NEED PHOTOGRAPHS ✓

NEW SITE NOTICE. ✓ 11/5 until 15/5

APPLICATION NO: Louise Deacon - 6832 ~~6882~~ 6910
F/2000/1136

LOCATION:
20 Oaklands Drive, Wokingham.

APPLICANT:
Wokingham District Council Tenant Services
C/O Michael J Pattern Associates

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.
Revisions consultation ends 03/07/2000
EARLIEST DATE FOR DECISION: **08/05/2000**

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

CASE OFFICER: **Natalie Brown**
3/7 Consult for revisions exp.

Sub - committee 19/7/2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council Tenant Services
C/O Michael J Pattern Associates
Alpha House
High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2000/1136

Parish: **WOKINGHAM**

Location: **20, Oaklands Drive, Wokingham.**

Proposal: **Proposed single storey side and rear extensions to 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking 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
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing (00.009 drawing 04) submitted to the Local Planning Authority on 14/06/00 showing alterations to the position of the extension.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. For the avoidance of doubt.

Informative
The applicant is advised that an internal door will be required between the living room and proposed study to provide a satisfactory means of escape.

John Mitchell
Development Control Manager
Date: 19/07/2000

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 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 May 2000
My ref. JRM/SB/F/2000/1136
Your ref.

29/78

The Rt Hon John Redwood MP
House of Commons
LONDON
SW1A 0AA

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

Dear Mr Redwood

PLANNING APPLICATION F/2000/1136 - MRS NINA A PRESTON

Thank you for your letter of 8 May 2000 enclosing a letter from Nina Preston regarding a planning application for extensions and alterations to a bungalow at 20 Oaklands Drive to enable it to offer accommodation for 3 disabled people plus a carer.

Please assure Nina Preston that the views she has raised in her letter will be taken into account by the Council in making a decision on this matter.

So far as the apparent failure to notify neighbours is concerned the site notice was posted last week giving the statutory period for people to make comments.

I hope you find this information helpful. Should you require any further advice please do not hesitate to contact me.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 9 May 2000
My ref. SB/F/2000/1136
Your ref.

29/48

The Rt Hon John Redwood MP
House of Commons
LONDON
SW1A 0AA

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

Dear Mr Redwood

PLANNING APPLICATION F/2000/1136

Thank you for your letter of 8 May addressed to Chris Wood, Head of Planning & Transportation regarding Mrs Preston's concerns in relation to the above application.

Mr Wood has now left this Authority and I have therefore passed your letter to John Mitchell, Development Control Manager for reply.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

PLANNING SERVICES | HPT
POL | TLS
DC JRM | ENF
APP |
CS | 29148
09 MAY 2000
COPIES TO: | ACK: 9/5/00
FILE:

08 May 2000

Chris Wood Esq
Head of Planning and Transportation
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

REPLY REQUIRED 23/5

Dear Mr Wood

I am writing on behalf of my constituent, Mrs Nina A Preston, of 17 Oaklands Drive, Wokingham, concerning planning application F/2000/1136 and enclose a copy of her letter to with her objections to the proposal. It appears that no orange Planning Notice was posted at the site in this case and I would be grateful if you would investigate this point.

Yours sincerely

Encl

Email: redwoodj@parliament.uk

17 Oaklands Drive,
Wokingham,
Berks, RG41 2SA
5th May 2000

Chief Planning Officer,
Planning Dept
Wokingham District Council
Shute End

Re Planning Application F/2000/1136 Case Officer Ms N Brown,

Dear Sir/Madam

As a near resident to the bungalow, at 20 Oaklands Drive, which is the subject of the above Planning Application I am writing to make my objections to the plan as it is shown on the following points.

1) We have had no notification of this planning application- eg no red notice has been seen.
2) The proposed use of the bungalow- from a dwelling, adapted for a family with a severely disabled son to, effectively a residential home for the disabled is not in keeping with the residential nature of the estate.
3) The plans, as shown, involve the complete isolation of the back garden. This isolation would make access for window cleaners, mowers and fire brigade impossible.
   The plans mean there will be total disuse of the garage and limitation of the parking space, if there are to be residents and a carer one could reasonably expect there to be a need for four parked cars. It
4) should be noted that the road outside is very narrow and cannot cope with parked cars, so all vehicles must be on the drive.
5) The plan shows such a close proximity to the adjoining house that not only would building be difficult but repairs to the existing house would be made impossible.
6) A different plan layout (see other extended houses on the estate) would give more useful space within the house without losing the use of the back garden and compromising the parking situation.

I request that all these points are considered and specific alterations made to accommodate my very real concerns.

I have to face the possibility of loss of value of my property unless some alterations are made with all these points in mind.

I have no specific objection to living close to disabled people- I worked with profoundly handicapped children for a number of years- but I think it essential that, in altering an existing property for their use, maximum appropriateness is utilised in making the adaptation (this does not seem to be the case in this situation) and full consideration is given to obtaining the goodwill of the neighbours of the development. If 'care in the community' is to work you must have the community with you.

I look forward to hearing from you, with the option to discuss changes which will meet these objections.

Yours faithfully,

Nina A Preston.

Copies to John Redwood MP Tina Marinos Diane King.

Alpha House, High Street, Crowthorne, Berkshire RG45 7AD
Tel: 01344- 762776 Fax: 01267- 241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

The Studio, Grove Cottage, Llansteffan, Carmarthen SA33 5JG
Tel: 01267-241991 Fax: 01267-241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

Please reply to:- LLANSTEFFAN

MICHAEL J. PATTERN ASSOCIATES

Structural and Civil Engineering Consultants

PLANNING SERVICES	HPT 34217
POL	TLS
DC MJB	ENF
APP	
CS	
14 SEP 2000	
COPIES TO:	ACK:
	FILE:

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

12 September 2000

Our Ref: MJP/mp/00.009

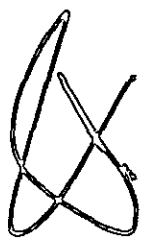
Attn: Natalie Brown (Your Ref: BC/DC/F/2000/1136)

Dear Ms. Brown

20 OAKLANDS DRIVE, WOKINGHAM, BERKSHIRE (Your Ref: FP/2000/1068)

Thank you for your letter dated 6 September 2000, with respect to the above. The comments of which are noted.

Yours sincerely



Michael J. Pattern

c.c. Wokingham District Council Tenant Services (Mr. R. Mouring)

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1136
Your ref.

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

Michael J Pattern Associates
Alpha House
High Street
CROWTHORNE
Berkshire
RG45 7AD

Dear Sirs

PLANNING PERMISSION F/2000/1136
SITE: 20 OAKLANDS DRIVE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1136 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1136	NB
BUILDING CONTROL NUMBER.	FP2000/1068	Paul
~~APPLICANT~~/AGENT	Michael J. Pattern Assoc.	
ADDRESS OF SITE	20 Oaklands Drive WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00.009 04	00.009 04
ELEVATIONS	-c	-c
FLOOR PLANS	-c	-c

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

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

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

77. APPLICATION NO. 2000/1136, PROPOSED SINGLE STOREY REAR EXTENSION, 20 OAKLANDS DRIVE WOKINGHAM, FOR WDC TENANT SERVICES

The Committee considered a report about this application as set out on Agenda pages 682 to 703.

Members discussed the application and

RESOLVED: That Application No. 2000/1136 be approved subject to the conditions set out on Agenda pages 581 to 582;

2) That an informative be added relating to Building Regulations.

Application No F/2000/1136 | **Received** 31/03/00 | **Wokingham**

Applicant: WDC Tenant Services
Location : 20 Oaklands Drive, Wokingham
Proposal : Single storey rear extension

1. **Planning History** –
The site is located in a side road off of the main Oaklands Drive, within the identified settlement of Wokingham. There is no record of any previous planning history.

This application is before the planning committee as the applicant is Wokingham District Council Tenant Services.

2. **Proposal** –
The 'original' proposal was for a single storey side extension forming a study and dining room taking the side building line up to the boundary with 19 Oaklands Drive, and a single storey rear extension forming an enlargement to bedrooms 1 and 2. Revised plans were received on the 14 June 2000 showing the development at the rear of the dwelling, with the extension set away from the boundary with 19 Oaklands Drive. The revised proposal forms extensions to bedrooms 1, 2 the lounge and provision for a study. The dwelling would be used for three residents with learning difficulties with a carer to support them.

Under the Town and Country Planning (Use Classes) Order 1987, Class C3, use as a dwellinghouse by not more than six residents living together as a single household (including a household where care is provided for residents) is permitted and does not require a change of use. In the case of 20 Oaklands Drive, there would be three residents and a carer, which is not a change of use.

The Town and Country Planning (Use Classes) Order 1987, also states that it is important for Local Planning Authorities to concentrate on the land-use planning considerations when considering a planning application. Therefore, only issues relating to the land-use will be taken into account.

3. **Consultations** –

Original Plans:

- ***Wokingham Town Council*** – Recommend refusal on the grounds that the extension would block off access to the rear garden and garage
- ***Environmental Health*** – No objection
- ***Property*** – No response received
- ***Highways*** - Conditions
- ***Environment Agency*** –No response received
- ***Neighbours*** – 7 letters of objection on the following grounds:
  (Including one from Cllr Tina Marinos)
  - Isolation of the back garden/no access to the rear
  - Disuse of the garage
  - Limited parking space
  - Proximity to adjoining property (number 19)
  - Frontage not in keeping with the street scene
  - Concern over becoming a nursing home & concern of the proposed use of the bungalow

Revised Plans:

- ***Wokingham Town Council*** – No objections
- ***Environmental Health*** – No objections
- ***Property*** – No response received
- ***Highways*** - Conditions
- ***Environment Agency*** – No objection
- ***Neighbours*** – 1 letter of objection on the following grounds:
  - Demolition of the garage
  - No direct access from the study to the lounge
  - Flat roof over the extension
  - Concern over the number of toilets
  - Concerns over the well being of future residents
  - Cost effectiveness of the proposal

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

A. Impact upon neighbouring properties
   South East Area Local Plan policies SBE1 and SBE2
   Wokingham District Local Plan policies WOS3 and WBE1
B. Impact upon the street scene
   South East Area Local Plan policies SBE1 and SBE2
   Wokingham District Local Plan policies WOS3 and WBE1
C. Impact upon highway safety

A. Impact upon neighbouring properties

The proposed extensions (as shown by the revised plans) would be at the rear of the dwelling and be 13.3m in width, extend 2.9m into the rear garden and have flat roof 2.6m in height. Looking at the proposed front elevation, 1.3m of the proposed elevation would be visible as it extends beyond the existing side building line.

The proposed extension would be set 1.5m from the boundary (1.8m fence) with 19 Oaklands Drive. 19 Oaklands Drive is in turn 0.5m from the boundary. The proposed extension would remain approximately 0.5m from the boundary with 21 Oaklands Drive (the same distance as the existing dwellinghouse). Along the boundary with 21 Oaklands Drive there are tall trees and a 1.8m fence extending approximately 3m beyond the existing rear building line. Number 21 is in the region of 1m from the boundary with number 20.

The revised plans are considered to have overcome the residents concerns of the extension being too close to 19 Oaklands Drive (where as the original plans showed a gap of 0.5m with the boundary, the revised plans show a gap of 1.5m). The revised plans also show that the proposed extension would be moved away from the side of 19 Oaklands and places the extension both at the rear of number 20 and behind the main rear building line of number 19.

Due to the fact the proposed extension would now be set away from the boundary with number 19 and the fact that other properties are set back from the shared boundaries with number 20, it is considered that there would be no detrimental impacts by overlooking, overshadowing or through it being overbearing. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene

There was some concern with the original plans that the proposed extensions would not be in keeping with the street scene as the whole frontage would be the full width of the plot and could lead to a terracing effect.

The revised plans show the extension set away from the side boundary with number 19 thereby reducing the width of the dwellinghouse and the impact upon the street scene. The proposed extension is also shown as being located at the rear of the dwelling. This would therefore reduce the prominence of the extension upon the street scene as only 1.3m of the extension would be visible when viewed from the front. Additionally, in setting the extension away from the boundary with number 19, there would be access into the rear garden – this has addressed concerns of the residents that the rear garden would be isolated with no access from the front of the property.

Materials would match those of the main dwelling house i.e. facing brickwork to match the existing and the reuse of existing UPVC windows. Whilst the use of flat roofs is not always considered to be appropriate, in this case, the majority of the proposal is at the rear of the dwelling and therefore not visible from the main Oaklands Drive. 1.3m of the extension would be visible from the road, but it is considered that the small projection beyond the existing side building line would have no adverse negative impacts.

Taking into account all of the above, it is considered that there would be no detrimental impacts upon the street scene and therefore no conflict with development plan policies.

C. Impact upon highway safety
The property has 3 bedrooms, therefore in order to satisfy the Council's parking standards, there needs to be the provision for 2 off-road parking spaces. Even with the existing garage being demolished, there would still be provision for 2 off-road car parking spaces within the curtilage of the property, thereby satisfying the Council's requirements. Both the original and revised plans satisfied the Council's parking standards. A letter received from the Community Team on 26 May 2000 stated that the residents of 20 Oaklands Drive would have one car between them and that the carer would have a car, this would therefore not exceed the standards of parking set by the Council. Provided that this space remains available for parking, there would be no detrimental impacts upon highway safety.

5. **Conclusion** -
The proposed development is not considered to have any adverse negative impacts upon the street scene, neighbouring properties nor highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking 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.

4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing (00.009 drawing 04) submitted to the Local Planning Authority on 14 June 2000 showing alterations to the position of the extension.

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

2. To ensure a satisfactory external appearance.

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

4. For the avoidance of doubt.

Natalie Brown



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Development Control Section, Environmental Services, Wokingham District Council.
19 July 2000

Scale: 1 : 1250

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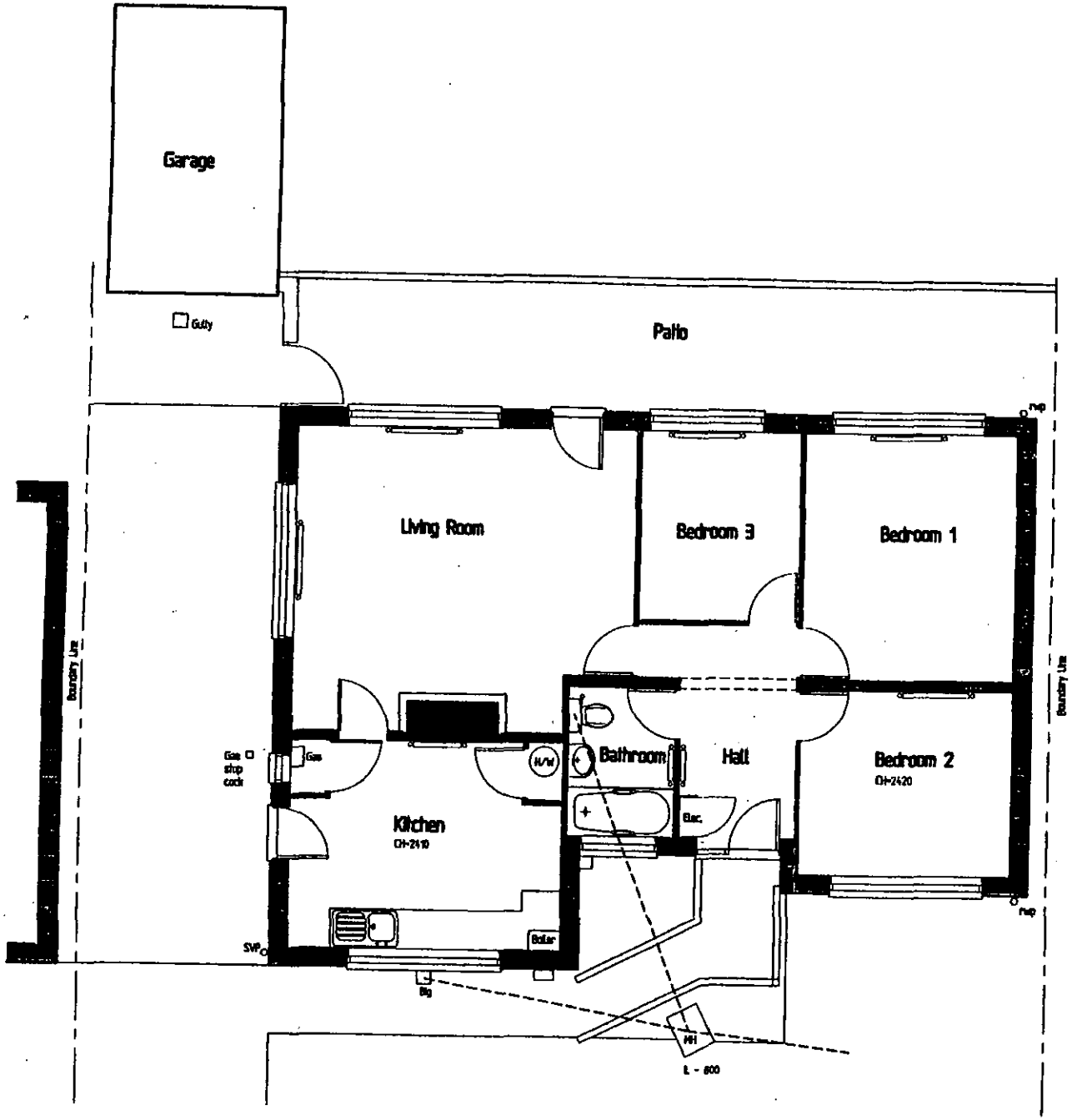


