APPLICATION NO:
F/2002/8024

LOCATION:
Leopard Rock Gipsy Lane, Wokingham.

APPLICANT:
Mr K Breadmore C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **16/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 13/01/2003

CASE OFFICER: **Elaine Vashi**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Breadmore
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/8024

Parish: **WOKINGHAM**

Location: **Leopard Rock, Gipsy Lane, Wokingham.**

Proposal: **Proposed erection of a replacement dwelling. Demolition of existing dwelling.**

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

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

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

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

Condition
4. The ensuite and bathroom windows in the north and south side elevations and the rear elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept

available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
8. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1552 02 A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

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

Condition
11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

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

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

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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

Berkshire Structure Plan Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS4, WBE1, WIC15, WIC16, WIC17 and WIC18.

Informative
2. This approval is in respect of plan number 1552 02 A received by the Local Planning Authority on 7 February 2003.

Informative

3. The applicant's attention is drawn to the existence of a roadside drainage ditch and their subsequent maintenance responsibilities as adjacent land owner.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/02/2003

Notice checked by: _____

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

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 10 June, 2003
My ref. BC/DC/F/2002/8024
Your ref.

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

Mr K Breadmore
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION F/2002/8024
SITE: LEOPARD ROCK, GIPSY LANE, 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/2002/8024 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

ELAINE VASHI
Planning Officer

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 20 May, 2003
My ref. BC/DC/F/2002/8024
Your ref.

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

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36 Langborough Road
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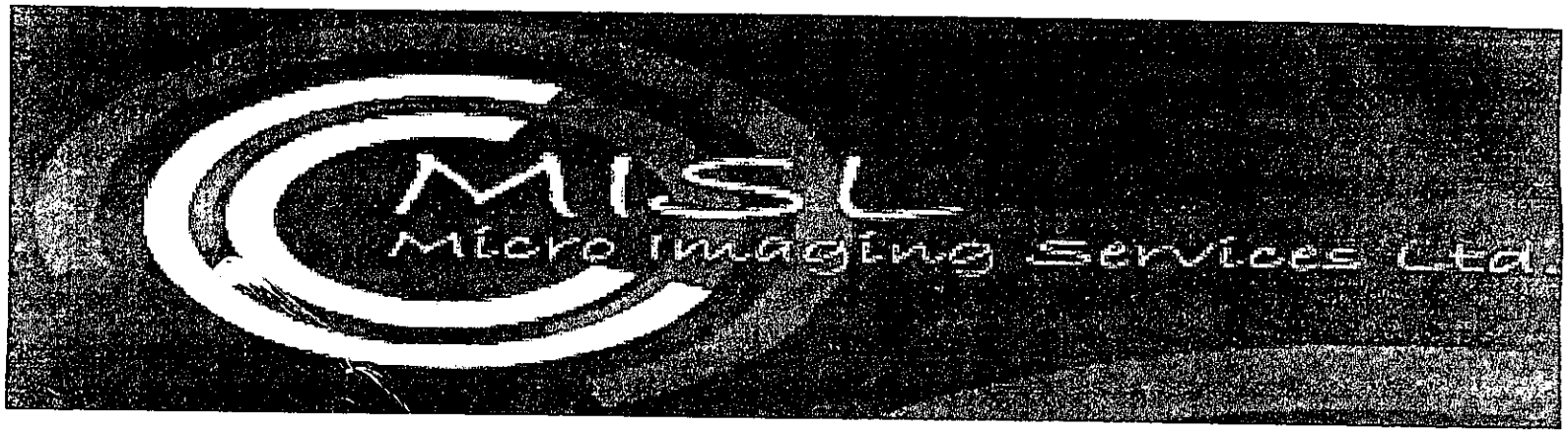
Yours faithfully

ELAINE VASHI
Planning Officer

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS **CASE OFFICER** EV

PLANNING APPLICATION NUMBER	F 2002 8024
BUILDING CONTROL NUMBER.	FP 2003 4125
~~APPLICANT~~/AGENT	The Edwards Irish P'ship
ADDRESS OF SITE	Leopard Rock Gipsy Lane Wolangham
DESCRIPTION OF PROPOSED WORK	Erection of a Replacement Dwelling. Demolition of Existing

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS	1552 103 1552 104	1552 02 A
FLOOR PLANS	1552 101 1552 102	1552 02 A

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28.02.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE 24.04.03		

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	

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/8024

Applicant : Mr K Breadmore C/O The Edwards Irish P/Ship.

Location : Leopard Rock, Gipsy Lane, , Wokingham.
Proposal : Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	26/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

This application will have expired on: 13/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

LANDSCAPE : no objection
HIGHWAYS : request add. info. : received - no object
OBS : 6 letters rec.
DRAINAGE : no objection - informative recommended

Planning Issues :
IMPACT UPON NEIGH RESIDENTS.
IMPACT UPON GL CHAR. OF AREA.
DRAINAGE.

