[redacted]

SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2000/3055

LOCATION:
2 Glebelands Road, Wokingham.

APPLICANT:
Mr D Whiting

PROPOSAL:
Proposed new access to front of dwelling and closing up of existing access.

EARLIEST DATE FOR DECISION: **26/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 12/02/2001

CASE OFFICER: **Natalie Brown**

[redacted]

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Whiting
2 Glebelands Road
Wokingham
Berkshire
RG40 1DR

Application Number: F/2000/3055

Parish: **WOKINGHAM**

Location: **2, Glebelands Road, Wokingham.**

Proposal: **Proposed new access to front of dwelling and closing up of existing access.**

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. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
3. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
4. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

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

Reason
2. In the interests of highway safety and convenience.

Reason
3. In the interests of highway safety and convenience.

Reason
4. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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 EN1.

South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/02/2001

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3055

Applicant : Mr D Whiting .

Location : 2, Glebelands Road, , Wokingham.
Proposal : Proposed new access to front of dwelling and closing up of existing access.

Site Notice Displayed ? :

YES	NO	DATE
✓		22/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....22/1.....

Date Registered : 18/12/2000

Earliest Date for Decision : 26/01/2001

Latest Consultation Date/Site Notice Expiry Date : 26/01/2001

This application will have expired on: 12/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WOK TC: none received.

Highways : C/A (see file)

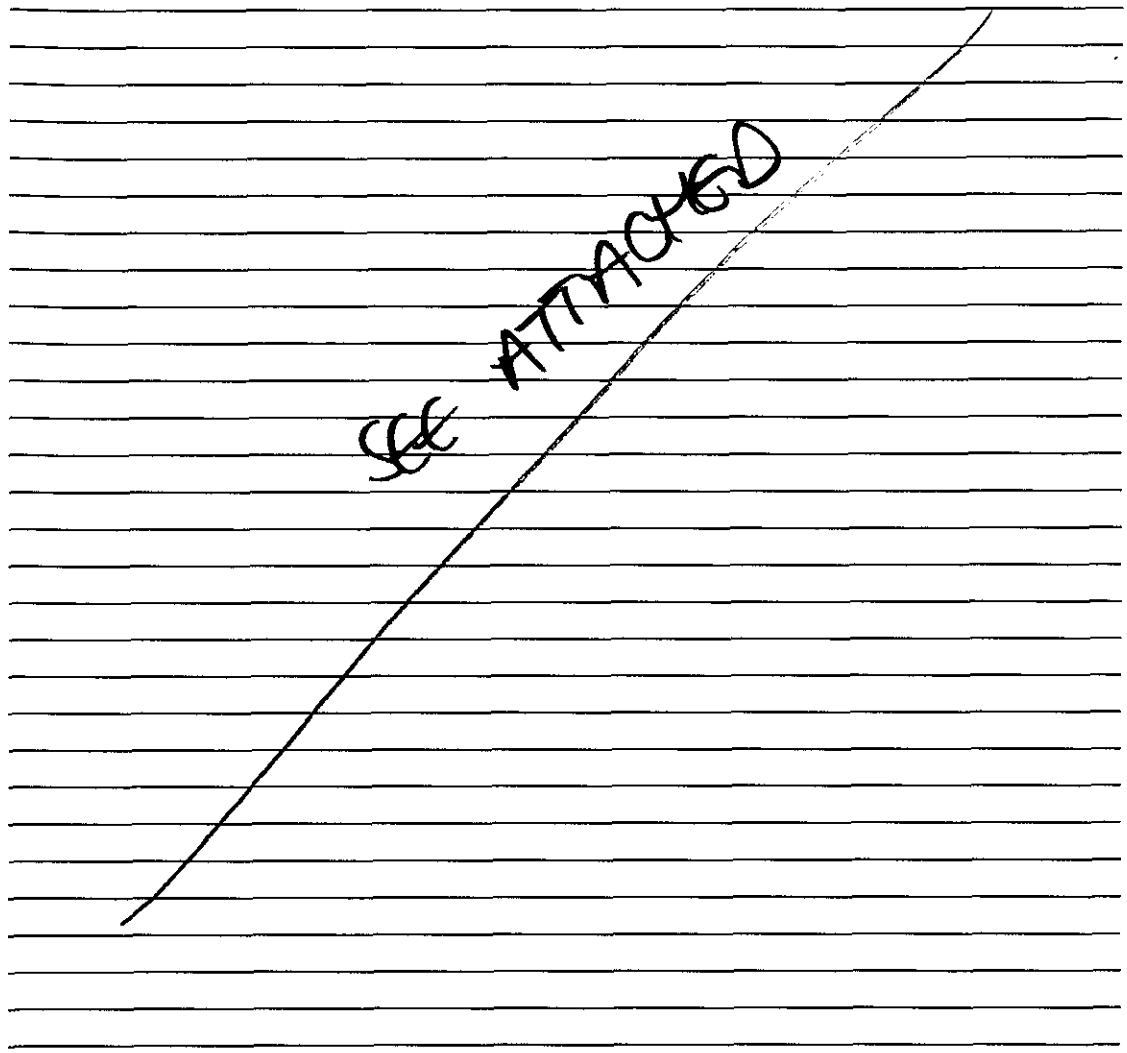
Southern Electricity Board : none received

Neighbours/SN: none received.