Survey Floor Layout Plan

EXISTING PLANS

PROPOSED ALTERATIONS TO 20 OAKLANDS DRIVE WOKINGHAM

SURVEY FLOOR PLAN

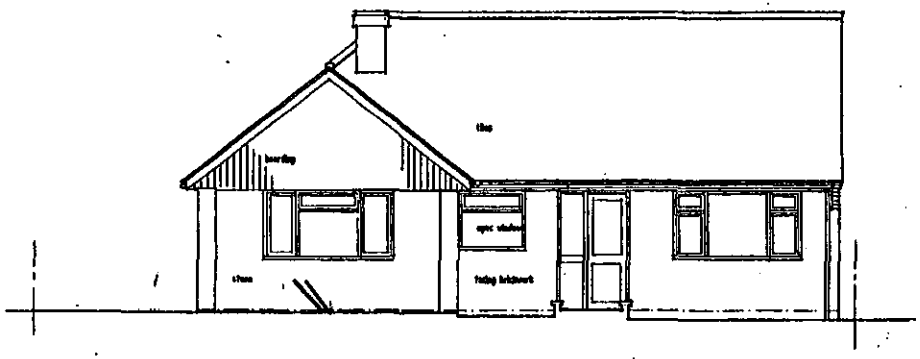
Job No.	Dwg No.	Status
00.009	01	1:50
Drawn by	Checked by	Date
		Mar 00

MICHAEL J PATTERN ASSOCIATES

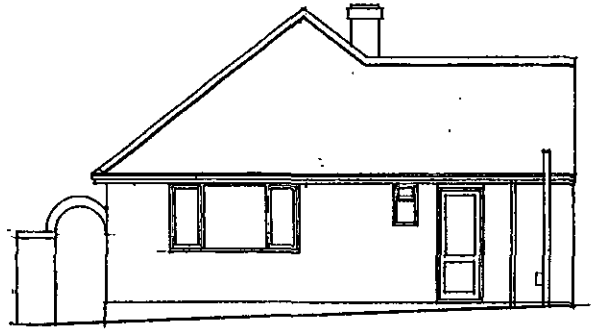
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS

ALPHA HOUSE
HIGH STREET
CROWTHORNE
BERKSHIRE
RG45 7AD
TEL. 01344-762776
FAX 01267-241933

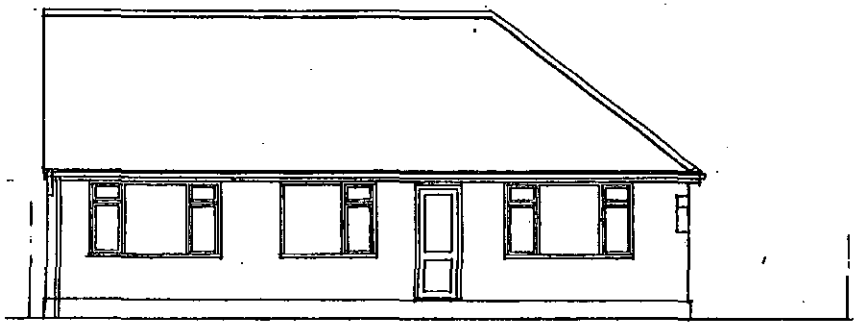
THE STUDIO
GROVE COTTAGE
LLANSTEFFAN
CARMARTHENSHIRE
SA33 5JG
TEL. 01267-241991
FAX 01267-241933



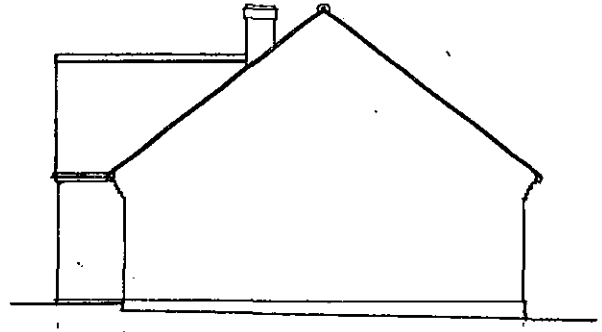
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

687

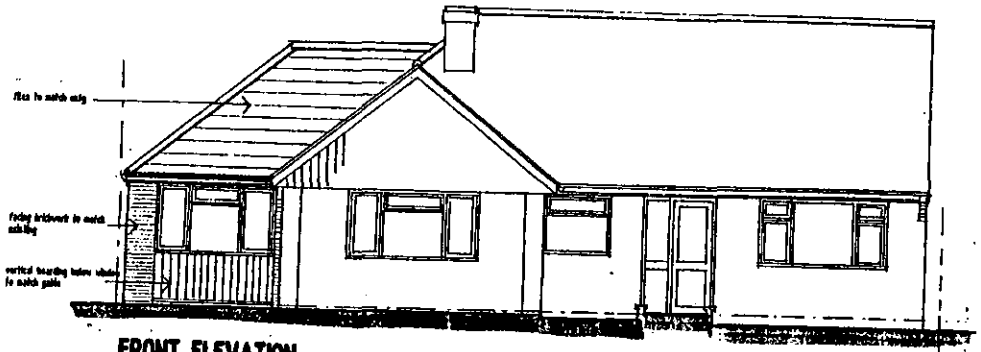
PROPOSED ALTERATIONS TO 20 OAKLANDS DRIVE WOKINGHAM

SURVEY ELEVATIONS

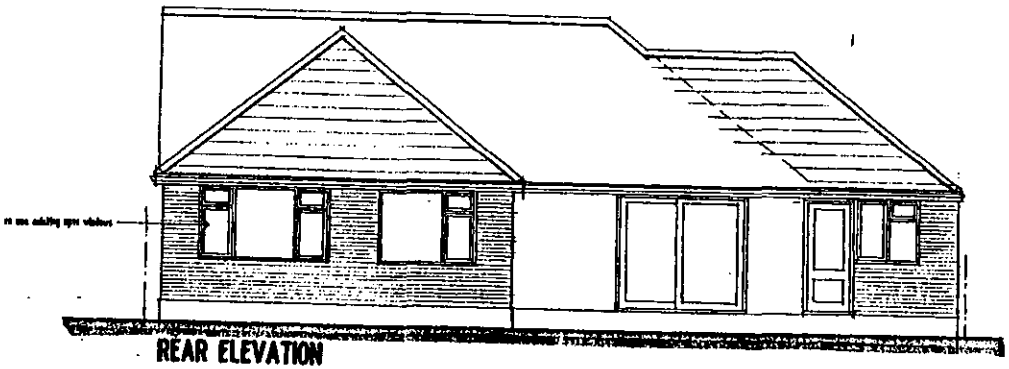
Job No.	Dwg No.	Status
00.009	02	
Drawn by	Checked by	Date
		Mar 09

MICHAEL J PATTERN ASSOCIATES
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS
ALPHA HOUSE, HIGH STREET, CROWTHORNE, BERKSHIRE, RG45 7AD
THE STUDIO, GROVE COTTAGE, LLANSTEFFAN, CARMARTHENSHIRE, SA33 5JG

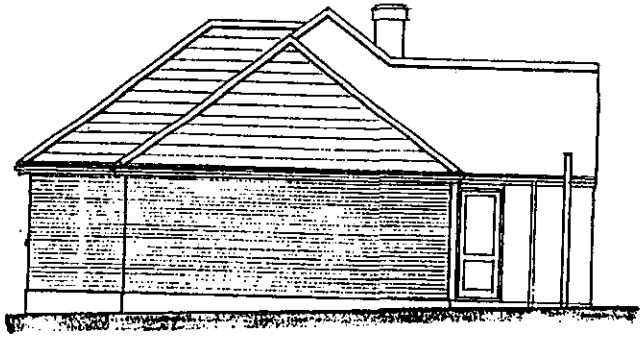
EXISTING PLANS



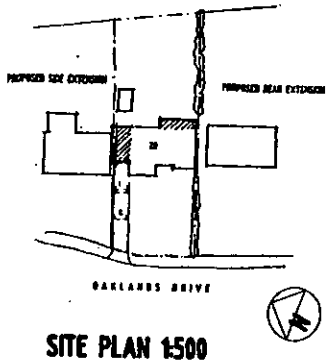
FRONT ELEVATION



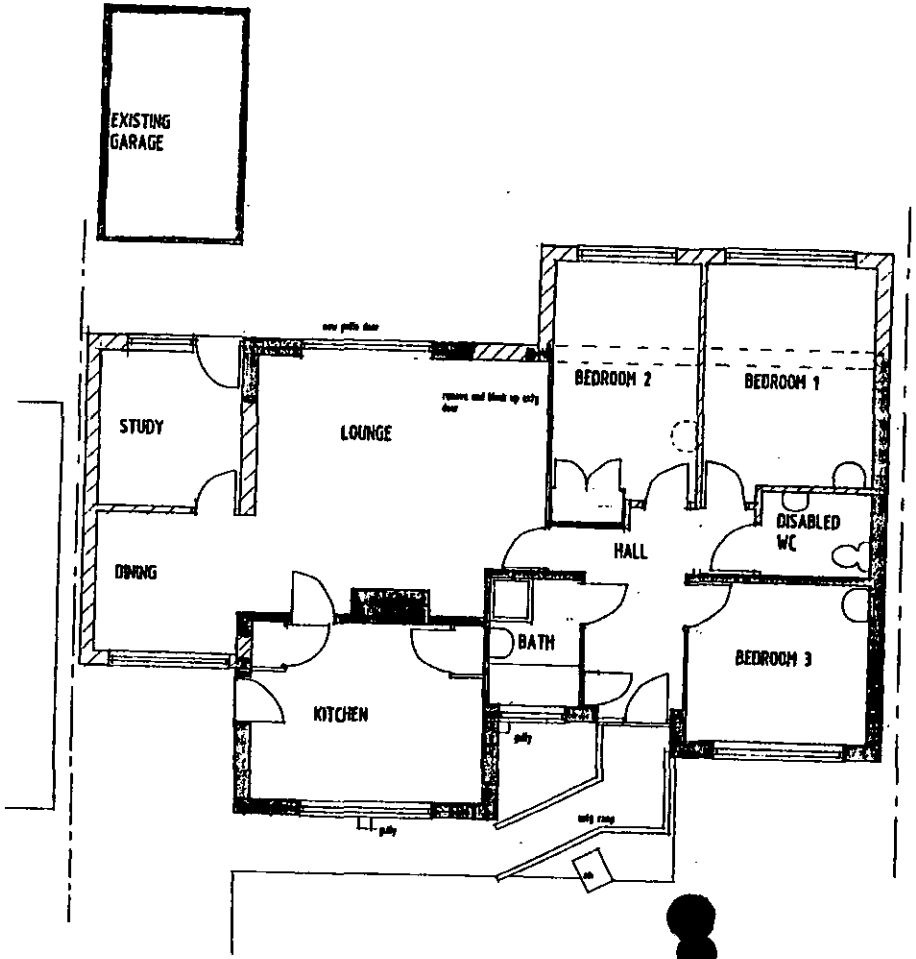
REAR ELEVATION



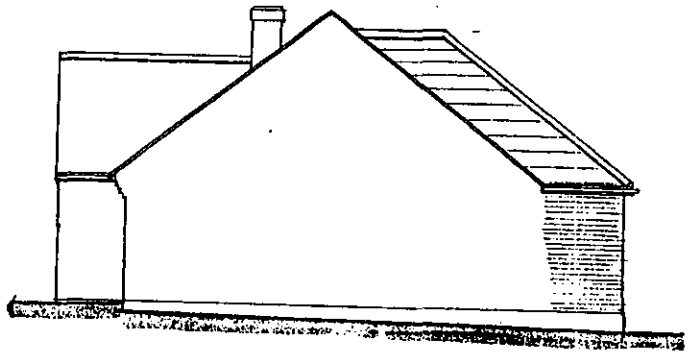
SIDE ELEVATION



SITE PLAN 1:500



GROUND FLOOR PLAN



SIDE ELEVATION

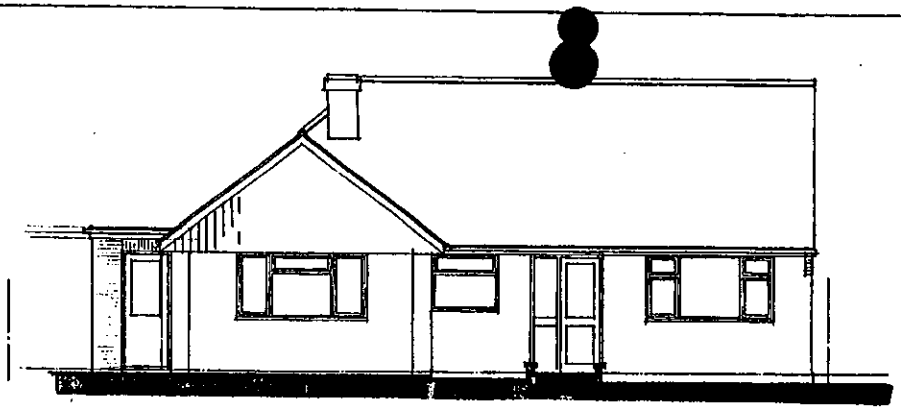
PROPOSED ALTERATIONS TO
20 OAKLANDS DRIVE
WOKINGHAM

SCHEME PROPOSALS

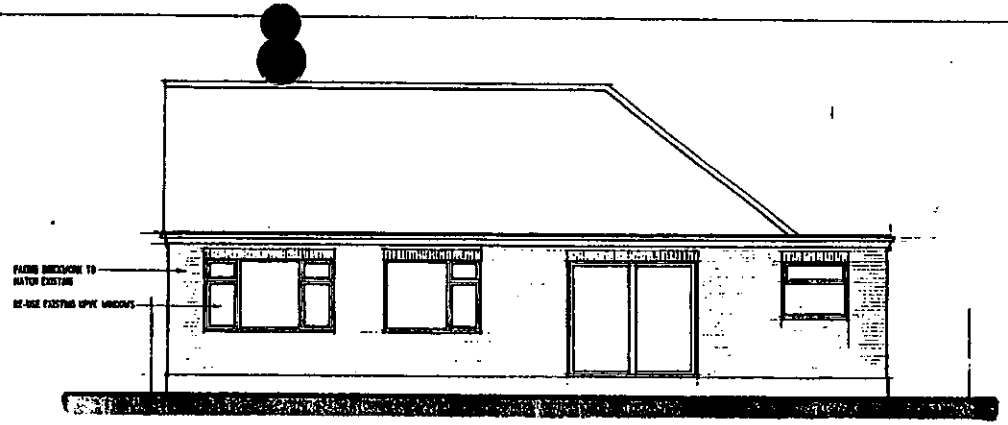
Job No. 00.009	Dwg No. 03	Scales 1:50 1:500
Drawn by	Checked by	Date Mar 00

MICHAEL J PATTERN ASSOCIATES
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS
ALPHA HOUSE HIGH STREET
THE STUDIO GROVE COTTAGE

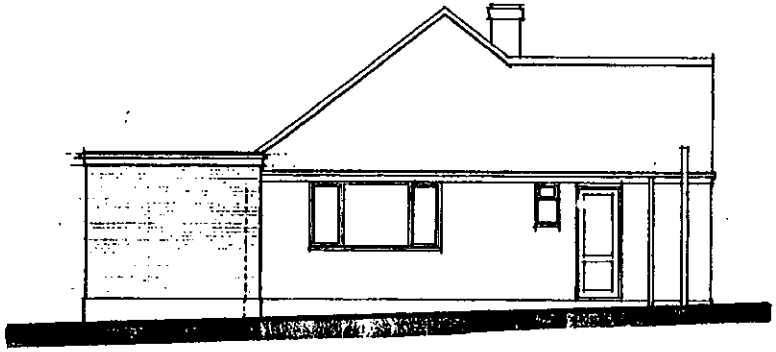
ORIGINAL PLANS



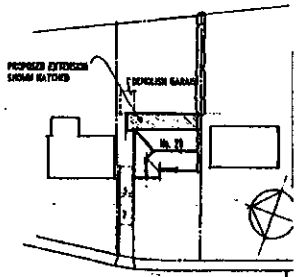
FRONT ELEVATION



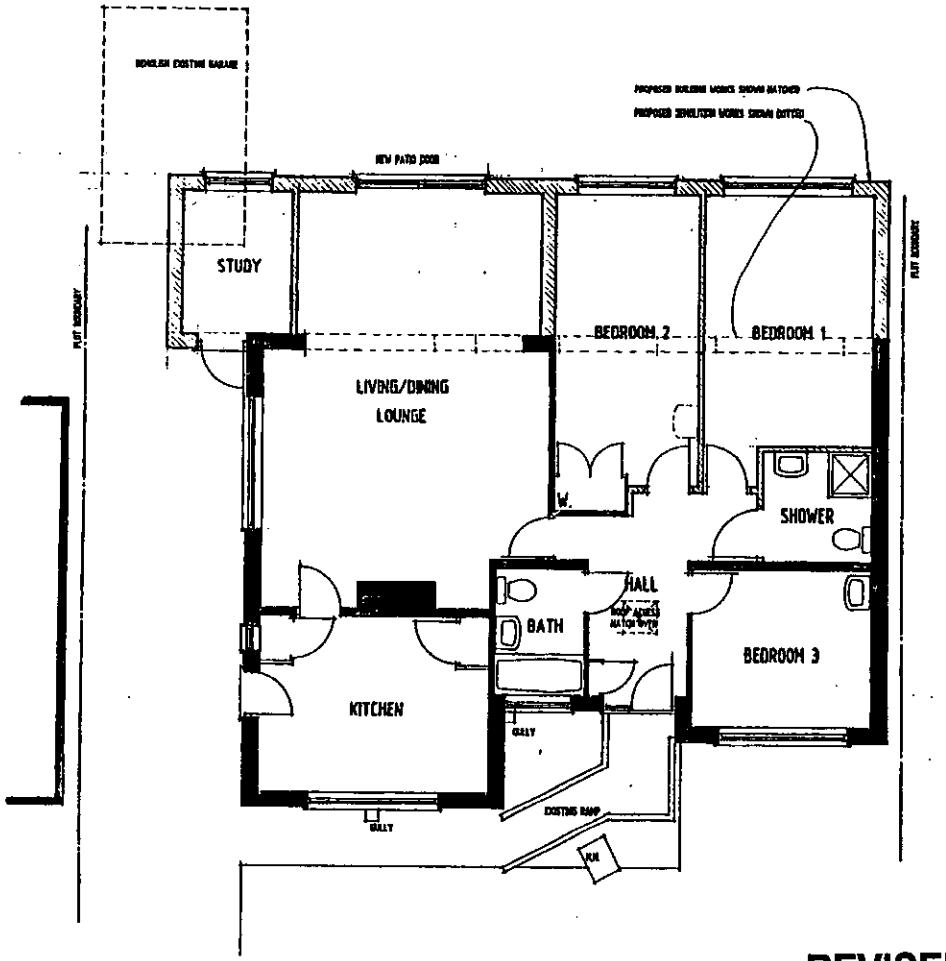
REAR ELEVATION



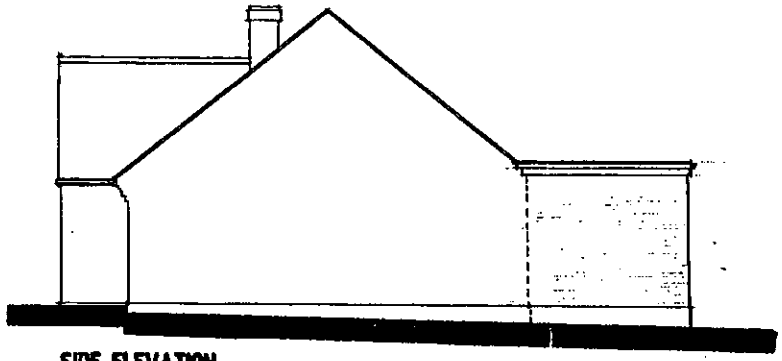
SIDE ELEVATION



SITE LAYOUT



FLOOR PLAN



SIDE ELEVATION

1136

REVISED PLAN

MICHAEL J PATTERN ASSOCIATES

STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS

ALPHA HOUSE
HIGH STREET
CROWTHORNE
BERKSHIRE
RG45 7AD
TEL. 01344-762776
FAX 01867-341933

TUB STUDIO
GROVE COTTAGE
LEANSTEFFAN
CARMARTHENSHIRE
BA33 5JG
TEL. 01267-241991
FAX 01267-341933

PROPOSED ALTERATIONS TO
No. 20 OAKLANDS DRIVE
WOKINGHAM BERKS.
Job No. 00.009 Drg. 04

REVISED PLANS

689

WEST BERKSHIRE PRIORITY CARE SERVICE NHS TRUST

2nd Floor
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2AG

Wokingham Community Team For People With A Learning Disability
covering Earley, Woodley and Wokingham Localities

0118 9746832
0118 9776244

PLANNING SERVICES | HPT 2890
POL | TLS
DC ✓ NB | ENF
26 MAY 2000
COPIES TO: | ACK:
FILE:

Pb/ld/ean/Oaklands

MEMORANDUM

TO: Natalie Brown, Case Office, Planning Department, WDC

CC: Residents at Oaklands Drive
Herrington & Carmichael, Solicitors

FROM: Pat Brecknock, Adult Service Manger, WDC
Louise Deacon, Care Manager, WDC

DATE: 25 May 2000

Re: **20 Oaklands Drive**

Thank you for bringing to our attention the concerns the residents at Oaklands Drive have raised. We will try to address these concerns.

1. The concerns regarding the side extension to the property have been duly noted. We have asked the architect to address this and new plans are currently being drawn up.

2. The three residents that are going to be residing at the property will each be tenants of the Council, in their own right.

3. The house will not "change use", it will not be a nursing home or a registered care home.

4. When the residents of 20 Oaklands Drive are in the property, there will be carers supporting them.

5. The residents will have one car to share between the three of them. There will also be a carer who will have a car. Therefore, we do not anticipate there being difficulty in parking facilities.

6. The three residents that will be living at 20 Oaklands Drive have a learning disability but no mobility problems. They do not use wheelchairs.

[redacted]d Mouring who is employed by Wokingham District Council is the Building [redacted]ontract Officer for the property. He can be contacted on 9793129.

[redacted]Louise Deacon is the Care Manager/Social Worker who is supporting the residents through their move. She will not be residing at the property. She can be contacted on 9746832.

We hope this answers some of the concerns raised by the residents of Oaklands Drive. If we can be of further assistance, please do not hesitate to contact us.

Pat Brecknock

Pat Brecknock
Adult Service Manager

Louise Deacon.

Louise Deacon
Care Manager

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 685	WB
COPIES TO:	ACK:

17 Oaklands Drive,
Wokingham,
Berks, RG41 2SA
5th May 2000

Chief Planning Officer,
Planning Dept
Wokingham District Council
Shute End

Re Planning Application F/2000/1136 Case Officer Ms N Brown,

Dear Sir/Madam

As a near resident to the bungalow, at 20 Oaklands Drive, which is the subject of the above Planning Application I am writing to make my objections to the plan as it is shown on the following points.

1) We have had no notification of this planning application- eg no red notice has been seen.
2) The proposed use of the bungalow- from a dwelling, adapted for a family with a severely disabled son to, effectively a residential home for the disabled is not in keeping with the residential nature of the estate.
3) The plans, as shown, involve the complete isolation of the back garden. This isolation would make access for window cleaners, mowers and fire brigade impossible.
4) The plans mean there will be total disuse of the garage and limitation of the parking space, if there are to be 3 residents and a carer one could reasonably expect there to be a need for four parked cars. It should be noted that the road outside is very narrow and cannot cope with parked cars, so all vehicles must be on the drive.
5) The plan shows such a close proximity to the adjoining house that not only would building be difficult but repairs to the existing house would be made impossible.
6) A different plan layout (see other extended houses on the estate) would give more useful space within the house without losing the use of the back garden and compromising the parking situation.

I request that all these points are considered and specific alterations made to accommodate my very real concerns.

I have to face the possibility of loss of value of my property unless some alterations are made with all these points in mind.

I have no specific objection to living close to disabled people- I worked with profoundly handicapped children for a number of years- but I think it essential that, in altering an existing property for their use, maximum appropriateness is utilised in making the adaptation (this does not seem to be the case in this situation) and full consideration is given to obtaining the goodwill of the neighbours of the development. If 'care in the community' is to work you must have the community with you.

I look forward to hearing from you, with the option to discuss changes which will meet these objections.

Yours faithfully,

Nina A Preston

Nina A Preston.

Copies to John Redwood MP Tina Marinos Diane King.

OBJECTIONS TO ORIGINAL PLANS

By Hand 05/05

PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS 0755	NB
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

A.V. Coleman
19 Oaklands Drive,
Wokingham
Berks
RG41 2SA
4th May 2000

Ref. Planning Application No F/2000/1136. Case Officer Miss. N. Brown

Registration of objections to the proposed alterations to 20 Oaklands Drive.

Dear Miss Brown,

We visited your Dept today to find out about the above alterations. We are very disturbed to learn that you intend to seek permission to extend the building across it's drive to within 10cms of the boundary fence. This is so near to our bungalow,we will not be able to maintain our gutters or eaves on that side, as there will only be about 4ins between the gutter and the new wall and just about 15ins for access.

In addition to the above there are other considerations.

1. Our property value will fall considerably, as it will, but for a few inches, become virtually a semi detached bungalow
2. The proposed frontage of the altered property will not be in keeping with the rest of the properties in the cul de sac. It will cover the whole ground from fence to fence. No access to the rear, most peculiar and in our opinion an eyesore.
3. The bungalow has housed a family with a very disabled son in the past 20 yrs or so and it was no problem. Now we understand it will house three disabled with a carer. This therefore will no longer be a domestic dwelling, more of a nursing home,
4. Due to the very close proximity of the property to, our bedroom we feel quite unsafe. It is a fire hazard. Especially with occupants that need so much extra supervision regarding fire prevention.

We hope that the board will give our objections due consideration. We have lived here since 1960 and are enjoying our retirement, which we hope will not be spoiled by the above. There must be a more sensible way of providing an office and dining room , without encroaching so near to us. eg Why not extent out from the rear, along side the garage, as we have done. There would be plenty of light from the side windows and though the dining room to the lounge. You could even demolish the old concrete garage, which is an eyesore anyway and build a new one a little further down. This way you would be able to utilise the whole of the rear on the house for you proposed extension. It would not spoil the character of the bungalow. Your carers would have secure garaging. A much better plan in our opinion and worthy of your consideration

Yours sincerely

A.V. Coleman

693

OBJECTIONS TO ORIGINAL PLANS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0745	NB
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

5 Oaklands Drive,
Wokingham,
Berks, RG41 2SA.
5th May 2000

Chief Planning Officer,
Planning Dept
Wokingham District Council
Wokingham Berks.

Re Planning Application F/2000/1136 Case Officer Ms N Brown.

Dear Sir/Madam

I live opposite 20 Oaklands Drive and I was dismayed **today** to learn of the above planning application. I am writing to make my objections to the plan as it is shown on the following points.

1) There has, to my knowledge, been no notification of this planning application- eg no red notice has been seen.
2) The proposed use of the bungalow- from a dwelling, adapted for a family with a severely disabled son to, effectively a residential home for the disabled is not in keeping with the residential nature of the estate.
3) The plans, as shown, involve the complete isolation of the back garden. This isolation would make access for the **fire brigade**, window cleaners and mowers impossible.
4) The plans mean that there will be total disuse of the garage and limitation of the parking space, if there are to be 3 residents and a carer one could reasonably expect there to be a need for four parked cars. It should be noted that the road outside is very narrow and cannot cope with parked cars, so all vehicles must be on the drive.
5) The plan shows such a close proximity to the adjoining house that not only would building be difficult but repairs to the existing house would be made impossible.
6) A different plan layout (see other extended houses on the estate) would give more useful space within the house without losing the use of the back garden and compromising the parking situation.

I have no specific objection to living close to disabled people. However, I request that all these points are considered and specific alterations made to the plans **before further work is carried out**, in order to accommodate my very real concerns. Notification to all residents in the Close and a red application sign is the least that we could have expected from the Council.

I have to face the possibility of loss of value of my property unless some alterations are made with all these points in mind.

I look forward to hearing your comments regarding these objections.

Yours faithfully,

George Spence.

OBJECTIONS TO ORIGINAL PLANS

PLANNING SERVICES	
POL	
DC	
APP	
CS 0155	NB
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

A.V. Coleman
19 Oaklands Drive,
Wokingham
Berks
RG41 2SA
9 May 2000

Ref. Planning Application F/2000/1136

Dear Miss Brown

Further to my letter of the 4th I have the following observations to bring to your notice.

1. In the absence of the normal orange planning notices, my neighbours have complained to your Dept and they were told that I had been informed by letter. I have never received such a letter. I file all letters of import and there is no such letter in my files. Was it addressed to me A V Coleman ? At 19 Oaklands? Some letters go to Oaklands Business Park!! Mr O Evans at 21 received a letter. He is even older than me and did not mention it till last week. He is not well in any case.
2. Plans in your file F/2000/1136. These plans do not show clearly the very close proximity of the proposed extension to No 20. ie. The plan does not show my eaves or guttering that come right up to the boundary fence, hence there would only be 4ins (10Cms) between my gutter and the wall. This is my main objection I will not be able to maintain that side of my house. Could this be pointed out at the committee meeting, which I will be attending?
3. So far I have been unable to ascertain which Dept of the council is having the above work done. I receive the Brick Wall treatment. Your counter staff have gone to great lengths to assure me there is no preferential treatment for another dept. of the council. They refer me to the Agent Michael Pattern. Your planning file shows a completely incorrect telephone number ie. 01344 762766. When I did manage to find him, his office assure me there is no point in involving them, as they are only the Agents that will have the work carried out for the council. Another dead end!! For your records the correct tele numbers are. 01344 762776 and 01267 241991.
4. After delivering my letter on the 5th I could not help noticing that the social worker that helped the architect to design the alterations and who will be living there arrived taking many photographs of the property!!! Coincidental?
5. We have tried hard to settle this matter on a Good Neighbour basis but so far have failed. Unfortunately we are being forced to involve Councillors, members of parliament and any other agency that will help. We feel that there is a case for us to be able to access our property to service and repair, what ever the rules.

Yours Sincerely
A.V. Coleman
A.V.Coleman

695

PS: I NOTE TENANT SERVICES ON PART 1 REGISTER. I WI TRY THEM.
P.S. I note PT 1 Register Sect 8. Car Parking provision NO DETAILS. IN FILE.

OBJECTIONS TO ORIGINAL PLANS

PLANNING SERVICES	RPT 29.7.
POL	T&S
DC	ENV
APP	
CS	
09 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1136

Proposal: Proposed single storey side and rear extensions to dwelling.

Site Address: 20 Oaklands Drive, Wokingham.

Applicant: Wokingham District Council Tenant Services C/O Michael J Pattem Associates.

Your observations are required in respect of this application by **08/05/2000**

Recommend refusal - If the extension is built it would block off the rear garden; the access to the existing garage and access for the emergency . Access to the rear is only through the house. The existing side entrance could be considered to be only temporarily blocked.

SIGNED: _____ **DATE:** 08/05/00

CLERK TO Wokingham Town Council

OBJECTIONS TO ORIGINAL PLANS

6 Oaklands Drive
Wokingham
Berkshire
RG41 2SA

8th May 2000

PLANNING SERVICES | MPT
TLS
SNF
APP
ACS 045 WB
15 MAY 2000
COPIES TO: ACK
FILE:

Chief Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sir,

Re: Planning Application F2000/1136
Case Officer: Ms N. Brown

I feel I must protest at the back door methods being used by the Council regarding number 20 Oaklands Drive.

It was stated by the Planning Officer that a red notice had been posted with regard to the proposed extension of the above property. I have never seen a notice and, with my son being interested in the possible purchase of the property, I have kept a closer eye than most. I have also noticed that work has been going ahead as if it were all cut and dried and a mere formality.

The cul-de-sac in which we live is a most unlikely place to find a council property and even more unlikely to find a home for the disabled. The change would mean altering the whole nature of the property. If it was used by a family with a disabled relative as before, I feel that this would be quite acceptable. However, I am informed that the tenants would be unrelated, with a carer. I would also like to know more about the type of disability that the prospective residents would have, mental or physical disabilities etc. As long standing residents of the close, I think we have the right to know this before we make a stronger stand against this proposal.