Application no. F/2002/8024

Appraisal:

The application being considered proposes the replacement of the existing detached bungalow at 'Leopard Rock,' Gipsy Lane, Wokingham, with a two storey detached chalet style dwelling. The area is characterised by a mixture of housing types, with a chalet bungalow situated to the north of the site (Gioconda) and a full two storey property to the south (Pinewood). The proposed dwelling would be approximately 8.5m to the ridge with a hipped roof design. The proposed dwelling would be approximately 18.4m wide and would include a double integral garage and a single storey rear conservatory. The property would be accessed via the existing double access.

Impact upon neighbouring residents

Gypsy Lane is an unmade road that consists of a mixture of linear residential development. The proposed dwelling would be constructed approximately 2.4m forward of the current building line and approximately 8.8m forward of the property to the north 'Gioconda' creating a gap of approximately 7.5m between the two dwellings. 'Gioconda' is a chalet style bungalow with windows in the side and front elevations adjacent to the application site. The dwelling would stand at approximately 5m to eaves height adjacent to this dwelling, with the roof designed to slope away from this property. A small dormer window would protrude from the north side elevation that would serve an ensuite bathroom, so would be obscurely glazed and non-opening.
It is considered that given the distance between the two properties and the single storey scale and massing of the development at this point, that the development would have an adverse impact upon the living conditions of the residents of Gioconda in terms of loss of daylighting or privacy. Also due to the orientation of the dwellings it is not considered that there would be detrimental loss of outlook.

The property to the south of Leopard Rock is a full two-storey dwelling built right up to the boundary. There is one high level window in the side elevation adjacent to the application site. The proposed replacement dwelling would be set back approximately 2m from the flank elevation of Pinewood (in line with the existing dwelling) and would be set in slightly from both the front and rear building line of this dwelling. The proposed dwelling would also have a lower ridge height than the property at Pinewood. It is therefore considered that the proposed development would not have a negative impact upon the living conditions of the residents of this property.

Impact upon the character of the area

As mentioned above Gypsy Lane has a mixture of housing types and sizes. The property to the north of the site 'Gioconda' is a chalet style bungalow with a steep roof pitch, and Pinewood to the south is a full two storey property with a ridge height slightly higher than that of the proposed dwelling. The positioning of the proposed dwelling further forward than the existing building would be more obvious in the street scene when approaching the site from the north. However the property would be set back behind the front building line of Pinewood and would therefore not be obtrusive or out of character in the street scene.

Drainage

Local residents have raised issues regarding local drainage, and how the infilling of a ditch on a previous planning application (Wemyss Lodge, opposite the application site) has resulted in the major release of ground and surface water that creates a 'permanent wet surface' during the winter months. The result of this requires efficient functioning of the culverts and ditch fronting Leopard Rock. However, although the proposed dwelling has a greater floor area the difference in the footprint (i.e. area of ground covered by built form) is negligible. It is therefore considered that the replacement dwelling would not have an adverse impact upon the local drainage system and therefore there is no objection on these grounds.

Application Number F/2002/8024
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	
2.	C012	R012.	SIDE.
3.	C044	R044 INS:	1ST FLOOR OR ABOVE OF NORTH ELEVATION
4.	C045	R045.	INS: ENSUITE & BATHROOM WINDOWS IN
			THE N & S SIDE ELEVATIONS & THE.
			REAR ELEVATIONS.
5.	C049	R049	
6.	C100	R100.	
7.	C122	R122.	
8.	C126	R126.	INS: 1552 02 A.
9.	C150	R150	
10.	C161	R151	
11	C153	R153.	

If any of the consultee's have requested a copy of the decision notice please list them below;

INFORMATIVES

Informative for approvals

(1) N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS4, WBE1, WIA5, WIC16, WIC17, WIC18.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T.S. Andrews
(Development Control Manager)

Date: 28/2/03

(2) THIS APPROVAL ~~[illegible]~~ IS IN RESPECT OF PLAN NO. 1552 02 A REC. BY THE LPA ON 7th feb. 2003.

(3) THE APPLICANTS ATTENTION IS DRAWN TO THE EXISTENCE OF A ROADSIDE DRAINAGE DITCH AND ~~YOUR~~ THEIR SUBSEQUENT MAINTENANCE RESPONSIBILITIES AS ADJACENT LAND OWNER.

RECORD OF SITE VISIT

SITE ADDRESS: Leopard Rock Gipsy Lane Wokingham.

APPLICATION NUMBER: F/2002/8024

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 26/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

bungalow with v. low ridge height

4. RELATIONSHIP TO ADJOINING PROPERTIES

GIOCONDA : 2 st. chalet dwelling

PINEWOOD: 2st det. dwell. built up to bound. with L.R - orientated away from LR - 1 high level side window.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING GYPSY LANE - unmade Rd.

LEVELS SITE IS HIGHER THAN RD. LEVEL.

BOUNDARY TREATMENT

OTHERS

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | RPT 65893
POL
07 FEB 2003
COPIES TO | FILE

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

06 February 2003

Ref: PHE/FJ/1554

For the attention of: Elaine Vashi.