Planning Issues : (ID'd sett) + Greenroute) WBE12

Application Number: F/2000/3055

Appraisal :



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

Application Number F/2000/3055
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C128	R128	
	C135	R135	
	C140	R140	INS: 5 metres
		N07	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: ST1; SBE1, SBE2, ST3, ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

John Miller
1/2/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Glebelands Road Wokingham.

APPLICATION NUMBER: F/2000/3055

OFFICER: Natalie Brown

DATE OF SITE VISIT: 28/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence @ front of property

2. DESCRIPTION OF SURROUNDINGS Residential.
Green route (was)

3. DESCRIPTION OF SITE/BUILDING
existing dropped curb + access. gravel driveway area.
double garage (x2 separate doors) incorporated into house.
+ single detached garage (LHS when facing front of property).
elec. sub. st to LHS of existing entrance.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence + laurel hedging (taller than fencing) with road

OTHERS

NB access to 2a is via N°2.

Application Number: F/2000/3055

Appraisal:

Development
Proposed new access at front of dwelling and closing up of existing access.
The site lies within the identified settlement of Wokingham and fronts a green route as designated by the WDLP. The existing access serves both Nos. 2 and 2a. The driveway is surfaced with gravel. The proposal would move the access closer to the junction with Glebelands Road/Rectory Road. Currently there is a 1.5m fence fronting the road with taller Laurel hedging behind.

1) Impact upon neighbouring properties
   It is not considered that there would be any adverse effects to neighbouring properties.

2) Impact upon the character of the streetscene
   It is not considered that there would be any adverse effects to the character of the streetscene/green route as there would still only be one access.

3) Impact upon highway safety (parking provision)
   The highways department have no objection to the proposal subject to conditions: that the existing access is stopped up, the driveway is adequately surfaced and that parking and turning remains.

Approval: ✓ **~~Refusal:~~**

Received by Wokingham District Council

Application No: F/2000/3055

Proposal:
Proposed new access to front of dwelling and closing up of existing access.

Location:
2, Glebelands Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

02 January 2001

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

Tel: (0118) 974 6492

Date: **02 January 2001**

My ref: F/2000/3055

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2000/3055
2, Glebelands Road, , Wokingham.
Proposed new access to front of dwelling and closing up of existing access.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3055**
2, Glebelands Road, , Wokingham.
Proposed new access to front of dwelling and closing up of existing access.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **02 January 2001**

My ref: F/2000/3055

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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Tel: (0118) 974 6492

Date: **02 January 2001**

My ref: F/2000/3055

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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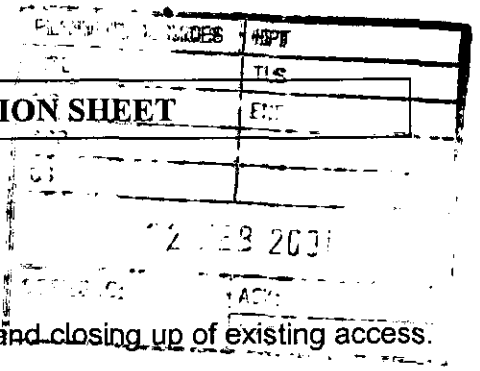
2, Glebelands Road, , Wokingham.
Proposed new access to front of dwelling and closing up of existing access.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Please file in application file



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/3055

Proposal: Proposed new access to front of dwelling and closing up of existing access.

Site Address: 2 Glebelands Road, Wokingham

Applicant: Mr D Whiting

Your observations are required in respect of this application **by 26/01/2001**

No objection.

SIGNED: _____ **DATE:** 30/01/2001

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 8 DEC 20[illegible]	Map No. 75A Site ...0.10.....
Officer: NAB	Application No. F/2000/3055
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED NEW ACCESS TO FRONT OF DWELLING AND CLOSING UP OF EXISTING ACCESS

Location: 2 GLEBELANDS ROAD

Parish: WOKINGHAM Ward: NORRCYS 02.01.01

Applicant: MR D WHITING

Fee Received 95-00 Required ..... Additional ..... Refund .....
(1)

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 : 02.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish .....
Southern Electricity Board El Sub Stn w/in 2 m of work
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

No pne apps

NEIGHBOURS:

Site notice and see maps

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 02 January 2001

Application Number: F/2000/3055

Proposal: Proposed new access to front of dwelling and closing up of existing access.

Parish: WOKINGHAM TOWN

Site Address:
2, Glebelands Road, , Wokingham.

Applicant:
Mr D Whiting .

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).

C128, R128.
C135, R135.
C140 (INSERT: 5 metres), R140.

NO7.

Signed: _____ **Print name:** Adam Coggins

11/01/01

Environmental Services

For office use only.
Application number: 18 DEC 2000* 3055

Householder planning application form

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

1	Your name	DAVID WHITING
	Address and postcode	2 GLEBELANDS RD WOKINGHAM BERKS
	Phone number	01189 786611
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	2 GLEBELANDS ROAD WOKINGHAM BERKS RG 40 1DR
4	Give brief details of the proposal for *example, two storey side extension.* About the application	CHANGE OF ACCESS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☒ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	EXISTING GRAVEL DRIVE AND FENCE PANELS INSTALLED TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☒ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
WDC	SHUTE END	18/12/00

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 18/12/00

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

ADDRESS 2 THORNHILL GLEBELANDS ROAD

PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU 8168 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P.1014 3912	MISS M. GRENSIDE	DWELLING - MOUSE	11 8 55	APP. C/
4104	"	GARAGE	18 7 56	APP.
R/135/71 8454	"	S/STOREY EXTENSION TO SUNROOM	10 8 71	APP. C/A
21570	MR & MRS P. HANDLEY	2/STOREY EXTENSION	31.5.84	N/A CLA
BR23666	"	STUDY, GARAGE, 2 BEDROOMS	5.11.84	APP. N/A
25778 } SEE	" O/L	DWELLING & GARAGE	7 8 86	CLA
27413 } 2A	BERKELEY HOMES	"	16 4 87	CLA

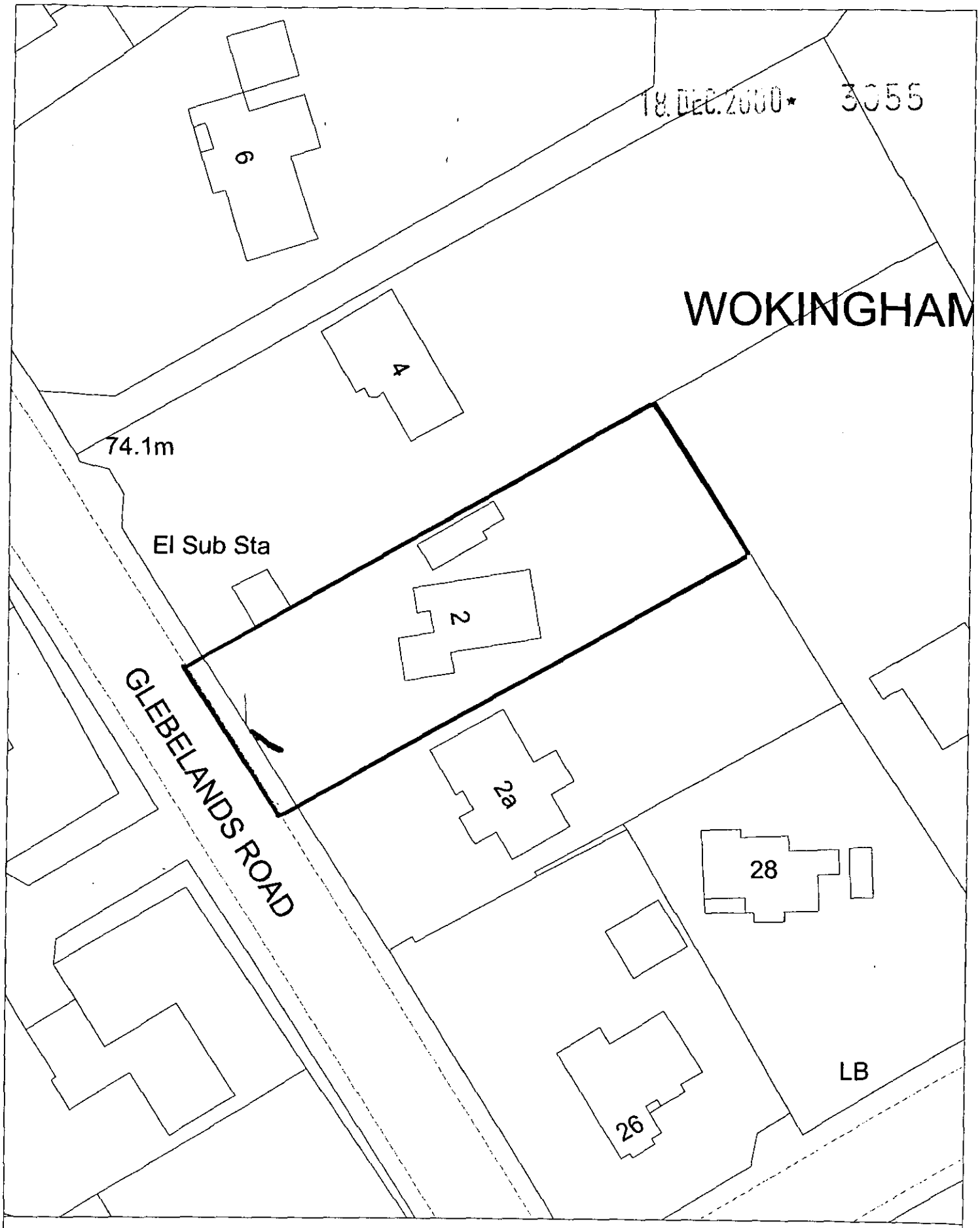
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. Installation of windows. 3/8/99. Mrs A. Whiting.

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 6 November 2000

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W E
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