Yours faithfully

A Peachey

Mr. A. Peachey

OBJECTIONS TO ORIGINAL PLANS

reply

PLANNING SERVICES REF 29345
POL
DC NB
APP
CS
15 MAY 2000
COPIES TO:

Our Reference: PAS/AW/EVA.3.2

Your Reference:

HERRINGTON & CARMICHAEL solicitors

8 Shute End, Wokingham, Berkshire, RG40 1BL
Telephone: (0118) 9780017 DX 33504 Wokingham
Fax: (0118) 9774698
Web Address:
www.herrington-carmichael.com
E-mail Address:
info@herrington-carmichael.com
Also at
Camberley and Aldershot

We do not accept service of documents by e-mail

Planning Department
WOKINGHAM DISTRICT COUNCIL
DX 33506 WOKINGHAM

ref 2000/1136?

12 May 2000

Dear Sirs

Re: MR OWEN EVANS - 21 Oaklands Drive Wokingham

We act for Mr Owen Evans of 21 Oaklands Drive Wokingham.

Mr Evans is in poor health and a neighbour has contacted us concerning building works which are currently being carried out on the neighbouring property which we think is number 19 or 20 Oaklands Drive. We are informed that apparently the property is owned by your Council and is to be extended and to accommodate disabled persons. The neighbour assures us that the appropriate planning notice have not been posted and they are most concerned at the current development and have pointed out that this may devalue our client's property.

As we have already mentioned Mr Evans is quite poorly at present and we do not wish to worry him in this regard but as the matter has been brought to our notice we feel honour bound to make further enquiries.

We should be grateful if you will kindly let us know the nature of the renovation works and extensions to be carried out on the Council's property and we would also be grateful for information concerning the intentions of the use of the property.

The information we have been given is that the property is to be used as a residential home for the disabled. From the writer's knowledge of these properties they are very small and cannot imagine that more than 3 to 4 disabled persons could possibly be accommodated in the property and it is our assumption that it is your Council's Social Services Department's intention perhaps to re-home a family of disabled persons and no more but obviously the local residents are very worried and concerned in what they regard as a "change of use".

OBJECTIONS TO ORIGINAL PLANS

Partners: J. A. Job, LL.B. Miss F. J. Tierney, B.A. B. J. Crick, LL.B. A. Holden, B.A.
Solicitors: R. Isbell
Legal Executives: P. Smith, *F.Inst. Lex.* A. Massey, *F.Inst. Lex*
Practice Manager: M. Peaty, F.C.A.

INVESTOR IN PEOPLE

This firm is regulated by the Law Society in the conduct of investment business

2.

Any information you can give us in regard to the Council's intention for the above property would be greatly appreciated.

Yours faithfully

HERRINGTON & CARMICHAEL

OBJECTIONS TO ORIGINAL PLANS

16/5/00 No 20 Oaklands Drive

Boundary between 12 + 20 needs to be wider to allow for separate access to rear of property

Trie Morris

17 Oaklands Drive,
Wokingham,
Berks, RG41 2SA
26th June 2000

PLANNING SERVICES	MPT
POL	TLS
DC	DF
APP	
ASA	
28 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

Chief Planning Officer,
Planning Dept
Wokingham District Council
Shute End

Re Planning Application F/2000/1136 Case Officer Ms N Brown,

Dear Ms Brown,

Thank you for letting me know that the above plans have been revised. This morning we have been to see them. We would like to make the following comments 1) on the plans themselves and 2) on the social and financial implications.

1) The move from the side to the rear of the planned extension meets some of my earlier objections. However
   a) placing the study across the existing driveway and demolishing the existing garage removes all possibility of garage parking in the future, should the property be sold to revert to its originally intended use. Future use should be considered as there are major financial considerations involved.
   b) The study shows no direct access to the house. As it is intended as the carers base it would seem necessary that there should be a door from this room directly into the lounge diner- as in the original drawing.
   c) The plan shows a flat roof to all of the extension. This will involve the Council in ongoing expense over the coming years as flat roofs need replacing every ten years or so. It is also difficult to maximise heat efficiency with this building method and conversely the rooms can become very warm in summer months.
   d) We note that there are only two toilets. With three independent clients and a carer, though this may be a statutory minimum, in practice this seems to be rather sparse.

2) In making the above comments this does not negate my other concerns about the development of a 'care' home in a residential area. Although I appreciate that it is important that people with learning difficulties have a **right** to live as 'normally' as possible, I believe that all **rights** carry **responsibilities.** The situation with people with learning difficulties is that they are unable to take all of those responsibilities and need support and help to meet the simplest of them. As this costs vast sums of money it is essential that the maximum value is obtained from the support provided. It is my understanding (and my experience in another venue) that well meaning attempts to integrate people with learning difficulties into the community frequently creates great stress and unhappiness in the clients. From the secure pattern of life that they have become used to, into a hostile and often lonely world is no improvement. They miss the friends that they have made. The activities, daytime and evening, possible in a group become much more difficult to arrange. A group of three clients, with only one carer, could become a danger to all in the event of sickness, frustration or confrontation.

   It was my understanding that the theory of care in the community has come under question in recent months- I understood that there were to be political questions about it on the basis that a)it is not cost effective and b) it does not meet the needs of either clients or the community in the best way. Certainly as a rate and tax payer I feel that there are better ways to meet the needs of people who are not gifted with the basic skills to survive.

   The financial question looms large in my thinking. The costs involved in making this extension (estimate in excess of £22,000) balanced by the current value of the house (around £200,000 in todays

market, plus the ongoing running costs of both the bungalow and care of clients suggests to me that there must be more economical ways of meeting the needs of the clients.

I would be grateful if you would consider all of these points before proceeding with the planning Application, passing my second points to the appropriate department.

Yours sincerely,

Nina A Preston.

N. A Preston

Copy to Councillor Tina Marinos and RT Hon John Redwood.

OBJECTIONS TO REVISED PLANS

PLANNING SERVICES | APP 31356
POL | ELS
DC | ENF
APP |
CS |
04 JUL 2000
COMMENTS TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1136

Proposal: Proposed single storey side and rear extensions to dwelling

Site Address: 20 Oaklands Drive, Wokingham.

Applicant: Wokingham District Council Tenant Services C/O Michael J Pattem

Your observations are required in respect of this application by **03/07/2000**

No objection to new plans showing changes - deleting side extension and increasing size of rear extension – Drawing no 4

SIGNED: _____ **DATE:** 23/06//00

CLERK TO Wokingham Town Council

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1136

Applicant : Wokingham District Council Tenant Services C/O Michael J Pattern Associates.

Location : 20, Oaklands Drive, , Wokingham.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	2/5

Yes 11/5

4/7 – Revised SN.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/03/2000

Earliest Date for Decision : 08/05/2000

Latest Consultation Date/Site Notice Expiry Date : 08/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

Env Health: 10/4 – no objections 22/6 - no objections (to revisions).

Property :

Highways : 2/5 – condition · 27/6 - conditions (for revisions)

Env Agency: Revisions 29/6 – no objections.

Access Officer: 11/5 – no objs (spoke to previous – no reqs for revisions).

Wokingham TC: 9/5 - recommends refusal.
4/7 → no objections to revisions

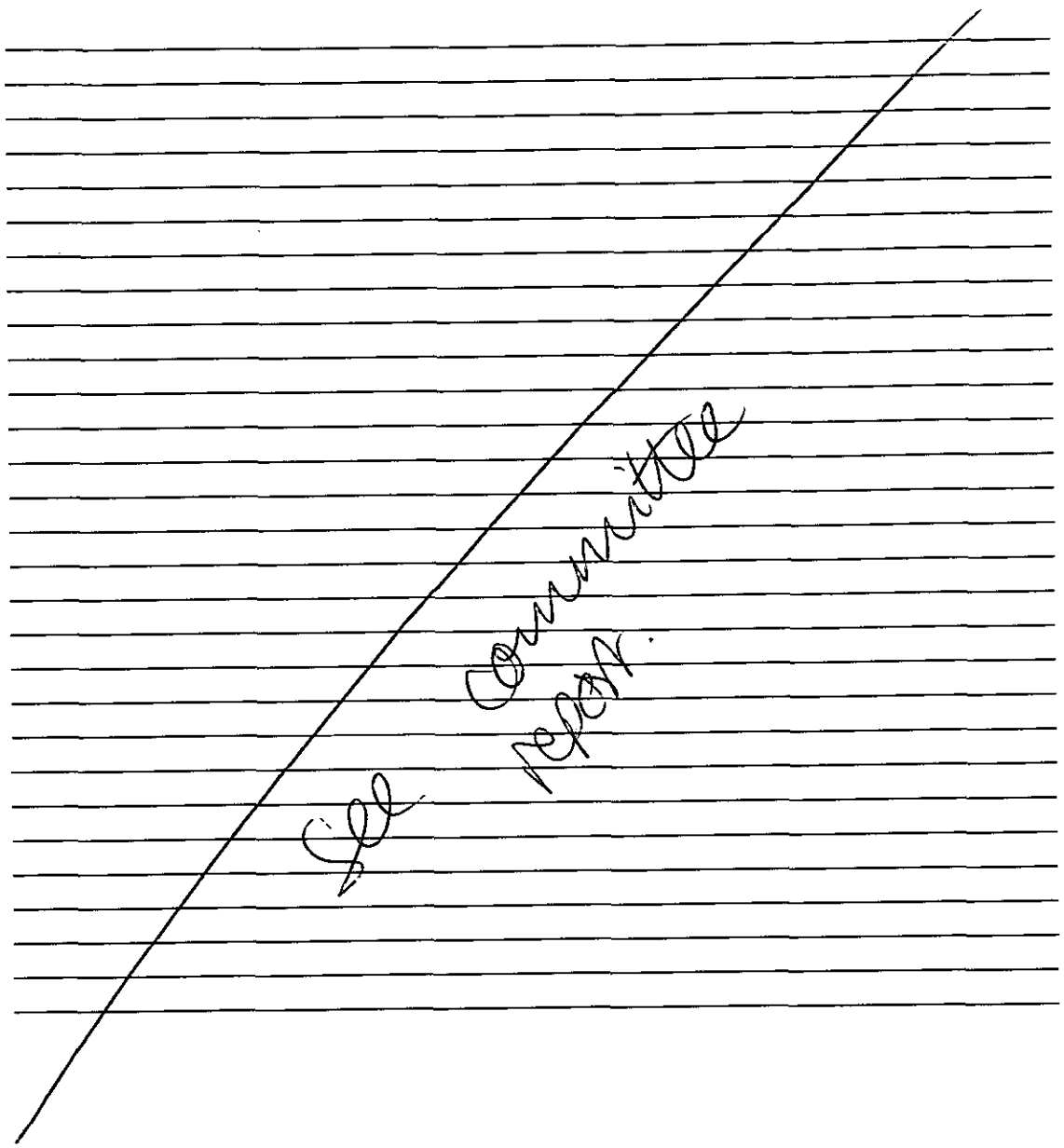
Neighbours/SN: 5, 17, 19 Oaklands DNE (9/5) - objections
19 Oaklands (9/5) - objections
28/6 (revisions) 7 Oaklands - objections.
6 Oaklands (15/5).
21 Oaklands (15/5).

Planning Issues : (1D'd Ltd)

Revisions rec: 14/6.

Application Number: F/2000/1136

Appraisal :



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

Application Number F/2000/1136
Conditions/Reasons for Refusal

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

SC01 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

SC53 2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

SC23 3. The area shown on the permitted drawings for vehicle parking 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.

SC04 4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing (00.009 drawing 04) submitted to the Local Planning Authority on 14 June 2000 showing alterations to the position of the extension.

REASONS

SR02 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

SR12 2. To ensure a satisfactory external appearance.

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

4. For the avoidance of doubt.

Informative
The applicant is advised that an internal door will be required between the living room and proposed study, to provide a satisfactory means of escape.

~~Natalie Brown~~

6-8-1

RECORD OF SITE VISIT

SITE ADDRESS: 20 Oaklands Drive Wokingham.

APPLICATION NUMBER: F/2000/1136

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? No. 11/5 - Displayed by case officer - commenced by 13/5

2. DESCRIPTION OF SURROUNDINGS

Residential
Bungalows.
Some 2. storey houses.

△ 4/7 revised SN on lamp post outside of dwelling

3. DESCRIPTION OF SITE/BUILDING

White UPVC double glazed windows
SIDE EXTN: will face Nº 19. At present - side elev = door, small ob. glazed window & large window. (There are no windows in side elev of Nº 19).
REAR EXTN: will be along boundary with Nº 21.
Patio area app 2m from bungalow.
Rear extn. will not be full width

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.
Nº 21 app 1m beyond Nº 20).

5. SITE CONSTRAINTS

TREES (boundary with Nº 21)

ACCESS/PARKING 2 cars on driveway? (Prob 4 without extn + garage space, which will not be accessable due to extn).

LEVELS

BOUNDARY TREATMENT Part 1.8m fence app 3m from b'line with Nº 21).
1.8m fencing with Nº 19 (garage at Nº 20 30cm from boundary?)
low hedging at rear

OTHERS

and v. tall trees - conifers (?).

Applicationo	Name & Address
F/2000/1136	Mr G Spence 5 Oaklands Drive Wokingham RG41 2SA
F/2000/1136	Ms N Preston 17 Oaklands Drive Wokingham RG41 2SA
F/2000/1136	A Coleman 19 Oaklands Drive Wokingham RG41 2SA
F/2000/1136	A V Coleman 19 Oaklands Drive Wokingham RG41 2SA
F/2000/1136	Mr A Peachey 6 Oaklands Drive Wokingham RG41 2SA

App approved,
Letter sent 24/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 MAR 2000
Officer: NAB	Application No. F/2000/1136

Map No. 2SB Site ...0.06...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING

Location: 20 OAKLANDS DRIVE

Parish: WOKINGHAM Ward: Evendons
14.4.2000

Applicant: WDC Tenant Services
Transfered from TO70P 4940

Fee Received 95-00 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			

NO HISTORY card.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 200m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property cl. house	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:

no pre-apps.

NEIGHBOURS:

S/N + 20, 21, 19, 8 + 9 Oakland's Drive

11, 13 + 15 molly millars lane

PLANNING SERVICES UNIT 31356
POL LS
DC INF
APP
CS
04 JUL 2000
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1136

Proposal: Proposed single storey side and rear extensions to dwelling

Site Address: 20 Oaklands Drive, Wokingham.

Applicant: Wokingham District Council Tenant Services C/O Michael J Pattern

Your observations are required in respect of this application by **03/07/2000**

No objection to new plans showing changes - deleting side extension and increasing size of rear extension – Drawing no 4

SIGNED: _____ **DATE:** **23/06//00**

CLERK TO Wokingham Town Council

Our ref: SP\2000\001932/001
Your ref: F/2000/1136

Date: 27th June 2000

ENVIRONMENT AGENCY

31176

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Natalie Brown

Dear Madam

PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS AT 20 OAKLANDS DRIVE, WOKINGHAM

Thank you for your letter dated 19 June 2000 which was received on 21 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/16/25.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 802 678	Close	Molly Millers Lane

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

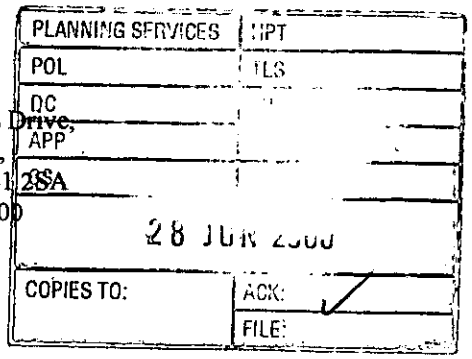
Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully



pp **Sarah Paxman**
Development Planning Officer

17 Oaklands Drive,
Wokingham,
Berks, RG41 2SA
26th June 2000



Chief Planning Officer,
Planning Dept
Wokingham District Council
Shute End

Re Planning Application F/2000/1136 Case Officer Ms N Brown,

Dear Ms Brown,

Thank you for letting me know that the above plans have been revised. This morning we have been to see them. We would like to make the following comments 1) on the plans themselves and 2) on the social and financial implications.

1) The move from the side to the rear of the planned extension meets some of my earlier objections. However
   a) placing the study across the existing driveway and demolishing the existing garage removes all possibility of garage parking in the future, should the property be sold to revert to its originally intended use. Future use should be considered as there are major financial considerations involved.
   b) The study shows no direct access to the house. As it is intended as the carers base it would seem necessary that there should be a door from this room directly into the lounge diner- as in the original drawing.
   c) The plan shows a flat roof to all of the extension. This will involve the Council in ongoing expense over the coming years as flat roofs need replacing every ten years or so. It is also difficult to maximise heat efficiency with this building method and conversely the rooms can become very warm in summer months.
   d) We note that there are only two toilets. With three independent clients and a carer, though this may be a statutory minimum, in practice this seems to be rather sparse.

2) In making the above comments this does not negate my other concerns about the development of a 'care' home in a residential area. Although I appreciate that it is important that people with learning difficulties have a **right** to live as 'normally' as possible, I believe that all **rights** carry **responsibilities.** The situation with people with learning difficulties is that they are unable to take all of those responsibilities and need support and help to meet the simplest of them. As this costs vast sums of money it is essential that the maximum value is obtained from the support provided. It is my understanding (and my experience in another venue) that well meaning attempts to integrate people with learning difficulties into the community frequently creates great stress and unhappiness in the clients. From the secure pattern of life that they have become used to, into a hostile and often lonely world is no improvement. They miss the friends that they have made. The activities, daytime and evening, possible in a group become much more difficult to arrange. A group of three clients, with only one carer, could become a danger to all in the event of sickness, frustration or confrontation.

   It was my understanding that the theory of care in the community has come under question in recent months- I understood that there were to be political questions about it on the basis that a)it is not cost effective and b) it does not meet the needs of either clients or the community in the best way. Certainly as a rate and tax payer I feel that there are better ways to meet the needs of people who are not gifted with the basic skills to survive.

   The financial question looms large in my thinking. The costs involved in making this extension (estimate in excess of £22,000) balanced by the current value of the house (around £200,000 in todays

market, plus the ongoing running costs of both the bungalow and care of clients suggests to me that there must be more economical ways of meeting the needs of the clients.

I would be grateful if you would consider all of these points before proceeding with the planning Application, passing my second points to the appropriate department.

Yours sincerely,

Nina A Preston.

N. A Preston

Copy to Councillor Tina Marinos and RT Hon John Redwood.

Date: 19 June 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1136

Location: 20, Oaklands Drive, Wokingham.

Proposal: Proposed single storey side and rear extensions to dwelling.

Applicant: Wokingham District Council Tenant Services C/O Michael J Pattern Associates.

Case Officer: Natalie Brown

The new plans show the following: Changes to single storey extension – extension now at rear of dwelling. Drawing no 4.

Comments are required by 03/07/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Approved with condition(s) reason(s)

SC:23 (INSERT: PARKING)

SR:06.

Stephanie Knowles.

22/06/00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 21/06/00

---

20 OAKLANDS DRIVE, WOKINGHAM F/2000/1136

Having considered the above application, I have no objections or comments to make.

30878

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

John Mullaney
Environmental Health Officer

Date: 19 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1136

Location: 20, Oaklands Drive, Wokingham.

Proposal: Proposed single storey side and rear extensions to dwelling.

Applicant: Wokingham District Council Tenant Services C/O Michael J Pattern Associates.

Case Officer: Natalie Brown

The new plans show the following: Changes to single storey extension – extension now at rear of dwelling. Drawing no 4.

Comments are required by 03/07/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

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

App No. f/2000/1136 (Planaps) / (Ludhouse) Date Rec. 14/06/2000

Location: 20 Oaklands Drive

Parish Wokingham

Applicant: WDC Tenant Services

Description of attached plans ~~Single storey extension at rear is now at rear~~ changes to single storey extension - extension now at rear of dwelling

Drawing No's: Job No 00.009, Drawing 4.

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: Env Health
Property
Env. Agency
Cllr Tina Marinos

		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: 5-22 Oaklands Drive (odd + even). ~~8, 9, 11, 13, 15, 20, 21, 17, 19, 5, 6~~, Herrington + Carmichael Solicitors, 11, 13 + 15 Molly Millars Lane

Date for Responses 14 Days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice (Y) / N ✓ (for revised plans).

New Description

CASE OFFICER NB

Consultations Sent by Admin. on 19.06.85

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2000/1136

Proposal:
Single storey rear extension – amended description.

Location:
20, Oaklands Drive, 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 30/06/2000. 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

15 June 2000

Revised Plans

Alpha House, High Street, Crowthorne, Berkshire RG45 7AD
Tel: 01344- 762776 Fax: 01267- 241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

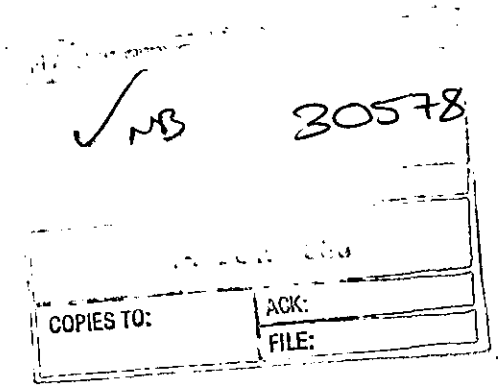
The Studio, Grove Cottage, Llansteffan, Carmarthen SA33 5JG
Tel: 01267-241991 Fax: 01267-241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

Please reply to:- LLANSTEFFAN

MICHAEL J. PATTERN ASSOCIATES

Structural and Civil Engineering Consultants

Planning Department
Wokingham District Council
Civic Offices
P.O. Box 155
Shute End
Wokingham
Berkshire RG40 1WR



REVISED PLAN
1136

13 June 2000

Our Ref: MJP/mp/00.009

Attn: Natalie Brown

Dear Madam

20 OAKLANDS DRIVE, WOKINGHAM, BERKSHIRE

Further to our Planning Application on the above dated 27 March 2000 and our subsequent discussions, we enclose the following revised drawing, for your information and approval.

1. Drawing 00.009/04 Revision A - Plans and Elevations

We trust you find the enclosed satisfactory, however, should you require any further information at this stage, then please do not hesitate to contact the undersigned.

Yours faithfully

Michael J. Pattern

Enc:

c.c. Rodney Mouring
Louise Deacon
Jackie Turnbull

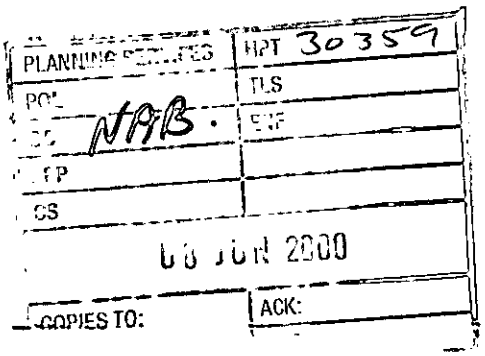
Alpha House, High Street, Crowthorne, Berkshire RG45 7AD
Tel: 01344- 762776 Fax: 01267- 241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

The Studio, Grove Cottage, Llansteffan, Carmarthen SA33 5JG
Tel: 01267-241991 Fax: 01267-241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

Please reply to:- LLANSTEFFAN

MICHAEL J. PATTERN ASSOCIATES

Structural and Civil Engineering Consultants



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

5 June 2000

Our Ref: MJP/mp/00.009

Attn: Natalie Brown

Dear Madam

20 OAKLANDS DRIVE, WOKINGHAM, BERKSHIRE (Appn. No. F/2000/1136)

Further to our telephone conversation on 2 June 2000, we write to confirm your preference to 'Option A' of the revised scheme to the above.

We will now revise our drawings accordingly and send revised copies within the next few days.

Yours faithfully

Michael J. Pattern

c.c. Mr. R. Mouring (WDC - Tenant Services)

Our ref: SP\2000\001611\001
Your ref: F/2000/1136

Date: 1st June 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	RPT 30178
POL	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Natalie Brown

Dear Madam

SIDE AND REAR EXTENSIONS - 20 OAKLANDS DRIVE, WOKINGHAM

Thank you for your letter dated 14 April 2000 which was received on 18 April 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/25**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informative should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 802 678	adjacent	Molly Millars Lane	no information held

This landfill has already been built on, and given the type of development proposed I would only recommend the inclusion of adequate ventilation beneath the floor slab of the proposed extensions.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Michael J Pettern Assocs, Alpha House, High St, Crowthorne, Berks RG45 7AD

Alpha House, High Street, Crowthorne, Berkshire RG45 7AD
Tel: 01344- 762776 Fax: 01267- 241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

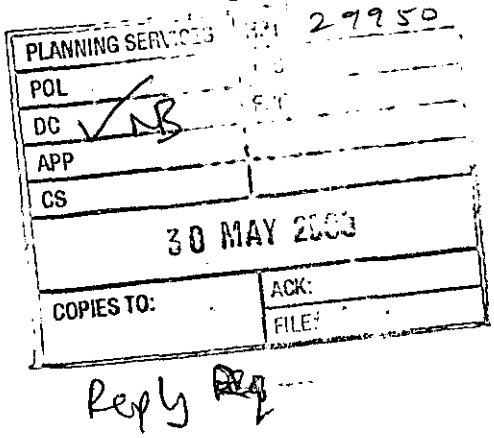
The Studio, Grove Cottage, Llansteffan, Carmarthen SA33 5JG
Tel: 01267-241991 Fax: 01267-241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

Please reply to:-

LLANSTEFFAN

MICHAEL J. PATTERN ASSOCIATES

Structural and Civil Engineering Consultants



Mr. R. Mouring
Wokingham District Council
Tenant Services
Waterford House
Erftstadt Court
Wokingham
Berkshire RG40 2YF

26 May 2000

Our Ref: MJP/mp/00.009

Dear Rodney

20 OAKLANDS DRIVE, WOKINGHAM, BERKSHIRE

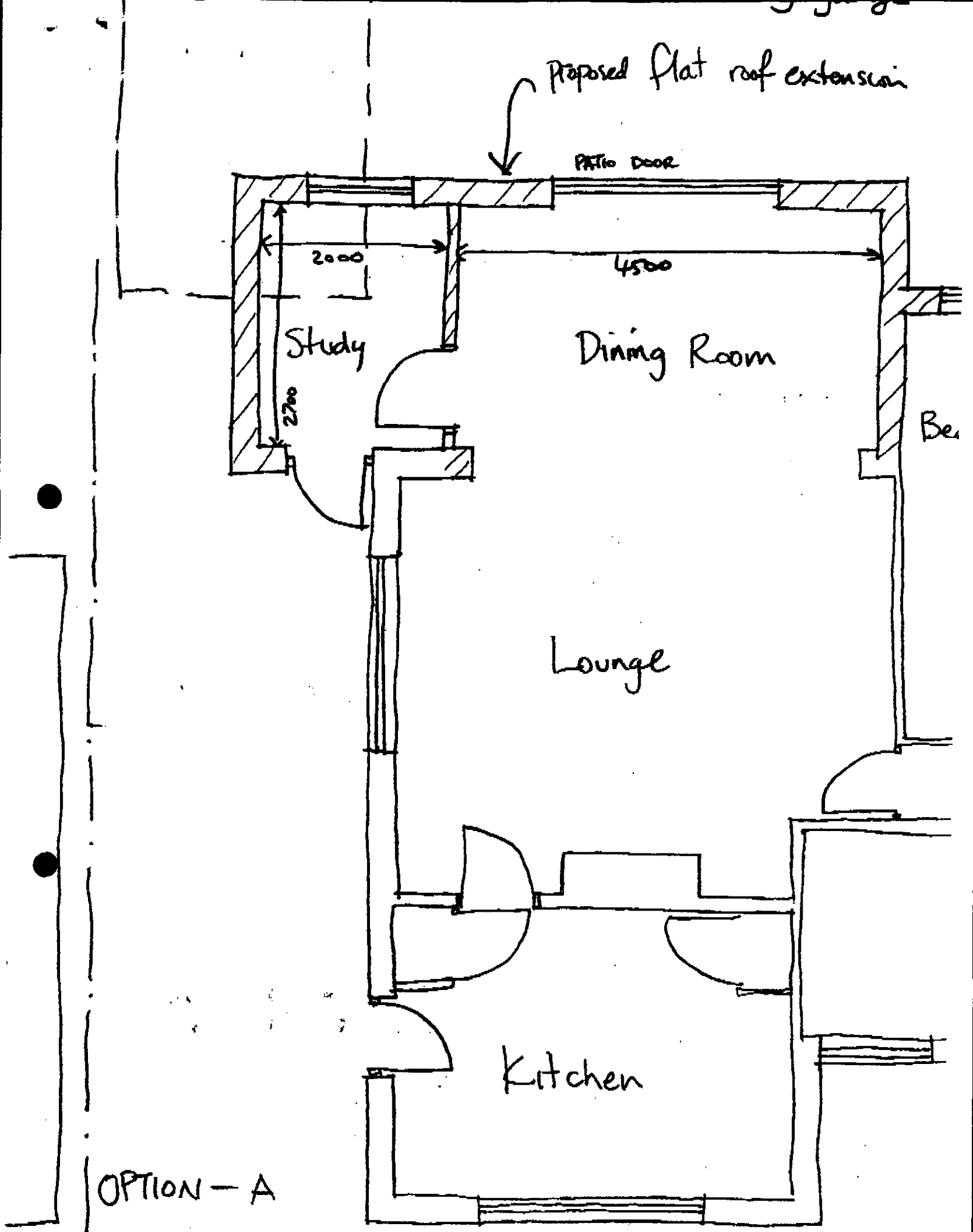
Further to our recent discussion with Natalie Brown of Wokingham District Council, Planning Department, please find enclosed, for your information, two alternative schemes. Perhaps, when you have had a chance to peruse the enclosed, we can then discuss this further.

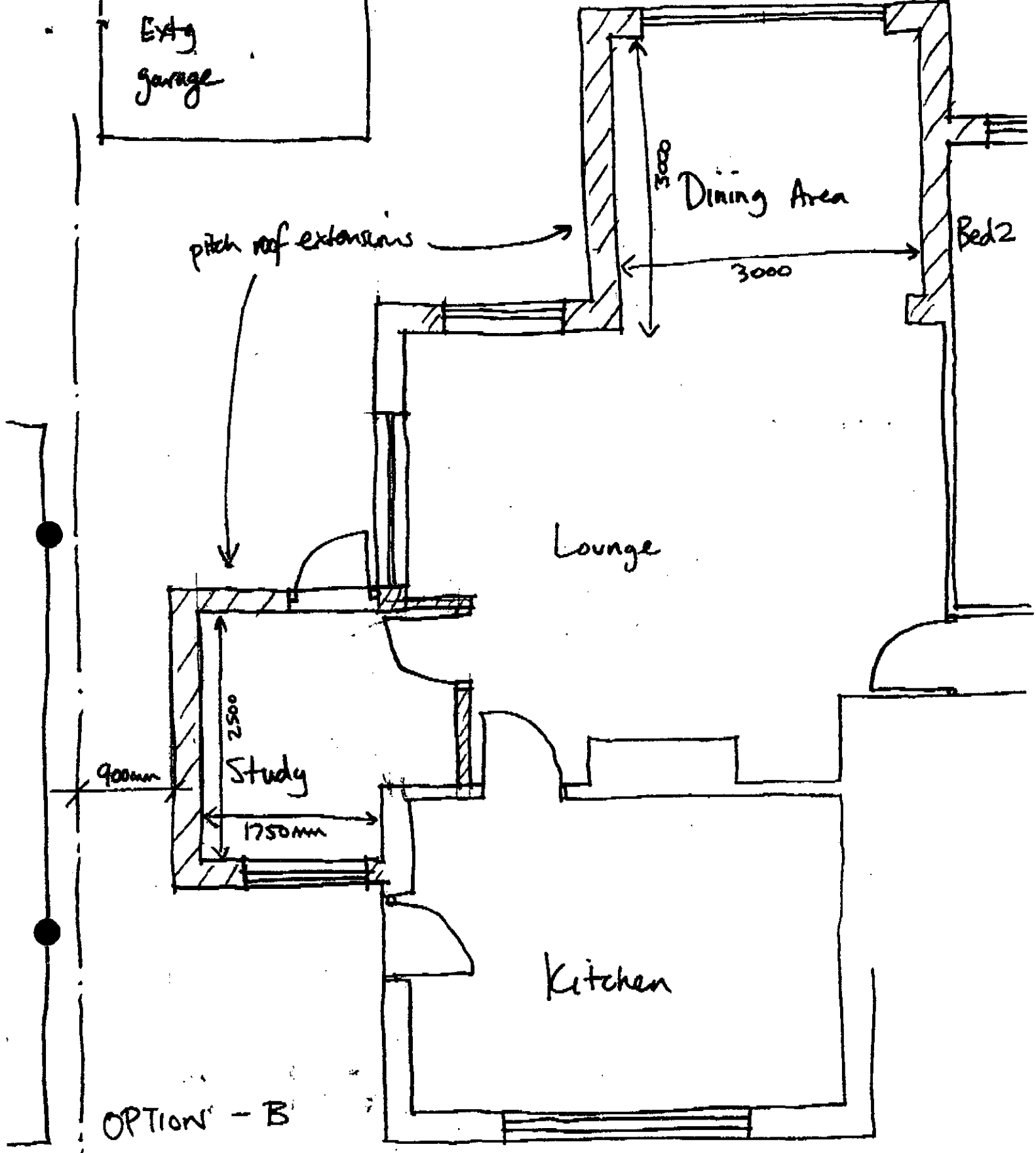
Yours sincerely

Michael J. Pattern

Encs:

c.c. Louise Deacon
Jackie Turnbull
Natalie Brown


Proposed flat roof extension
PATIO DOOR
2000
4500
Study
2700
Dining Room
Lounge
Kitchen
OPTION – A


Extg garage
3000
Dining Area
Bed2
pitch roof extensions
Lounge
2500
900mm
Study
1750mm
Kitchen
OPTION - B

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 26 May 2000
My ref: NB/F/2000/1136

Councillor Tina Marinos
10 Wildcroft Drive
Wokingham
RG40 3HY

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 Marinos,

20 OAKLANDS DRIVE, WOKINGHAM

With reference to the planning application at the above address, please find enclosed a copy of the memorandum sent to me by 'Wokingham Community Team For People With A Learning Disability',

Yours sincerely

NAB

Natalie Brown
(Case Officer)

Enc.

West Berkshire Priority Care Service NHS Trust

2nd Floor
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2AG

Wokingham Community Team For People With A Learning Disability
covering Earley, Woodley and Wokingham Localities

☎ 0118 9746832
🖷 0118 9776244

PLANNING SERVICES | HPT 29890
POL | TLS
DC ✓ NB | ENF
26 MAY 2000
COPIES TO: | ACK:
FILE:

Pb/ld/ean/Oaklands

MEMORANDUM

TO: Natalie Brown, Case Office, Planning Department, WDC

CC: Residents at Oaklands Drive
Herrington & Carmichael, Solicitors

FROM: Pat Brecknock, Adult Service Manger, WDC
Louise Deacon, Care Manager, WDC

DATE: 25 May 2000

Re: **20 Oaklands Drive**

Thank you for bringing to our attention the concerns the residents at Oaklands Drive have raised. We will try to address these concerns.

1. The concerns regarding the side extension to the property have been duly noted. We have asked the architect to address this and new plans are currently being drawn up.

2. The three residents that are going to be residing at the property will each be tenants of the Council, in their own right.

3. The house will not "change use", it will not be a nursing home or a registered care home.

4. When the residents of 20 Oaklands Drive are in the property, there will be carers supporting them.

5. The residents will have one car to share between the three of them. There will also be a carer who will have a car. Therefore, we do not anticipate there being difficulty in parking facilities.

6. The three residents that will be living at 20 Oaklands Drive have a learning disability but no mobility problems. They do not use wheelchairs.

7. Rod Mouring who is employed by Wokingham District Council is the Building Contract Officer for the property. He can be contacted on 9793129.

8. Louise Deacon is the Care Manager/Social Worker who is supporting the residents through their move. She will not be residing at the property. She can be contacted on 9746832.

We hope this answers some of the concerns raised by the residents of Oaklands Drive. If we can be of further assistance, please do not hesitate to contact us.

Pat Brecknock
Adult Service Manager

Louise Deacon
Care Manager

Natalie Brown

From: Natalie Brown
Sent: 19 May 2000 11:14
To: Rod Mouring
Cc: Louise Deacon; 'Michael Pattern'
Subject: RE: Proposed Alteration to 20 Oakland's Drive

I can confirm that there have been a number of objections to the application at 20 Oaklands Drive. A copy of all letters have been sent to Louise Deacon.

Cllr Tina Marinos has become involved and was concerned over the closeness of the side extension facing 19 Oaklands Drive, and asked that it be set back to allow access to the rear garden of 20 and to allow 19 to maintain the side of its property.

I hope that the above information is of use to you. I will be contacting the agent in due course with regard to revisions to the scheme.

Natalie Brown

-----Original Message-----
From: Rod Mouring
Sent: Friday, May 19, 2000 10:17 AM
To: Natalie Brown
Cc: Louise Deacon; 'Michael Pattern'
Subject: Proposed Alteration to 20 Oakland's Drive

I am overseeing the above proposed works, and our architect has informed me that there are a lot of objections to this scheme namely its proposed usage.

Can you confirm this, and also which Councilor has become involved.

The objection regarding the proximity to the boundary has been taken into account and if for no other reason than "acting as a good neighbor" an alternative / adapted scheme is being drafted.

Please can you shed any light on the above.

Regards

Rod Mouring

Building Contract Officer

Tel 0118 979 3129

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 19 May 2000
My ref: NB/F/2000/1136
Your ref: PAS/AW/EVA.3.2

Herrington and Carmichael Solicitors
8 Shute End
Wokingham
Berks
RG40 1BL

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 Sirs,

APPLICATION: F/2000/1136
SITE: 20 OAKLANDS DRIVE

I refer to your letter received on the 15 May 2000 with reference to the above.

The application at 20 Oaklands Drive is for two extensions. A small rear extension 6.5m width and will extend 1.8m from the existing rear building line along the boundary with 21 Oaklands Drive. There is also a proposed side extension facing number 19 Oaklands Drive which will be 2.8m width (taking it to within 10cm of the boundary with number 21), and will be 6m in length.

I displayed a site notice myself on 11 May 2000 on the lamppost at the front of the property, with the time for any comments or objections extended to 18 May 2000.

The use of the bungalow will be for the accommodation of people with disabilities and a carer – which itself does not require planning permission. The Town and Country Planning Uses Classes Order 1987 (as amended) permits the use of a dwelling for the accommodation of up to 6 adults living together in a single household, even when an element of care is provided.

We are currently in discussions over revising the extensions – all objectors, neighbours and yourselves will be notified of any revised schemes we receive.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the above number.

Yours faithfully

Natalie Brown
(Case Officer)

file copy .

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown

My Ref: F/2000/1136

Ext: 6492

Date: 19/05/00

To: Louise Deacon
CTPLD
Wellington House

RE: 20 OAKLANDS DRIVE, WOKINGHAM

Please find enclosed all letters of objection received with regard to the above planning application.

Natalie Brown

16 15 00 No 20 Oaklands Drive

Boundary between 19 + 20 needs to be wider to allow for separate access to rear of property

Tire Marine

reply

PLANNING SERVICES REF 29345
POL
DC NB
APP
CS
15 MAY 2000
COPIES TO:

Our Reference: PAS/AW/EVA.3.2

Your Reference:

HERRINGTON & CARMICHAEL
solicitors

Planning Department
WOKINGHAM DISTRICT COUNCIL
DX 33506 WOKINGHAM

ref 2000/1136?

8 Shute End, Wokingham, Berkshire, RG40 1BL
Telephone: (0118) 9780017 DX 33504 Wokingham
Fax: (0118) 9774698
Web Address:
www.herrington-carmichael.com
E-mail Address:
info@herrington-carmichael.com
Also at
Camberley and Aldershot

We do not accept service of documents by e-mail

12 May 2000

Dear Sirs

Re: MR OWEN EVANS - 21 Oaklands Drive Wokingham

We act for Mr Owen Evans of 21 Oaklands Drive Wokingham.

Mr Evans is in poor health and a neighbour has contacted us concerning building works which are currently being carried out on the neighbouring property which we think is number 19 or 20 Oaklands Drive. We are informed that apparently the property is owned by your Council and is to be extended and to accommodate disabled persons. The neighbour assures us that the appropriate planning notice have not been posted and they are most concerned at the current development and have pointed out that this may devalue our client's property.

As we have already mentioned Mr Evans is quite poorly at present and we do not wish to worry him in this regard but as the matter has been brought to our notice we feel honour bound to make further enquiries.

We should be grateful if you will kindly let us know the nature of the renovation works and extensions to be carried out on the Council's property and we would also be grateful for information concerning the intentions of the use of the property.

The information we have been given is that the property is to be used as a residential home for the disabled. From the writer's knowledge of these properties they are very small and cannot imagine that more than 3 to 4 disabled persons could possibly be accommodated in the property and it is our assumption that it is your Council's Social Services Department's intention perhaps to re-home a family of disabled persons and no more but obviously the local residents are very worried and concerned in what they regard as a "change of use".

Partners: J. A. Job, LL.B. Miss F. J. Tierney, B.A. B. J. Crick, LL.B. A. Holden, B.A.
Solicitors: R. Isbell
Legal Executives: P. Smith, *F.Inst. Lex.* A. Massey, *F.Inst. Lex*
Practice Manager: M. Peaty, F.C.A.

INVESTOR IN PEOPLE

This firm is regulated by the Law Society in the conduct of investment business

Any information you can give us in regard to the Council's intention for the above property would be greatly appreciated.

Yours faithfully

HERRINGTON & CARMICHAEL

6 Oaklands Drive
Wokingham
Berkshire
RG41 2SA

PLANNING SERVICES	NPT
	TLS
	ENF
APP	
CS OBS	NB
15 MAY 2000	
COPIES TO:	ACK:
	FILE:

8th May 2000

Chief Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sir,

Re: Planning Application F2000/1136
Case Officer: Ms N. Brown

I feel I must protest at the back door methods being used by the Council regarding number 20 Oaklands Drive.

It was stated by the Planning Officer that a red notice had been posted with regard to the proposed extension of the above property. I have never seen a notice and, with my son being interested in the possible purchase of the property, I have kept a closer eye than most. I have also noticed that work has been going ahead as if it were all cut and dried and a mere formality.

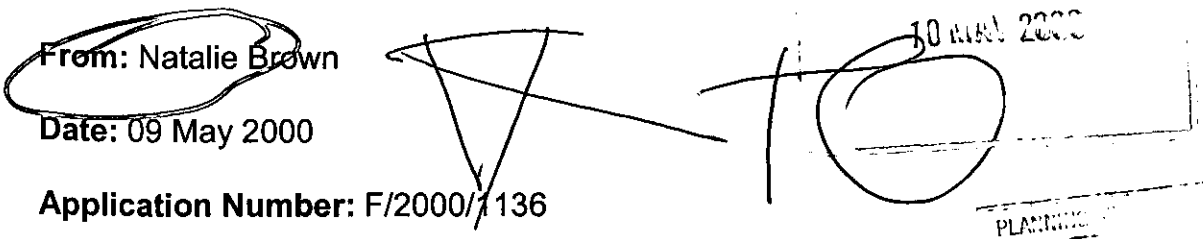
The cul-de-sac in which we live is a most unlikely place to find a council property and even more unlikely to find a home for the disabled. The change would mean altering the whole nature of the property. If it was used by a family with a disabled relative as before, I feel that this would be quite acceptable. However, I am informed that the tenants would be unrelated, with a carer. I would also like to know more about the type of disability that the prospective residents would have, mental or physical disabilities etc. As long standing residents of the close, I think we have the right to know this before we make a stronger stand against this proposal.

Yours faithfully

A Peachey

Mr. A. Peachey

To:
Access Officer - Building Control
F.A.O. Duncan Garrett



From: Natalie Brown

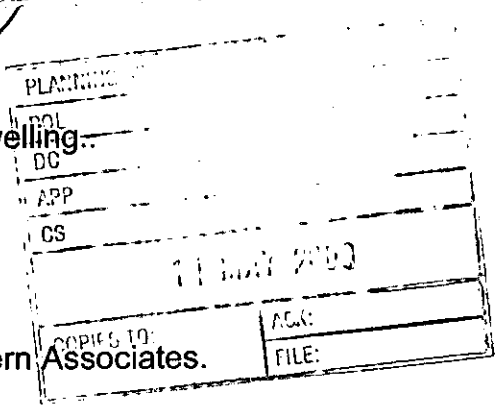
Date: 09 May 2000

Application Number: F/2000/1136

Proposal: Proposed single storey side and rear extensions to dwelling.

Site Address:
20, Oaklands Drive, , Wokingham.

Applicant:
Wokingham District Council Tenant Services C/O Michael J Pattern Associates.



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

Per our discussion
no to my Remit.

PART 1 REGISTER

Environmental Services

For office use only
Application number: 01.MAR2000 1136

Householder planning application form

WOKINGHAM DISTRICT COUNCIL

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

1	Your name Address and postcode Phone number	WOKINGHAM DISTRICT COUNCIL TENANT SERVICES, WATERFORD HOUSE, ERFTSTADT COURT DENMARK STREET, WOKINGHAM BERKS RG40 2YF
2	Agent's Name Address and postcode Phone number	MICHAEL J PATTERN ASSOC'S ALPHA HOUSE HIGH STREET CROWTHORNE BERKS RG45 7AD 01344 241 762776
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.	20 OAKLANDS DRIVE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE & REAR EXTENSIONS
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.	RED FACING BRICKWORK TO MATCH EXT BROWN TILES TO MATCH EXTG STAINED TIMBER BOARDING TO MATCH EXTG
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 ☐

Crystal Mark
Clarity approved by

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of WOKINGHAM DISTRICT COUNCIL

Date 27-03-00

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



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Housing ,Community Services, Wokingham District Council.
10 March 2000

Scale: 1 : 1250

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PLANNING SERVICES	29117
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09 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1136

Proposal: Proposed single storey side and rear extensions to dwelling.

Site Address: 20 Oaklands Drive, Wokingham.

Applicant: Wokingham District Council Tenant Services C/O Michael J Pattern Associates.

Your observations are required in respect of this application by **08/05/2000**

Recommend refusal - If the extension is built it would block off the rear garden; the access to the existing garage and access for the emergency . Access to the rear is only through the house. The existing side entrance could be considered to be only temporarily blocked.

SIGNED: _____ **DATE:** **08/05/00**

CLERK TO Wokingham Town Council

PLANNING SERVICES
POL
DC
APP
CS 0135 NB
30 [illegible]
COPIES TO: ACK: FILE:

A.V. Coleman
19 Oaklands Drive,
Wokingham
Berks
RG41 2SA
9 May 2000

Ref. Planning Application F/2000/1136

Dear Miss Brown

Further to my letter of the 4th I have the following observations to bring to your notice.

1. In the absence of the normal orange planning notices, my neighbours have complained to your Dept and they were told that I had been informed by letter. I have never received such a letter. I file all letters of import and there is no such letter in my files. Was it addressed to me A V Coleman ? At 19 Oaklands? Some letters go to Oaklands Business Park!! Mr O Evans at 21 received a letter. He is even older than me and did not mention it till last week. He is not well in any case.
2. Plans in your file F/2000/1136. These plans do not show clearly the very close proximity of the proposed extension to No 20. ie. The plan does not show my eaves or guttering that come right up to the boundary fence, hence there would only be 4ins (10Cms) between my gutter and the wall. This is my main objection I will not be able to maintain that side of my house. Could this be pointed out at the committee meeting, which I will be attending?
3. So far I have been unable to ascertain which Dept of the council is having the above work done. I receive the Brick Wall treatment. Your counter staff have gone to great lengths to assure me there is no preferential treatment for another dept. of the council. They refer me to the Agent Michael Pattern. Your planning file shows a completely incorrect telephone number ie. 01344 762766. When I did manage to find him, his office assure me there is no point in involving them, as they are only the Agents that will have the work carried out for the council. Another dead end!! For your records the correct tele numbers are. 01344 762776 and 01267 241991.
4. After delivering my letter on the 5th I could not help noticing that the social worker that helped the architect to design the alterations and who will be living there arrived taking many photographs of the property!!! Coincidental?
5. We have tried hard to settle this matter on a Good Neighbour basis but so far have failed. Unfortunately we are being forced to involve Councillors, members of parliament and any other agency that will help. We feel that there is a case for us to be able to access our property to service and repair, what ever the rules.

Yours Sincerely
A.V. Coleman
A.V.Coleman

RS: I NOTE TENANT SERVICES ON PART 1 REGISTER - I WILL TRY THEM.
P.S. I note PT 1 Register. Sect 8. Car Parking provisions NO DETAILS IN FILE.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS OMS | NB
08 MAY 2000
COPIES TO: | ACK:
FILE:

5 Oaklands Drive,
Wokingham,
Berks, RG41 2SA
5th May 2000

Chief Planning Officer,
Planning Dept
Wokingham District Council
Wokingham Berks.

Re Planning Application F/2000/1136 Case Officer Ms N Brown.

Dear Sir/Madam

I live opposite 20 Oaklands Drive and I was dismayed **today** to learn of the above planning application. I am writing to make my objections to the plan as it is shown on the following points.

1) There has, to my knowledge, been no notification of this planning application- eg no red notice has been seen.
2) The proposed use of the bungalow- from a dwelling, adapted for a family with a severely disabled son to, effectively a residential home for the disabled is not in keeping with the residential nature of the estate.
3) The plans, as shown, involve the complete isolation of the back garden. This isolation would make access for the **fire brigade**, window cleaners and mowers impossible.
4) The plans mean that there will be total disuse of the garage and limitation of the parking space, if there are to be 3 residents and a carer one could reasonably expect there to be a need for four parked cars. It should be noted that the road outside is very narrow and cannot cope with parked cars, so all vehicles must be on the drive.
5) The plan shows such a close proximity to the adjoining house that not only would building be difficult but repairs to the existing house would be made impossible.
6) A different plan layout (see other extended houses on the estate) would give more useful space within the house without losing the use of the back garden and compromising the parking situation.

I have no specific objection to living close to disabled people. However, I request that all these points are considered and specific alterations made to the plans **before further work is carried out**, in order to accommodate my very real concerns. Notification to all residents in the Close and a red application sign is the least that we could have expected from the Council.

I have to face the possibility of loss of value of my property unless some alterations are made with all these points in mind.

I look forward to hearing your comments regarding these objections.

Yours faithfully,

George Spence.

By Hand 05/05.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0735	NJB
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

A.V. Coleman
19 Oaklands Drive,
Wokingham
Berks
RG41 2SA
4th May 2000

Ref. Planning Application No F/2000/1136. Case Officer Miss. N. Brown

Registration of objections to the proposed alterations to 20 Oaklands Drive.

Dear Miss Brown,

We visited your Dept today to find out about the above alterations. We are very disturbed to learn that you intend to seek permission to extend the building across it's drive to within 10cms of the boundary fence. This is so near to our bungalow,we will not be able to maintain our gutters or eaves on that side, as there will only be about 4ins between the gutter and the new wall and just about 15ins for access.

In addition to the above there are other considerations.

1. Our property value will fall considerably, as it will, but for a few inches, become virtually a semi detached bungalow
2. The proposed frontage of the altered property will not be in keeping with the rest of the properties in the cul de sac. It will cover the whole ground from fence to fence. No access to the rear, most peculiar and in our opinion an eyesore.
3. The bungalow has housed a family with a very disabled son in the past 20 yrs or so and it was no problem. Now we understand it will house three disabled with a carer. This therefore will no longer be a domestic dwelling, more of a nursing home,
4. Due to the very close proximity of the property to, our bedroom we feel quite unsafe. It is a fire hazard. Especially with occupants that need so much extra supervision regarding fire prevention.

We hope that the board will give our objections due consideration. We have lived here since 1960 and are enjoying our retirement, which we hope will not be spoiled by the above. There must be a more sensible way of providing an office and dining room , without encroaching so near to us. eg Why not extent out from the rear, along side the garage, as we have done. There would be plenty of light from the side windows and though the dining room to the lounge. You could even demolish the old concrete garage, which is an eyesore anyway and build a new one a little further down. This way you would be able to utilise the whole of the rear on the house for you proposed extension. It would not spoil the character of the bungalow. Your carers would have secure garaging. A much better plan in our opinion and worthy of your consideration

Yours sincerely

A.V. Coleman

PLANNING SERVICES	HPT
POL	TLS
DC	CJF
APP	
CS 0855	WB
COPIES TO:	OK:

17 Oaklands Drive,
Wokingham,
Berks, RG41 2SA
5th May 2000

Chief Planning Officer,
Planning Dept
Wokingham District Council
Shute End

Re Planning Application F/2000/1136 Case Officer Ms N Brown,

Dear Sir/Madam

As a near resident to the bungalow, at 20 Oaklands Drive, which is the subject of the above Planning Application I am writing to make my objections to the plan as it is shown on the following points.

1) We have had no notification of this planning application- eg no red notice has been seen.
2) The proposed use of the bungalow- from a dwelling, adapted for a family with a severely disabled son to, effectively a residential home for the disabled is not in keeping with the residential nature of the estate.
3) The plans, as shown, involve the complete isolation of the back garden. This isolation would make access for window cleaners, mowers and fire brigade impossible.
4) The plans mean there will be total disuse of the garage and limitation of the parking space, if there are to be 3 residents and a carer one could reasonably expect there to be a need for four parked cars. It should be noted that the road outside is very narrow and cannot cope with parked cars, so all vehicles must be on the drive.
5) The plan shows such a close proximity to the adjoining house that not only would building be difficult but repairs to the existing house would be made impossible.
6) A different plan layout (see other extended houses on the estate) would give more useful space within the house without losing the use of the back garden and compromising the parking situation.

I request that all these points are considered and specific alterations made to accommodate my very real concerns.

I have to face the possibility of loss of value of my property unless some alterations are made with all these points in mind.

I have no specific objection to living close to disabled people- I worked with profoundly handicapped children for a number of years- but I think it essential that, in altering an existing property for their use, maximum appropriateness is utilised in making the adaptation (this does not seem to be the case in this situation) and full consideration is given to obtaining the goodwill of the neighbours of the development. If 'care in the community' is to work you must have the community with you.

I look forward to hearing from you, with the option to discuss changes which will meet these objections.

Yours faithfully,

Nina A Preston

Nina A Preston.

Copies to John Redwood MP Tina Marinos Diane King.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 14 April 2000

Application Number: F/2000/1136

Proposal: Proposed single storey side and rear extensions to dwelling.

Site Address:
20, Oaklands Drive, , Wokingham.

Applicant:
Wokingham District Council Tenant Services C/O Michael J Pattern 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).

Sc 23 - PARKING (SR 06)

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

17-4-00

F/2000/1136

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
19 APR 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown

Date: 17/04/00

---

20 OAKLANDS DRIVE, WOKINGHAM

Having considered the above application, I have no objections to the above development.

J Mullaney

John Mullaney
Environmental Health Officer

now dated SN
displayed 11/5/2000

Received by Wokingham District Council

Application No: F/2000/1136

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
20, Oaklands Drive, , 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 letter 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 18/05/2000. 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

Received by Wokingham District Council

Application No: F/2000/1136

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
20, Oaklands Drive, , 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 letter 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 08/05/2000. 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

Alpha House, High Street, Crowthorne, Berkshire RG45 7AD
Tel: 01344- 762776 Fax: 01267- 241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

The Studio, Grove Cottage, Llansteffan, Carmarthen SA33 5JG
Tel: 01267-241991 Fax: 01267-241933 Mob: 07831-469330
e-mail: pattern@btinternet.com

Please reply to:- **LLANSTEFFAN**

MICHAEL J. PATTERN ASSOCIATES

Structural and Civil Engineering Consultants

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

31.MAR2000* 1136

30 MAR 2000

27 March 2000

Our Ref: MJP/mp/00.009

Dear Sirs

20 OAKLANDS DRIVE, WOKINGHAM, BERKSHIRE

Please find enclosed a full planning application to the above project. We enclose six copies of the following information:-

1. Drawings
   - 00.009/01 Existing Floor Plan
   - 00.009/02 Existing Elevations
   - 00.009/03 Scheme Proposals
2. Location Plan
3. Completed Forms

In addition, we enclose a Payment Voucher for the sum of £95.00, along with a signed "Proof of Ownership".

We trust you find the enclosed satisfactory.

Yours sincerely

Michael J. Pattern

Encs:

Environmental Services

For office use only.
Application number:

1156

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	WOKINGHAM DISTRICT COUNCIL
	Address and postcode	TENANT SERVICES, WATER FORD HOUSE, ERFTSTADT COURT DENMARK STREET, WOKINGHAM BERKS RG40 2YF
	Phone number	
2	Agent's Name	MICHAEL J PATTERN ASSOCS
	Address and postcode	ALPHA HOUSE HIGH STREET CROWTHORNE BERKS RG45 7AD 01344 762776
	Phone number	01344 ~~241~~ 762776
3	Site	20 OAKLANDS DRIVE WOKINGHAM
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE & REAR EXTENSIONS

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.	RED FACING BRICKWORK TO MATCH EXTG BROWN TILES TO MATCH EXTG STAINED TIMBER BOARDING TO MATCH EXTG	
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

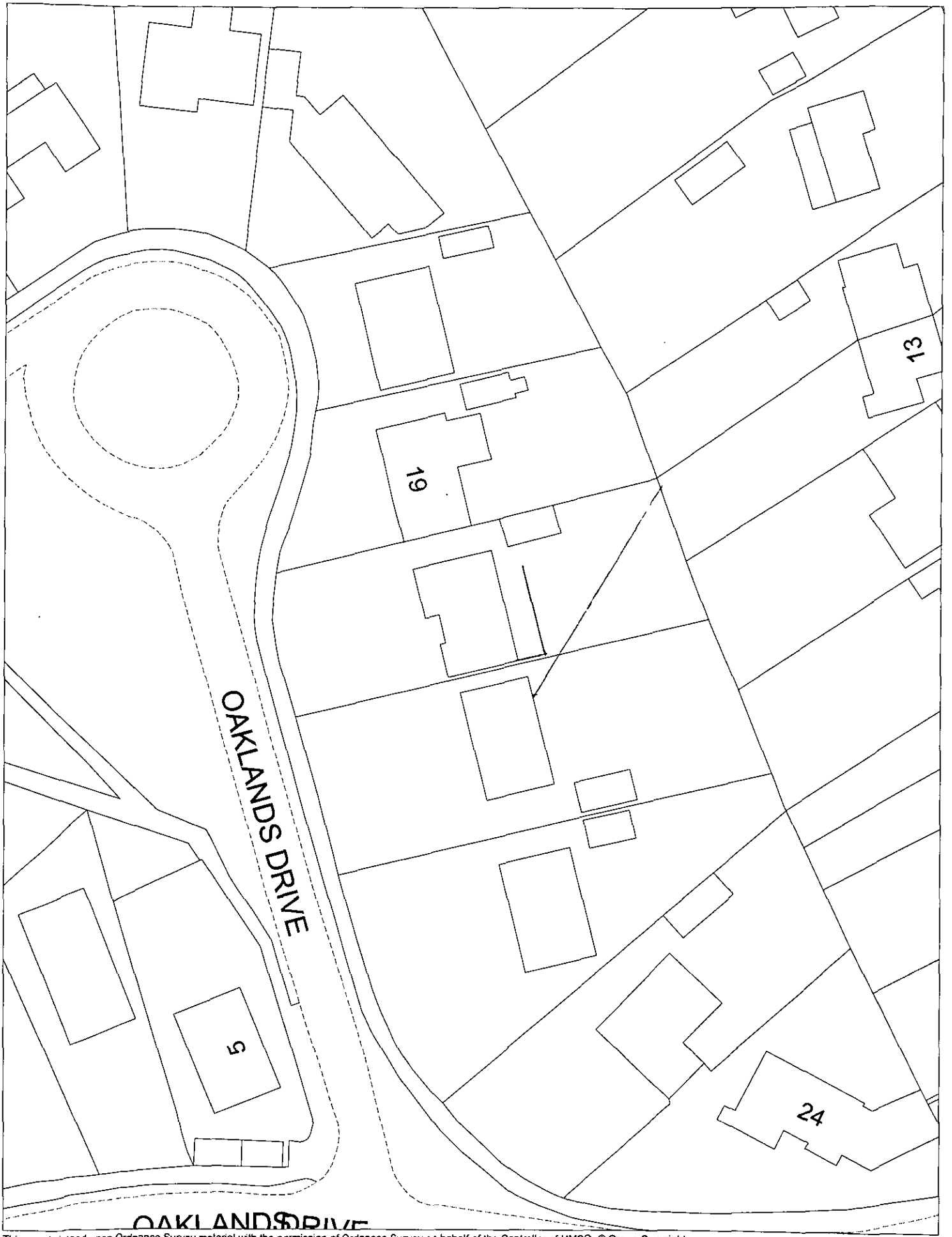
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of WOKINGHAM DISTRICT COUNCIL

Date 27-3-00

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



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Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

Scale: 1 : 500

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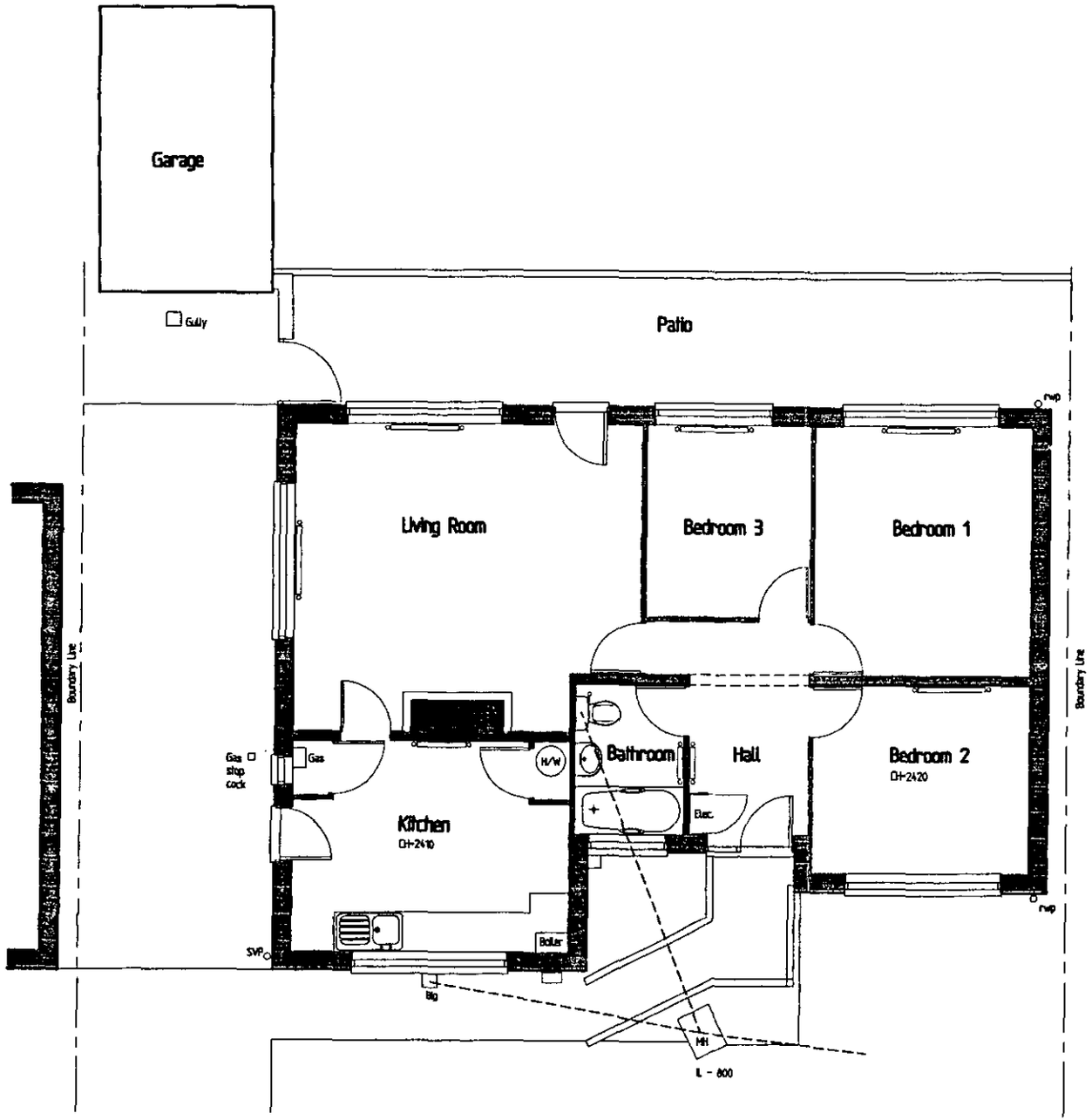

Survey Floor Layout Plan

EXISTING PLANS

Scale 1:50

PROPOSED ALTERATIONS TO 20 OAKLANDS DRIVE WOKINGHAM

Drawing

SURVEY FLOOR PLAN

Job No.	Dwg No.	Status
00.009	01	1:50
Drawn by	Checked by	Date
		Mar 00

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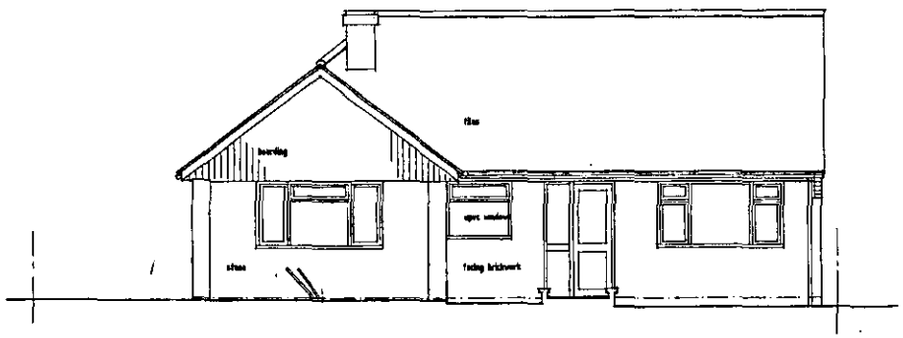
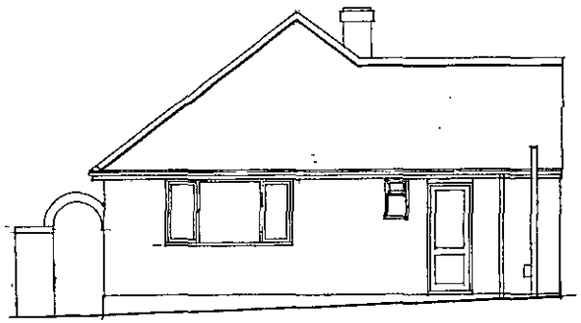
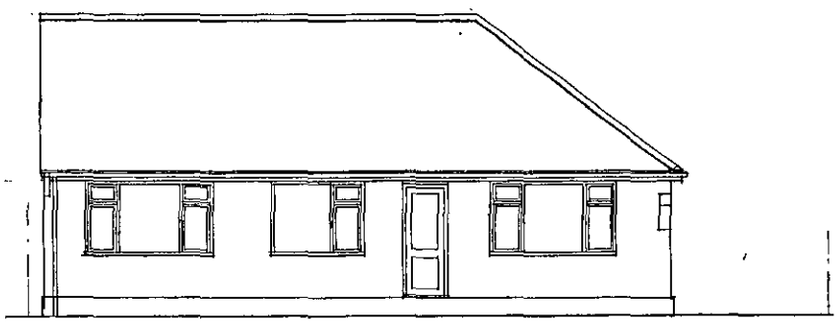
THE STUDIO
GROVE COTTAGE
LLANSTEFFAN
CARMARTHENSHIRE
SA33 5JG
TEL. 01267-241991
FAX 01267-241933



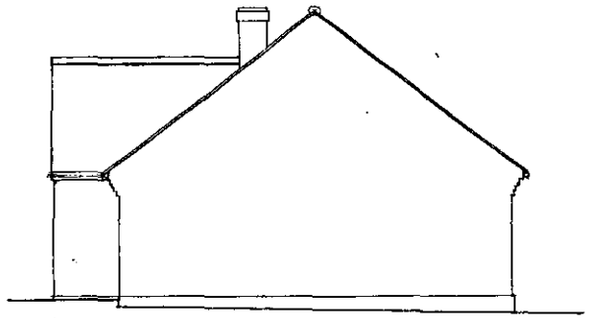
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROPOSED ALTERATIONS TO 20 OAKLANDS DRIVE WOKINGHAM

SURVEY ELEVATIONS

Job No.	Dwg No.	Status
00.009	02	
Drawn by	Checked by	Date
		Mar 00

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LLANSTEFFAN
CARMARTHENSHIRE
SA33 5JG
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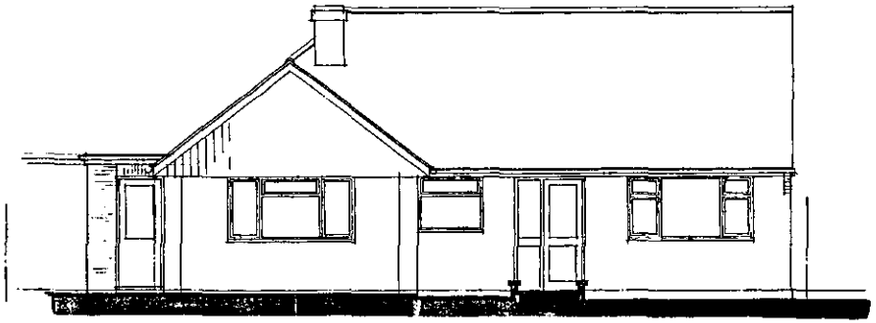
FAX 01267-241933

EXISTING PLANS



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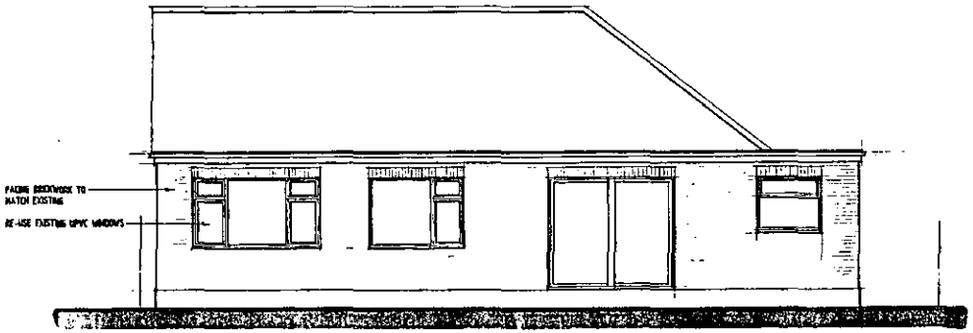

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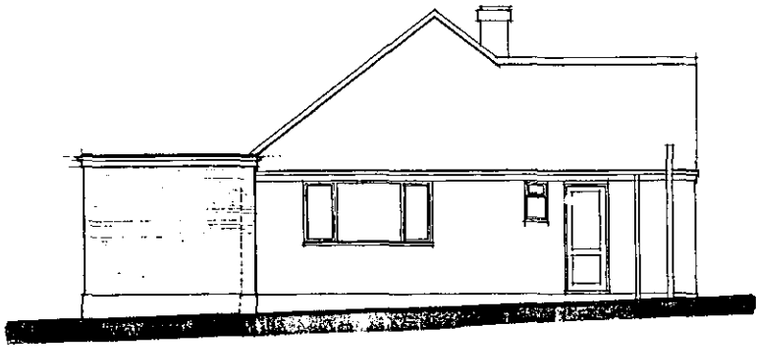

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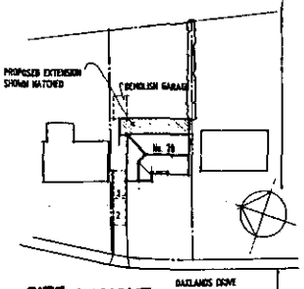
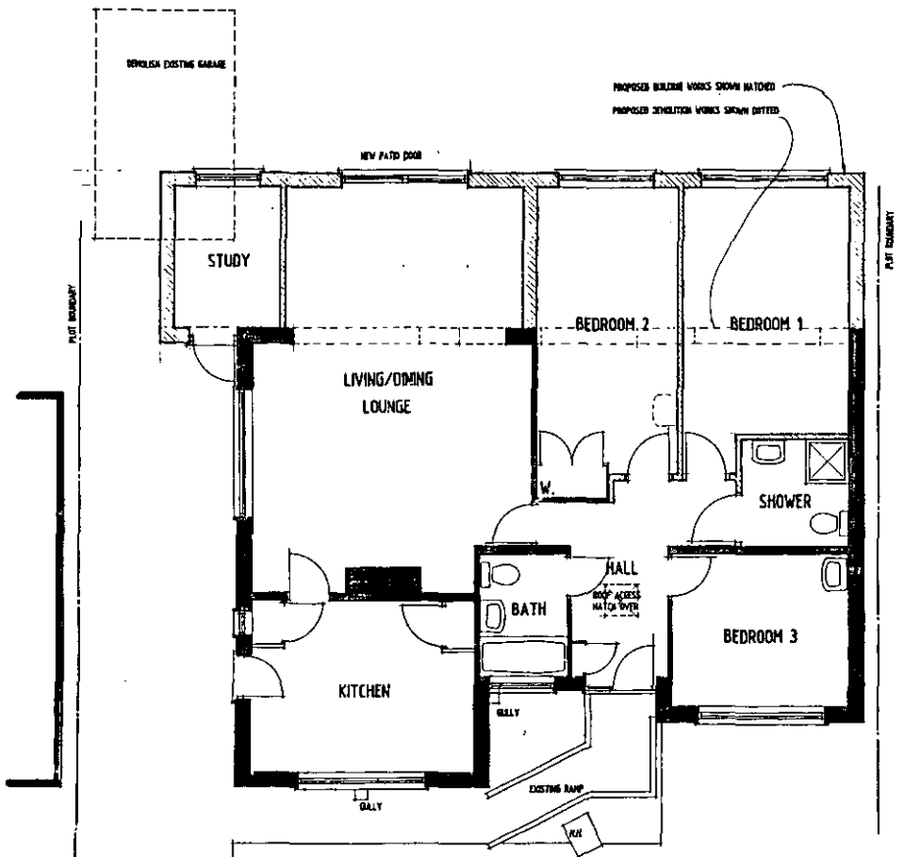
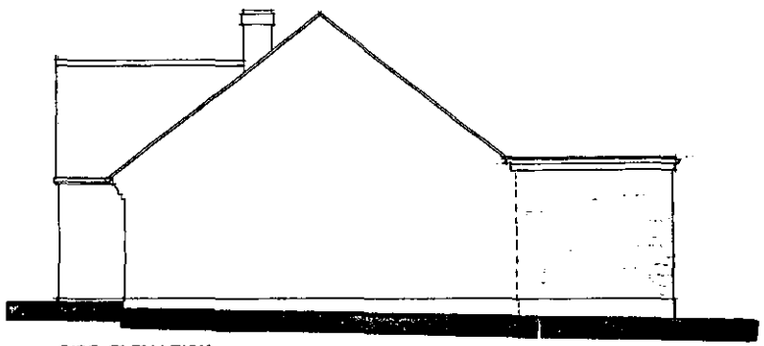


SITE LAYOUT



FLOOR PLAN



SIDE ELEVATION

REVISED PLANS

Rev.	Re-designed.

1136

REVISED PLAN

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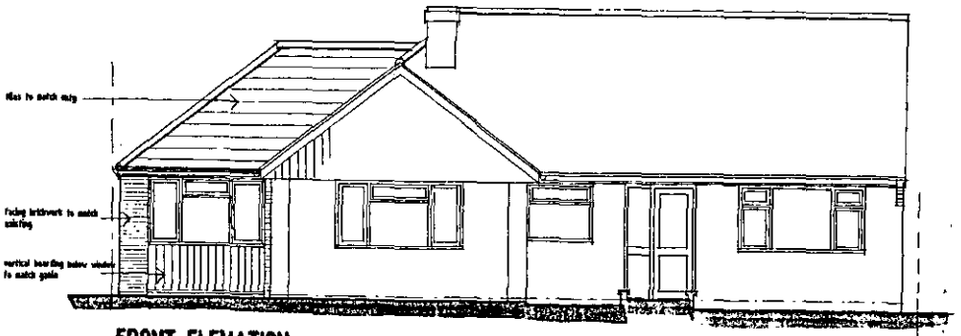
THE STUDIO, GROVE COTTAGE, LLANSTEFFAN, CARMARTHENSHIRE, SA33 5JO, TEL. 01267-241991, FAX 01267-241993

PROPOSED ALTERATIONS TO
No. 20 OAKLANDS DRIVE
WOKINGHAM BERKS.
Job No. 00.009 Drg. 04
Scale 1:50/1:500 June 2000
Plans & Elevations



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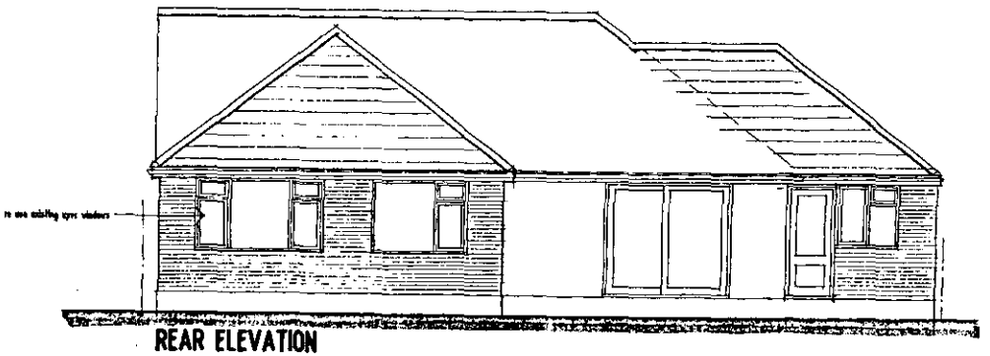
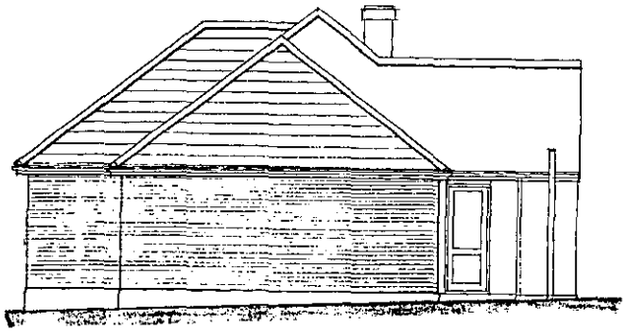
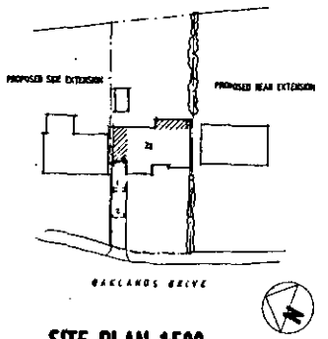


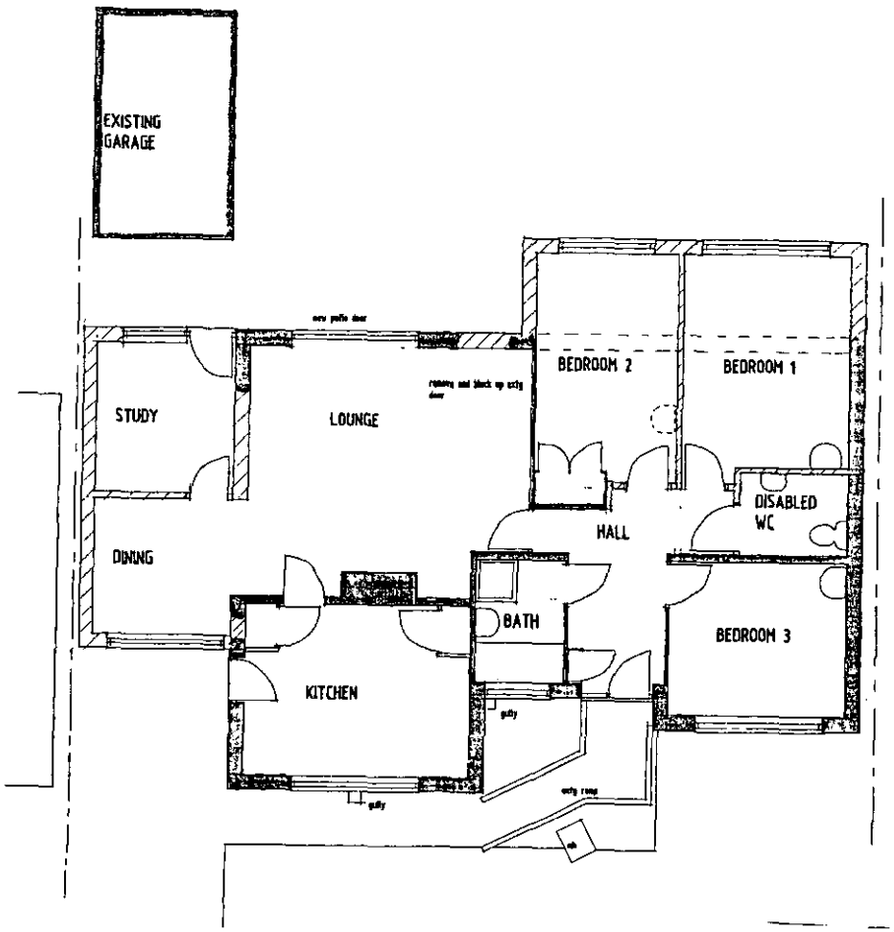
REAR ELEVATION



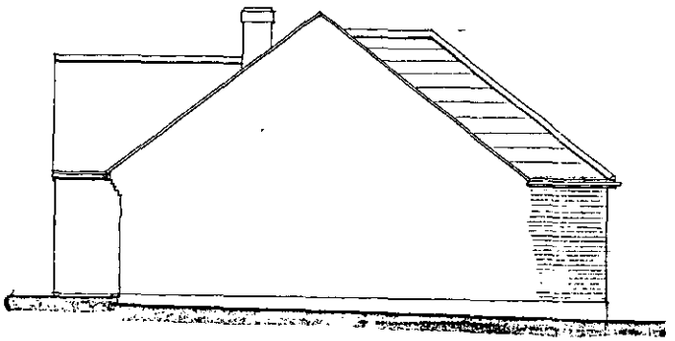
SIDE ELEVATION



SITE PLAN 1:500



GROUND FLOOR PLAN



SIDE ELEVATION

PROPOSED ALTERATIONS TO 20 OAKLANDS DRIVE WOKINGHAM

SCHEME PROPOSALS

00.009	03	150 1:500
		Mar 00

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ORIGINAL PLANS



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Housing ,Community Services, Wokingham District Council.
10 March 2000

Scale: 1 : 1250

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