APPLICATION NO:
F/2000/1128

LOCATION:
Woodville Wokingham Road, Hurst Reading.

APPLICANT:
Hicks Developments C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

FASIFILE FP7

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2000/1128

Parish: **HURST**

Location: **Woodville, Wokingham Road, Hurst, Reading.**

Proposal: **Proposed erection of replacement dwelling.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in both side elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
5. 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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Condition
8. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
6. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

Reason
8. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
9. In the interests of visual amenity.

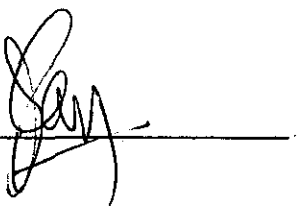
Reason
10. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plans, drawing numbers 1352/05B and 1352/10 submitted to the Local Planing Authority on 27.11.2000 and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LC2, LC18 and LBE1/2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WLL6, WOS3, WBE1 and WBE12.

John Mitchell
Development Control Manager
Date: 07/03/2001

Notice checked by: 

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

Tel. 0118 974 6443 (Direct Line)

Date. 22 May, 2001

My ref. CD/FP2001/1828(1128)

Hicks Development
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

REPLACEMNET DWELLING AT WOODVILLE, WOKINGHAM ROAD, HURST

Thank you for your Building Regulations Application Number FP2001/1828 received on 27 April.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1128:

- Ground floor side cloaks window added
- Rear window changed to French doors

The approved Planning drawing 1352-10 shows the rear garage door on the floor plans but not on the elevations.

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 6 June.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1128	BP
BUILDING CONTROL NUMBER.	FP 2001/1828	Nick
~~APPLICANT~~/AGENT	The Edwards Irish Partnership	
ADDRESS OF SITE	Woodville Wokingham Road HURST.	
DESCRIPTION OF PROPOSED WORK	new detached dwelling + demolish existing dwelling.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	05B	05B
ELEVATIONS	1352-10A	1352-10
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC Seen Basia	- ground floor side cloaks window added - rear window changed to door - DC elevation do not show rear garage door.	
DATE	22/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	22/5/01.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

BLP

Tel. 0118 974 6450

Date: 17 January 2001

Your Ref:

My Ref: Mrs B Polnik / **F/2000/1128**

The Owner/Occupier
Woodville
Wokingham Road
Hurst
Berkshire

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1128

Site Address: Woodville, Wokingham Road, Hurst, Reading.

Proposal: Proposed erection of replacement dwelling..

Revised/additional plans show: Revised plans. Drawing no 1352/10 & 1352/11.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **31/01/2001**. Any comments received after this date will not be taken into account in determining the application.

The application is available for inspection at Wokingham District Council's offices during the following times: PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday, or at: 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)

Please quote reference number **F/2000/1128** in all communications and any response should be addressed to **Mrs B Polnik** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

PLANNING SERVICES	HPT
POL	TLS
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22 JAN 2001	
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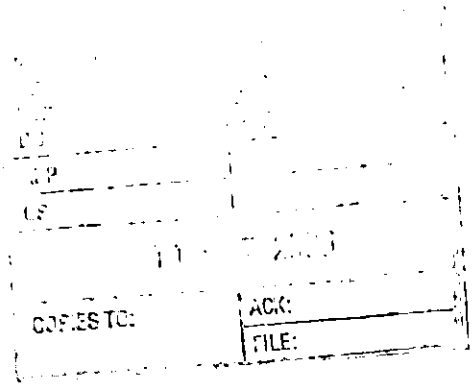
	FILE:



The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

9 October 2000

For the attention of B Polnic

Woodville, Wokingham Road, Hurst

Dear Sirs

I refer to our recent site meeting concerning the above application site.

At your request I have now examined the file on Overdale, the adjacent property, and have confirmed the following figures.

The dimensions shown on Overdales approved plans are internal dimensions, all my calculations are based on gross external areas as is the planning norm.

Overdale

Existing bungalow demolished	119.25 sq.m. (no garage originally on site)
Approved chalet replacement	207.27 sq.m. (includes porch and garages)
Percentage increase approved	73.8% say 74% gross floor area

Woodville

Existing bungalow	92.5 sq.m.
Existing garage	22.75 sq.m.
Total	115.25 sq.m. gross floor area
Proposed replacement dwelling	235.4 sq.m. = 104% increase gross floor area

74% increase over existing = 200.535 sq.m.

I will therefore be revising the current application to a replacement dwelling with a target gross floor area of 200 sq.m. or a 74% increase in floor area. The approved drawing for Overdale shows a ridge height of 7.2m with a full site width development compared to boundary distances of 5m and a min of 2m for the old demolished Overdale bungalow.

Continued....

I trust that you will find the above area calculations fair and reasonable, but please contact me if you have any questions with the above facts as design work on the substitute will start next week.

Yours sincerely

John Irish

CC Hicks Developments Ltd

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 29 August 2000
My ref: BP/F/2000/

The Edwards Irish Partnership
36 Langborough Rd
Wokingham
RG40 2BT

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

WITHOUT PREJUDICE

Dear Mr Irish

RE: PROPOSED REPLACEMENT DWELLING AT WOODVILLE, WOKINGHAM ROAD, HURST

Further refer to your letter dated 27th June 2000 regarding the planning application for the above-mentioned proposal and our subsequent telephone conversation, I confirm the arrangement for a meeting on-site on Tuesday 5th September 2000 at 10.30am.

I look forward to discussing the proposal with you then.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

The Edwards Irish Partnership

Architects & Surveyors

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

31187

BP 3/7.

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

27 June 2000

For the attention of Mrs B Polnic

Woodville, Hurst.

Dear Sirs

I refer to my telephone conversation with Mrs Polnic prior to her holiday concerning the above current application.

I have visited the site again with my client and examined the two adjacent properties.

To the left of the site is a house that has a steep pitched roof with a ridge line higher than we propose and is in fact three storey to the rear ! To the right is a recent chalet bungalow style house which is full plot width and replaced a previous bungalow (as I understand the case to be). In addition the existing bungalow on the application site, when taken with its garage, is also more or less full plot width. The application house is not full plot width and has greater boundary clearance to the left which is the more sensitive side boundary of the two. I do not see that if the current applications ridge height was the same as the house to the right that there could be grounds for refusal, particularly when one considers the guidance on recycling developed land given in the recent PPG3 which actively encourages maximisation of sites such as these.

I am sure that there is a way forward by modifying the application drawings rather than a complete redesign and I would therefore be pleased if Mrs Polnic would meet me on site to discuss a way forward. I look forward to hearing from you in due course.

Yours sincerely

John Irish

CC S Hicks

The Edwards Irish Partnership

Architects & Surveyors

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

PLANNING SERVICES | HPT 3032J
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DC JBP | ENF
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07 JUN 2000
COPIES TO: | ACK:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

6 June 2000

For the attention of Mrs Polnic

Woodville, Hurst, Berkshire - Proposed Single Replacement Dwelling

I would be pleased if you would kindly telephone this office to update me on the progress of our current planning application.

Yours sincerely

John Irish

Left message 14.6.00

Application Number: F/2000/1128

PLANS AS ORIGINALLY SUBMITTED

Appraisal :

A. IMPACT ON VISUAL AMENITY & RURAL CHARACTER OF AREA

Policies LC18 and LC2 of LALP; W CC1 and WLL6 of WDLP

Site located in a rural area which is also designated as setting of settlements. Property to the north Corrington also lies within an area of special character.

In such areas the principle of a replacement dwelling is considered acceptable subject to no adverse impact on rural character. Existing bungalow has a footprint, including garage, of approx. 90 m2 and proposed approx 138m2 (inclusive of integral garage and conservatory) resulting in a 52% increase. In terms of floorspace the proposed increase would be in excess of ~~250~~% which is not considered minor and the increase in height would be approx. 1.6m. Whilst the revised proposal has been reduced in size the proposed increase in size, scale and massing of the building is still considered detrimental to the open character of this rural area which is also designated as important to the setting of settlements. As such it is considered contrary to policies LC2 and LC18 of LALP and W CC1 and WLL6 of WDLP

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LE1/2 of LALP and W BE1 of WDLP

Overdale to the south is a recently constructed replacement dwelling - new property is not marked on site plan.

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.ei[illegible]

PLANNING SERVICES | APP 37042
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CS |
27 NOV 2000
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FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

17th November 2000

Ref: JI/FJ/1352

REVISED PLAN

1128

For the attention of B.Polnik.

Dear Sirs,

RE: WOODVILLE – HURST.
REF: F/2000/1128

I refer to a letter dated 9th October 2000, concerning the above current application and the percentage floor area increase calculations, and now enclose revised drawings showing a house and garage with a gross floor area of 200.5m^2.

Six copies of drawing Nos. 1352/10 and 11 are enclosed.

The ridge height is also 7.2m, which is the same as the adjacent property, 'Overdale'.

I trust this revised application will now meet with your approval.

Yours faithfully

John Irish
Partner

. Encs.
Cc. Hicks Developments.

p.p granted
∴ file F/2000/1128

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk
e.mail stevehicks@zoo.co.uk

OUR REF: SRH/DMR

PL	419/14
TJ	TLS
PC BP	ENF
AP	
CS	
02 APR 2001	
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	FILE:

Wokingham District Council
Planning Department
P.O. Box 157
Council Offices
Shute End
Wokingham Berks
RG40 1WR

30 March 2001

Dear Sirs

Re: Woodville Wokingham Road Hurst – Application F/2000/1128

Please accept this letter as formal notice that we will be demolishing the above property as shown on the attached plan 28 days from the above date.

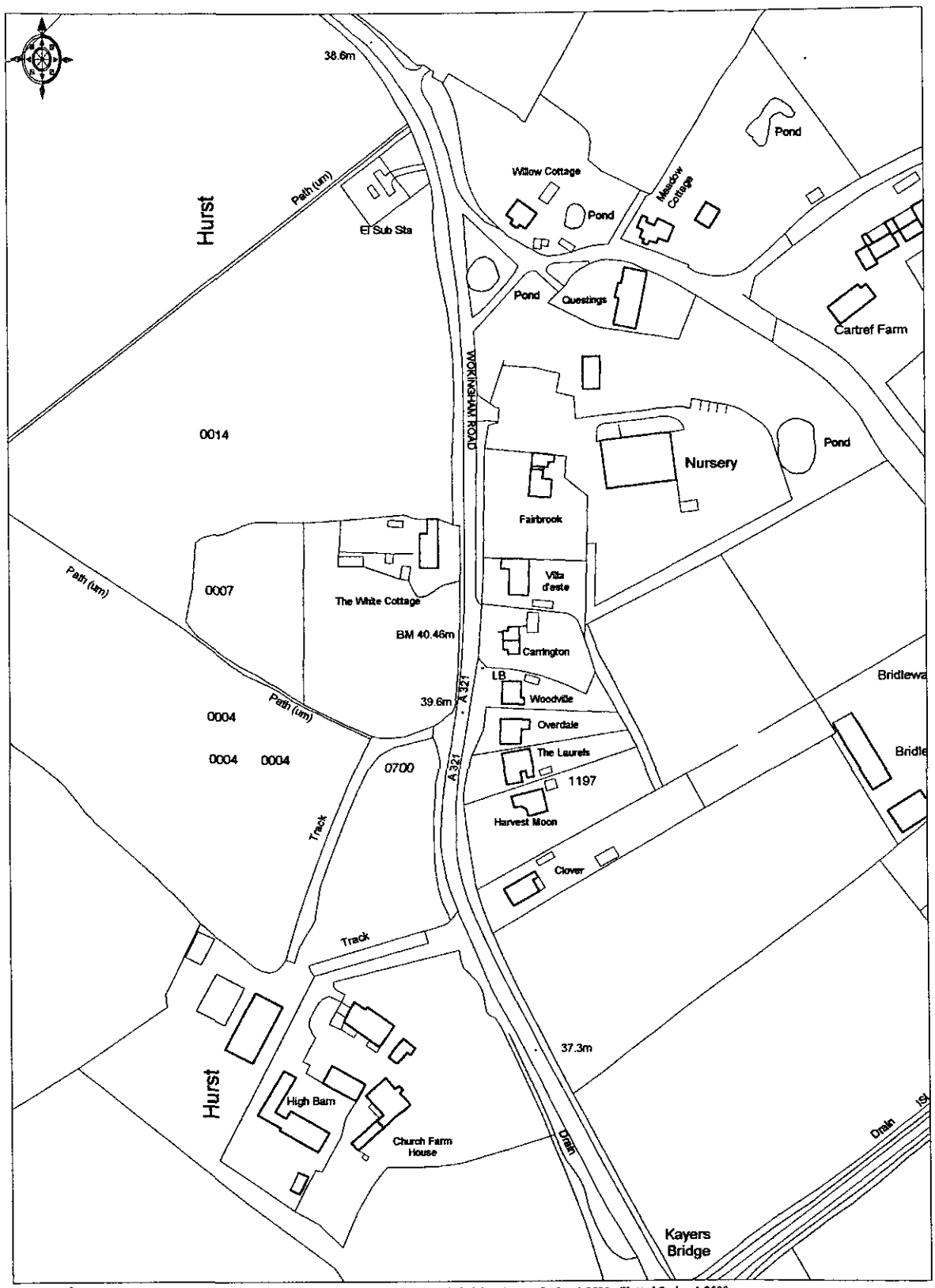
We confirm we have sent a copy of this letter to the Gas, Electricity and Telecom Authorities and adjoining properties

Yours faithfully
for HICKS DEVELOPMENTS LTD

S.R. Hicks

Enc.

Woodville Wokingham Road Hurst



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2001 Thomson Directories Ltd.

Hicks Developments Ltd

Ordnance Survey
Value Added Reseller

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 2, 2001
My ref. BP/F/2000/1128

Mr Trower
Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire RG40 2BT

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

Dear Mr Trower

RE: PROPOSED ERECTION OF A REPLACEMENT DWELLING AT "WOODVILLE", WOKINGHAM ROAD, HURST

Further to the letter from James & Taylor Ltd. dated 6 June 2001 and samples received on 14 June 2001, I confirm that the following bricks are considered acceptable pursuant to condition 2 on planning permission F/2000/1128:

Main brick: Hammill Light Red Hand Textured Red Stocks.

Feature brick: Winchester Grey Stock facings.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: James & Taylor Ltd.

Our Ref: Woodville 060601

06 June 2001

PLANNING SERVICES	HPT
POL	TPS
DC BP	44522
APP	
CS	
14 JU	
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James & Taylor Ltd
Mitchell House
2 Montem Road
New Malden
Surrey
KT3 3QW
Tel : 020 8942 3688
Fax : 020 8336 2036
e-mail : info@jamesandtaylor.com
web site : www.jamesandtaylor.com

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

For the attention of the Mrs B Polnik

Dear Mrs Polnik

RE: PROPOSED ERECTION OF ONE DWELLING **APPLICATION NO F/2000/1128**

'WOODVILLE' WOKINGHAM ROAD HURST **HICKS DEVELOPMENTS**

We have been asked by our clients Hicks Developments to deliver on their behalf the proposed facing bricks for the above project. These are as follows: -

FACING BRICKS	Ref 902	Hammill Light Red Hand Textured Red Stocks
FEATURE BRICKS	Ref F8	Winchester Grey Stock facings

Hicks Developments look forward to receiving your approval on the above materials in the very near future.

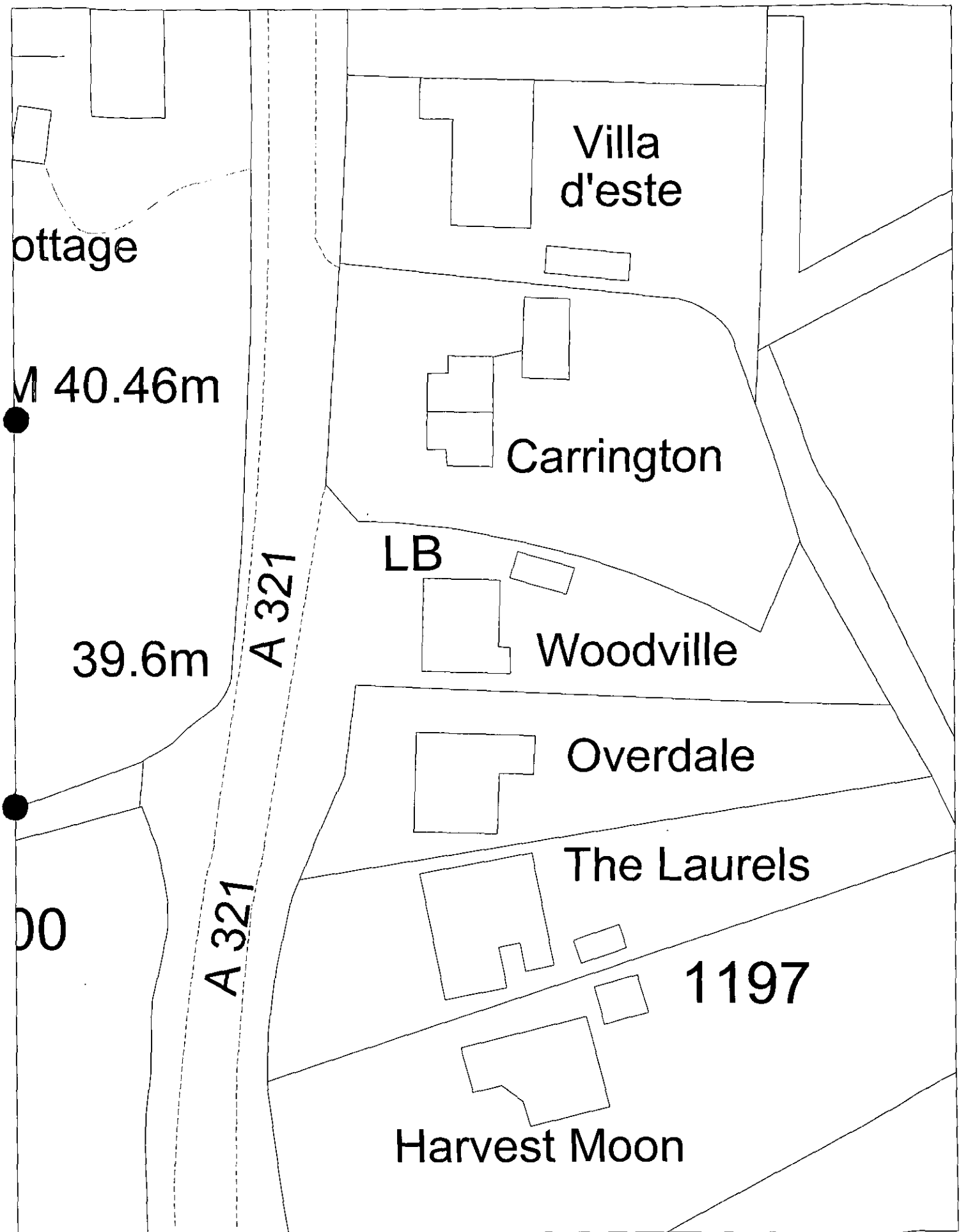
Should you require any information at all on the above materials please do not hesitate to contact us.

Assuring you of our best attention at all times.

Yours faithfully

Mr Ron Goodwin
JAMES & TAYLOR

cc. **David Trower Hicks Developments.**



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Development Control Section, Environmental Services, Wokingham District Council.

14 June 2000

Scale: 1 : 500

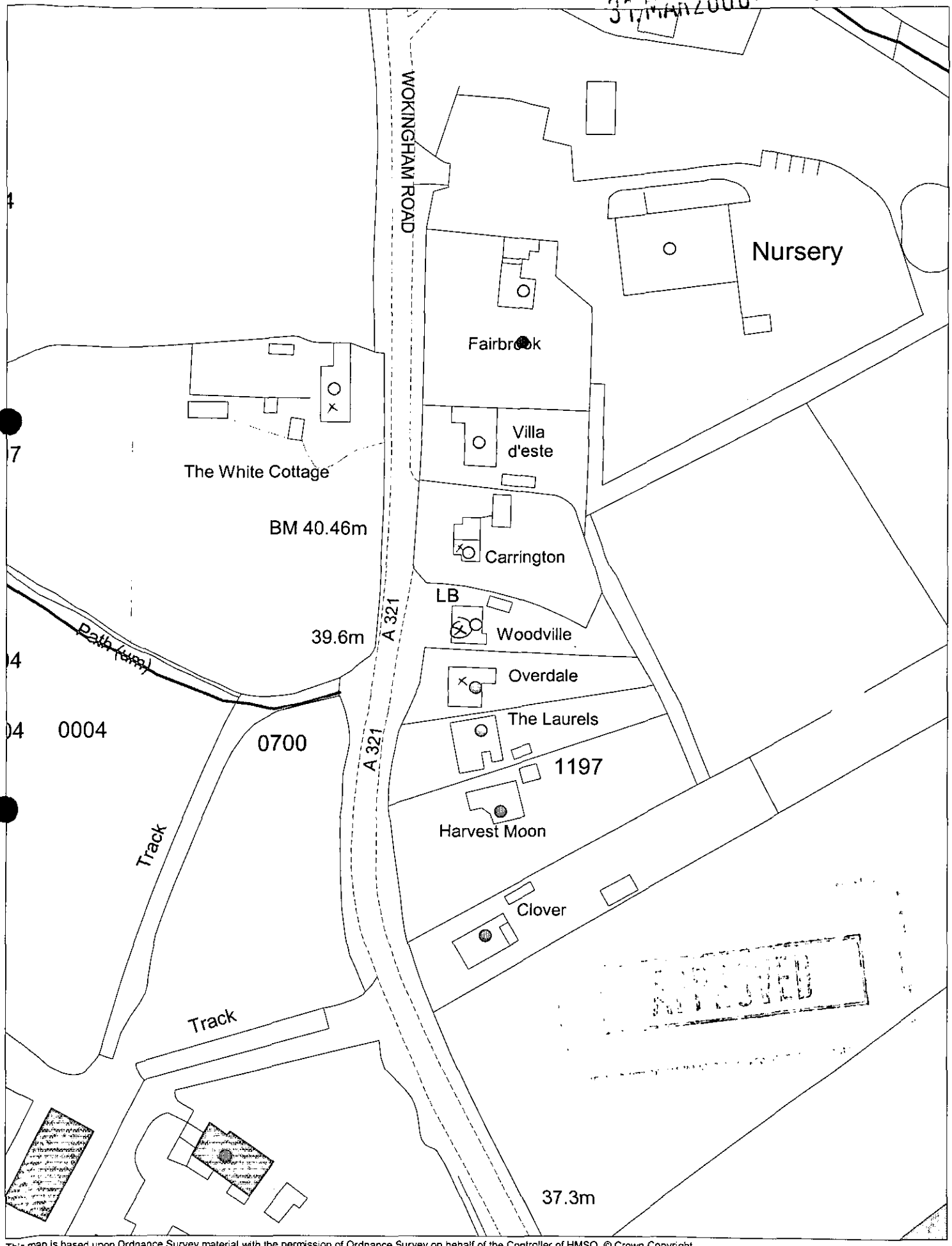
N
W E
S

Applicationo	Name & Address
F/2000/1128	T P A Davies Overdale Wokingham Road Hurst RG10 0RU

App. F/200/1128
Letters sent
13-03-01.

31 MAR 2000*

1128



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Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

N W E S

The Edwards Irish Partnership
Architects & Surveyors

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

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Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

17th November 2000

Ref: JI/FJ/1352

REVISED PLAN
1128

For the attention of B.Polnik.

Dear Sirs,

RE: WOODVILLE – HURST.
REF: F/2000/1128

I refer to a letter dated 9th October 2000, concerning the above current application and the percentage floor area increase calculations, and now enclose revised drawings showing a house and garage with a gross floor area of 200.5m^2.

Six copies of drawing Nos. 1352/10 and 11 are enclosed.

The ridge height is also 7.2m, which is the same as the adjacent property, 'Overdale'.

I trust this revised application will now meet with your approval.

Yours faithfully

John Irish
Partner

. Encs.
Cc. Hicks Developments.

(RING ONE)

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

App No. F/2000/1128 (Planaps) / (Ludhouse) Date Rec. 27.11.00

Location: WOODVILLE, WOKINGHAM RD

Parish HURST

Applicant: HICKS DEVELOPMENTS

Description of attached plans Revised plans showing relocation of

Drawing No's: 1352/10 and 1352/H058.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as previously

Date for Responses ~~14 days~~ 14days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 17.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

Date: 17 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1128

Location: Woodville, Wokingham Road, Hurst, Reading.

Proposal: Proposed erection of replacement dwelling.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans. Drawing no 1352/10 & 1352/11.

Comments are required by 31/01/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.



Application Number F/2000/1128
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Standard time
2.	C012	R012	External materials to be agreed
3.	C044	R044	No windows to be inserted
			...first floor level or above in both side elevations...
4.	C041	R041	No P.D extensions and alterations
5.	C070	R070	Hours of construction
6.	SR23	SR06	parking, garaging and turning
7.	C100	R100	Site levels
8.	C017	R017	Boundary treatment
9.	C150	R150	Landscaping details
10.	C151	R151	Landscaping implemetation

INFORMATIVES:

1. N02 Plans 1352/05B and 1352/10 received 27.11.2000
2. N16 C2 of BSP
   LTV2, LC2, LC18, LBE1/2 of LALP
   WCC1, WLL6, WOS3, and WBE1/2 of WOLP.

RECORD OF SITE VISIT

SITE ADDRESS: Woodville
Wokingham Road Hurst Reading.

APPLICATION NUMBER: F/2000/1128

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 17.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Sporadic development in a rural area, also designated as setting of settlements.

3. DESCRIPTION OF SITE/BUILDING

Bungalow with detached garage to side

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan - Overdale incorrectly plotted (refer to notes)

5. SITE CONSTRAINTS

TREES — Mainly along boundaries

ACCESS/PARKING — refer to plan

LEVELS

BOUNDARY TREATMENT — Overdale : 1.3m hedge between properties then 1.8m lapped fence

OTHERS — Carrington : 2m fence with 0.5m trellis above.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1128

Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Location : Woodville, Wokingham Road, Hurst, Reading.
Proposal : Proposed erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 17.5.00

Date Registered : 31/03/2000

Earliest Date for Decision : ~~07/05/2000~~

Latest Consultation Date/Site Notice Expiry Date : ~~07/05/2000~~ 31.1.2001

Application Expiry Date: 26/05/2000 REVISED PLANS RECEIVED 27.11.00 1352/10 AND 05B.

Consultation Responses :

- Highways : comments as on previous applⁿ. (99/70563/F) no objection subject to. condition re: retention of parking, garaging and turning
- Parish Council : Applⁿ. should be refused as considered too large for plot, particularly the height. Chalet style dwelling would be more appropriate.
- 1 Letter of representation - Comments/objection can be summarised as follows:

Planning Issues :
- proposal disregards adj buildings
- highway safety
- out of date site plan
- dominates adj. property 'Overdale'.

1 letter from neighbour commenting on revised plans - reasonably happy subject to no adverse impact on hedge and suggestion that other side of roof should have a half hip.

RELEVANT PLANNING HISTORY:

Previous applⁿ. (99/70563/F) for a 5 bedroomed house refused in November 1999 on the grounds of mass and bulk would have a significant detrimental impact upon the open character of the area.

PROPOSAL:

Demolition of existing bungalow and erection of replacement dwelling. Proposed dwelling would be in a similar position to the existing

Existing footprint (80.5 + 20.1 m^2)
including garage approx. 100.6 m^2
(based on o/s plan)
existing height approx. 7.2m

Proposed
incl. conservatory 138 m^2
proposed height 8.8m

Revised proposal 27.11.00

footprint incl. garage 112 m^2 (11% increase)

proposed height 7.4m

(floorspace approx. 158.0 m^2 gross)
excluding garage

MAIN ISSUES

A. IMPACT ON VISUAL AMENITY & RURAL CHARACTER OF AREA

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

C. HIGHWAYS

Application Number: F/2000/1128

SITE: Woodville, Wokingham Rd, Hurst

PROPOSAL: Demolition of existing bungalow and detached garage and erection of 4 bedroomed chalet style dwelling with garage to side.

LOCATION: Site located in a rural area and setting of settlements. Property to north Carrington is also within an area of special character. Wokingham Road is also a green route WBE12

APPRAISAL: main issues are:

A. Impact on rural character and visual amenity of area

Policies C2 of Berkshire Structure Plan; LTV2, LC2 and LC18 of LALP; WCC1, WLL6 and WBE12 of Wokingham District Local Plan

Site is located in within outside the settlement boundary within a rural area and in an area important to the setting of settlements as defined by both LALP and WDLP where there is a general presumption against development although the principle of a replacement dwelling may be acceptable subject to no adverse impact on the rural character of the area etc. It is also adjoins an area of special character although it does not fall within it.

Woodville is one of several dwellings within a sporadic cluster of buildings fronting Wokingham Road. Several of these has either been replaced or extended in the past and designs and styles vary although there are a number of chalet style dwellings and therefore the design would not be out of keeping with the area. There is no objection to the design of the roof as proposed. This part of the Wokingham Road is also designated as a green route and therefore it is recommended that a landscaping condition be imposed.

The application as originally submitted was considered unacceptable due to the increase in size and massing of the proposed dwelling. The proposal has now been revised. The proposed dwelling would have a maximum height of 7.4m which 0.2m higher than the existing and the adjoining property, Overdale. Overdale itself is a chalet style dwelling with a single garage either side, approved as a replacement dwelling (97/65404/F) in May 1997.

In terms of footprint the existing bungalow and detached garage has a total footprint of approx. 100.6m^2 and the proposed dwelling and garage approx. 112m^2 which represents 11% increase which is considered reasonable. Whilst in floorspace terms the increase would be almost double the size of the bungalow this is due to the introduction of a second floor although the increase in height would only be 0.2m and the increase is not dissimilar to that approved on the adjoining site, Overdale. In view of the design and size and massing compared of the building it is not considered that the rural character and visual amenity of the area would be adversely

affected. Although it is recommended that PD rights for extensions be removed as in the case of Overdale.

B. Impact on amenities of neighbouring occupiers

LBE1/2 of Loddon Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

Adjoining property to the north, Carrington contains an obscure glazed window at first floor level & two on the ground floor. Due to the distance between properties (7m at single storey level and 10m at 2 storey level) and design of proposed dwelling the amenities of those occupiers would not be adversely affected.

The property to the south would be separated by a single storey garage within the boundary of Overdale. The depth of the buildings on both plots would be similar and chalet style in design. Whilst there would be some loss of light to a first floor window in the side elevation of Overdale, the window is a secondary bedroom window and the proposed dwelling would be located 4m to the north of this window. In view of the location and relationship it is not considered that the amenities of neighbouring occupiers so adversely affected so as to warrant refusal.

C. Highway Issues:

WOS3 of Wokingham District Local Plan

Adequate on site parking would be provided. Highway Authority raise no objection.

RECOMMENDATION: Approval: ☑ ~~Refusal: ☐~~

Tel: 0118 974 6450

Date: 7.2.2001

My ref: F/2000/1128

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1128
Woodville, Wokingham Road, Hurst, Reading.
Proposed erection of replacement 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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16.2.2001

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1128**
Woodville, Wokingham Road, Hurst, Reading.
Proposed erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Drake

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

COPY

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

34964
DC
APP
28th January, 2001
2001
COPIES TO:
ACK:
FILE:

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1128

I refer to the above-mentioned Application by Hicks Developments in respect of Woodville, Wokingham Road, Hurst; proposed erection of replacement dwelling (revised plans).

My Council have noted that these revised plans take some account of suggestions in the Council's letter of objection dated 24th April, 2000.

However, the Council continues to have concern that the revised plans provide for a structure giving a crammed street scene losing the open character of this rural area. The Council, therefore, continue to object to the proposal on the grounds of massing and the harmful affect on the street scene.

Yours sincerely,

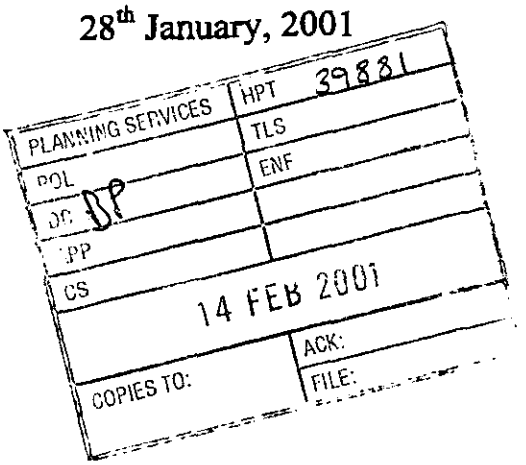
Clerk

COPY

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

28th January, 2001



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

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However, the Council continues to have concern that the revised plans provide for a structure giving a crammed street scene losing the open character of this rural area. The Council, therefore, continue to object to the proposal on the grounds of massing and the harmful affect on the street scene.

Yours sincerely,

Clerk

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 17th October 2000

Location: Woodville, Wokingham Road, Hurst.

Proposal: Erection of replacement dwelling.

Application Number: F/2000/1128

In response to your consultation dated 13 April 2000 for the above application, the arboricultural comments are as follows:

In principal have no objection to planning permission being granted. No trees will be effected by the proposals.

As the site is located next to a main road (Green Route – Policy WBE 12) would it be possible to alter the layout to the front of the proposed dwelling to allow for the planting of 1 or 2 trees and possibly a hedge?

Neil Etherington
Senior Arboriculturist

Date: 17 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1128

Location: Woodville, Wokingham Road, Hurst, Reading.

Proposal: Proposed erection of replacement dwelling.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

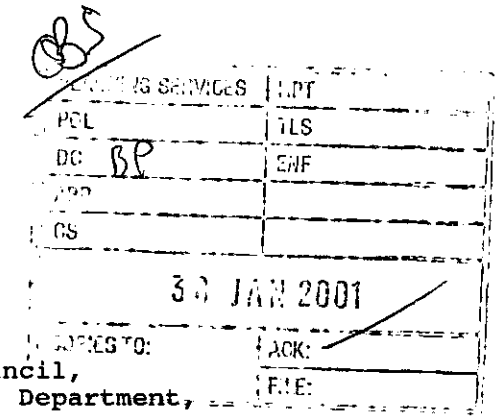
The new plans show the following: Revised plans. Drawing no 1352/10 & 1352/11.

Comments are required by 31/01/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Comments as previous on application 20563.

Adam Coggins 19/01/01



Overdale,
Wokingham Road,
Hurst,
Berks RG10 0RU

27th January, 2001

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End, Wokingham,
Berkshire RG40 1WR
For the attention of Mrs. B. Polnik

Dear Sirs,

Re: Your ref: F/2000/1128 Woodville, Wokingham Road, Hurst.

Thank you for your letter dated 17th January advising that revised plans have now been submitted in respect of the above property. We have taken the opportunity to view the revised plans and are pleased to note that the property would appear to blend into the surrounding neighbourhood.

Whilst we are reasonably happy with the plans we would like to comment as follows:

1. The building now appears to be very close to our boundary hedge. Since we are aware that on-site discussions took place with the developers last year I would like to enquire what distance between the building and our hedge has been agreed. – *no distance agreed*

   The current drawings seem to suggest that the building, and its garage, has not been sited centrally on the plot - in fact it appears to be right up to our boundary hedge. This siting does detract somewhat from the local resolve to maintain the rural open views. Additionally, from a practical standpoint, the future owners would clearly need space to maintain and decorate the south facing wall.

2. Our second comment is more from an aesthetics viewpoint and concerns the roof. The roofline on the south side has been formed into a dutch hip, would the property not look more attractive with a dutch hip at both ends?

Thank you, once again, for the opportunity to voice our opinion on the prospective dwelling and I hope that you are able to easily resolve any outstanding issues.

Yours faithfully,

T.P.A. Davies

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0055	BCP
03 MAY 2000	
COPIES TO:	ACK:
	FILE:

2nd May, 2000

Overdale,
Wokingham Road,
Hurst,
Berks RG10 0RU

Wokingham District Council,
Environmental Services Department,
Planning Services, P.O. Box 157,
Shute End, Wokingham,
Berks. RG40 1WR
For the attention of Mrs. B. Polnik

Dear Sirs,

Re: Application No. F/2000/1128: Woodville, Wokingham Road, Hurst

Thank you for your letter dated 13 April. I would like to register my objection/views with regard to this second application in recent months regarding this property.

This section of Wokingham Road, Hurst is sparsely populated, lying in a rural pocket with open views. It should be noted that recent applications for replacement dwellings in this locality have, in fact, been opposed by the district council and villagers in an effort to preserve the aesthetic appeal.

Plans for the alternative property have now been reduced to a 4 bedroom house, however, there is still some disregard to blending in with adjacent buildings. Along the east side of our section of Wokingham Road, the majority of the properties are bungalows, converted chalets, or chalet bungalows. Whilst we, and our neighbours, enjoy the rural setting we are conversely all very much aware of access 'restrictions' onto what is effectively an unrestricted A road. Safe access to this fast main road, especially during rush hour demands ease of manoeuvrability on the front drive of the dwelling.

It should be noted that the site plan is based on a outdated drawing, and when viewing the adjacent properties the landscape view is now different. Existing buildings have extended on one or both sides and new buildings, such as my own, have mirrored this to maintain the local setting. If you observe the proposed house setting at Woodville its structure dominates the right hand side, overpowering my smaller chalet bungalow.

Clearly Hicks have reassessed the plot, and its restrictions, however, the new plans do not totally reflect the current adjacent factors. When viewing the site, the smallest of adjacent plots, it would seem more logical to centralise the property, as opposed to the asymmetrical presentation detailed on the plans. If this approach were to be adopted the dominance of the gabled frontage over my own chalet bungalow could be much reduced, and it would better blend with the local environs.

Finally, may I draw your attention to the refusal notice served on my application for Overdale in the last few years, "The proposal by virtue of its scale, massing and siting would have an adverse effect on the rural character of the area by detracting from its open appearance. Because of its scale and siting, it would not respect the existing character of the area. In addition because of its scale, it cannot be considered as a minor extension. It is consequently contrary to policies LC19 and LBE16 of the Loddon Area Local Plan."

Yours faithfully,

T.P.A. Davies

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 13 April 2000

Application Number: F/2000/1128

Proposal: Proposed erection of replacement dwelling.

Site Address:
Woodville, Wokingham Road, Hurst, Reading.

Applicant:
Hicks Developments C/O The Edwards Irish Partnership.

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

✓ below as applicable;

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

CONDITIONS AS PREVIOUS - 70563

Signed: N.S. Trotter **Print name:** N TROTTER

17-4-00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

28616
TOL
DC
25 APR 2000
COPIES TO:
ACK:
FILE:

24 April, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/1128

I refer to the above-mentioned Application by Hicks Developments for the proposed erection of replacement dwelling at Woodville, Wokingham Road, Hurst..

This proposal provides for a structure far too big for the plot, particularly in the height of the new dwelling. It is considered that a chalet-style dwelling with dormer windows would be lower and more in keeping. It is noted that the site drawing shows the current footprint and not the proposal.

It is the Council's view that the Application should be refused.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/1128

Proposal:
Proposed erection of replacement dwelling.

Location:
Woodville, Wokingham Road, Hurst, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	Map No 18 Site 0:00
Officer: BP / Application No. F/2000/1128	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING

Location: WOODVILLE (A321) WOKINGHAM ROAD

Parish: ~~WOODLEY~~ HURST Ward: Hurst
13.4.2000

Applicant: HICKS DUTS
re submission

Fee Received 00-00 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			
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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) .....
(Trees)	(NK:) ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: ..... ●
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: ..... ●
Sport England	: .....

OTHERS: (Rural Area)

..... (Area of Traditional Local Character)

.....

..... No pre-apps

(have double-checked this because of comment in letter about disc. with BV)

NEIGHBOURS:

S/N + Overdale, Wokingham Rd., Hurst

Woodville, Wokingham Rd., Hurst

Carrington " " "

The White Cottage " " "

Scarlet Hollies " " "

1933

WOODVILLE

ADDRESS WOKINGHAM ROAD. PARISH HURST.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70563/A	Hicko Developments	Demolish Dwelling & erect 1,5 Bed Det. Dwelling	15.11.99	REF

MINISTRY DECISION

SPECIAL ORDERS

31.MAR2000* 1128

The Edwards Irish Partnership

Architects & Surveyors

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

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

29 March 2000

Dear Sirs

Woodville, Hurst, Berkshire.

Please find enclosed a detailed planning application for a replacement dwelling on the above site. The application follows the refusal of a previous application made last year and no fee is payable.

The application consists of the following documentation.

1. Six copies of drawing numbers 1323/05A and 1352/01
2. Six copies of the application form
3. Certificate A

An application was made last year for a replacement five bedroom two storey house which was refused on scale and bulk. The current application is being made after a pre application consultation with Mr Vashi. It was agreed that the house should be reduced in width and height with the roof forming a more dominant feature of the dwelling. In addition the number of bedrooms has been decreased from five to four. The proposed house is therefore smaller in width, height and accommodation than the previous application and is in keeping with the scale and character of similar houses in this part of Hurst.

I trust that the enclosed application will meet with your approval but should you require any further information please do not hesitate to contact this office.

Yours sincerely

John Irish

CC Hicks Developments (Encs)

1789/a

SECTION 66 CERTIFICATE

31 MAR 2006

Application No.

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

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Ricks Developments

Date . . . . . 29 March 2000

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

1769A

31.MAR2000 R/L 28

PLANNING APPLICATION PART I

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

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	HICKS DEVELOPMENTS
	ADDRESS	HENDLEY ROAD
		WOODLEY BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM
	POST CODE	RG40 2BT Tel. No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	WOODVILLE
		A321
		HURST BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.06HA APPROX.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REPLACEMENT 4 BED
		DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☐
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

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

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☑
- OTHER

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

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

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

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

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ —

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

Re application with 12 months

SIGNED [signature] ON BEHALF OF Hicks Developments DATE 29/03/00

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