Dear Sirs,

RE: REPLACEMENT DWELLING – LEOPARD ROCK – GIPSY LANE – WOKINGHAM.
APPLICATION NO. F/2002/8024.

Following our telephone conversation of yesterday I enclosed six copies of revised drawing No. 1552/02A for your approval.

The drawing has been revised to show the existing visibility lines as requested by the Highway Officer. In showing these I have moved the metal railing fence further back to allow the continuing visibility.

As regards the question of building over the existing foul drain run I have shown this being rerouted around the front of the building to try and clarify the situation; Although as the drain run is in the private ownership and not a public foul server the building could be constructed over the drain run.

I trust that all these details are now acceptable and that the approval notice can now be issued.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

Cc. K Breadmore

Suggested wto from Eddie
27/2/03.

No objections on drainage grounds however your attention is drawn to the existence of a roadside drainage ditch and your subsequent maintenance ~~respons~~ responsibilities as adjacent land owner.

EV

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number E/2007/80024 relates.

Address of site LEOPARD ROCK.

GIPSY LANE WOKINGHAM

Signed A Edwards

Date 28 : 11 : 2007

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

2007 NOV 2

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

1

OBS

2002
✓24/12

BURY HOUSE
113 EASTHAMPSTEAD ROAD
WOKINGHAM BERKSHIRE
RG40 2HU
TEL: 0118 978 1260
FAX: 0118 979 1979

17 December 2002

Application F/2002/8024 : Gibsy Lane

Dear Mrs Vachi,

We have been away and on my return I see that the bungalow at the bottom of our garden is proposed to be replaced by a large, two storey house.

Our concern is that a building of this size and height is going to dominate our sky-line and directly overlook our master bedroom.

I hope you will be able to take our concerns into account.

Yours sincerely,

Robin Eaglen

DR R. J. EAGLEN

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8024. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

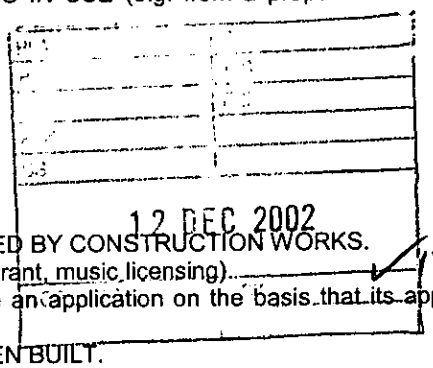
WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

12 DEC 2002

✓ 17/12



COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8024

YOUR NAME: GROUP CAPTAIN AND MRS J. O DALLEY

YOUR ADDRESS: (if these details are incorrect please amend)
MAYFIELDS GIPSY LANE
WOKINGHAM
BERKSHIRE
RG40 2HR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: Comments and reasons for objection are attached

Continue over the page if more room required

Planning Application F/2002/8024

Objection by Group Captain and Mrs J O Dalley, Mayfield, Gipsy Lane Wokingham RG40 2HR. Written Comments.

The effect of ditch infilling within Wemyss Lodge, Gipsy Lane, with the consequent major release of ground and surface water from beneath the Highvelt and Bretherton properties into Gipsy Lane has created an almost permanent "wet surface" during the winter periods. Thus, in the event of severe frost, lives will be put at risk as there is no pavement for pedestrians. The single track road in this section of Gipsy Lane is becoming more and more used by pedestrians, cyclists, motorists, taxis and minibuses to and from Southfield Special School and lorries seeking a way round the width restriction in Murdoch Road..This danger to life is patent and has only been avoided through the good fortune of the recent mild winters since the ditch infilling within Wemyss Lodge. We hope the coroner will never become involved but the risks become higher each year.

The new major flows of water in Gipsy Lane have had the secondary effect of increasing the importance of the efficient functioning of the ditch and culverts fronting Leopard Rock. Currently these are in a terrible state of neglect and disrepair including natural infilling through surface dirt entry, bank erosion further up Gipsy Lane and so on. At the same time the overall effect has been exacerbated through failure to keep clear the culverts below the very wide tarmacadam entrances to Leopard Rock. One culvert entrance has disappeared completely. This appalling state of the ditch and culverts has been compounded by the near collapse of the supporting verges and banks through road widening or a pushing forward of the boundary of Leopard Rock. A copy of the Land Registry record for 1951 attached (before Leopard Rock was built) indicates that one or the other has occurred. Most probably both have played a part. The free flowing of the water in the ditch and culverts in front of Leopard Rock is essential to the safety of life in the event of severe frost during the winter period.and appropriate engineering notices or restrictions should be attached to any planning approval.

The surface water run off from the lower entrance to Leopard Rock also no longer divert to the nearside ditch but tend to flood the road which has been patched by non-porous cheap macadam causing water to pool on the surface. The consequent splashing is most uncomfortable to pedestrians and cyclists.

While on drainage we wish to bring to notice that extreme care will be needed to ensure during demolition and reconstruction that the free flow of sewage from Omega and Gioconda is maintained via the Leopard Rock section of the private sewer to its junction within Pinewood property. While not a planning issue appropriate engineering notices

should be attached to any planning approval. