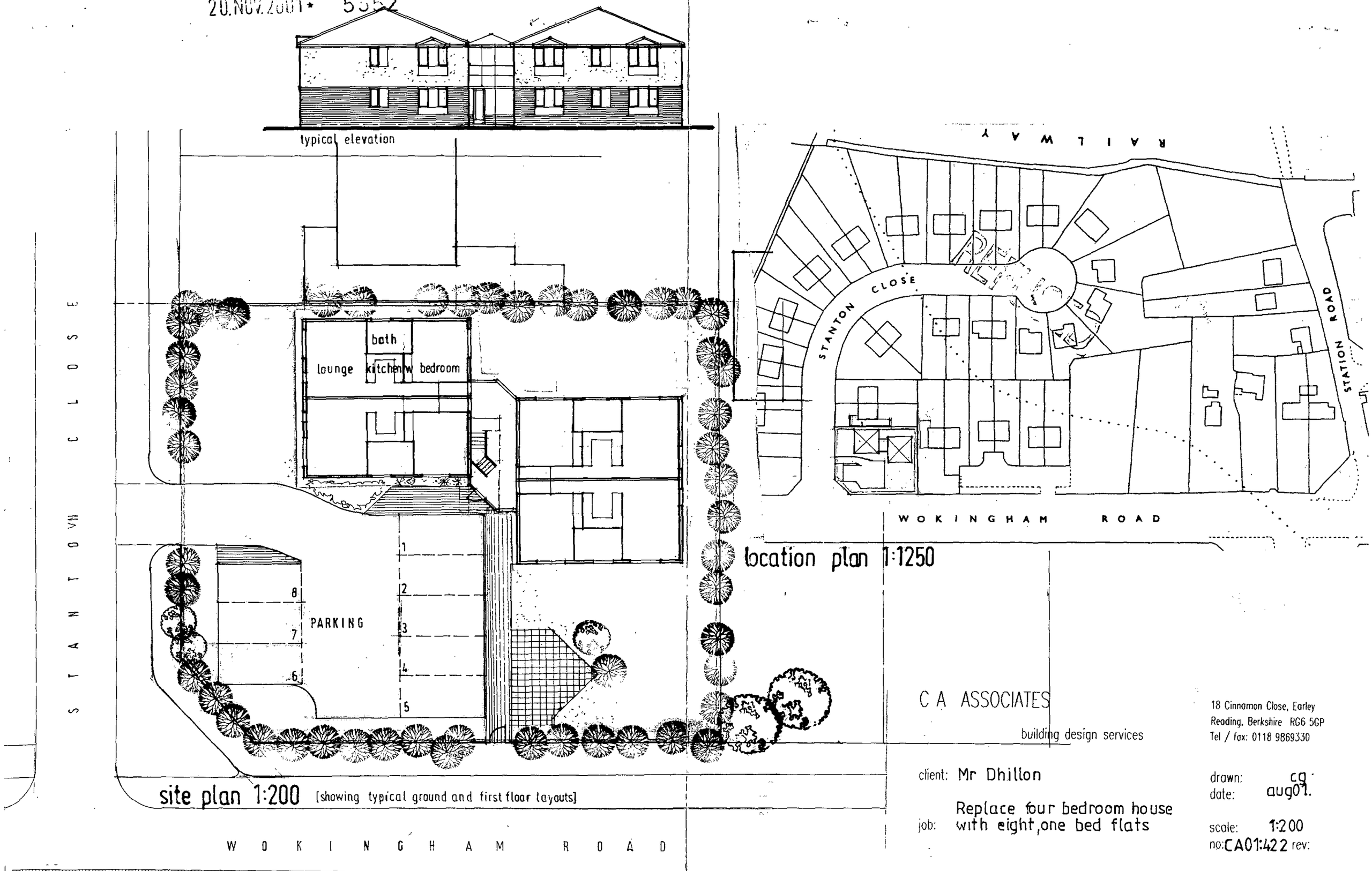

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Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869330

client: Mr Dhillon

job: Replace four bedroom house with eight, one bed flats

drawn: cg
date: aug01.
scale: 1:200
no: CA01:422 rev:

8 @ 50m each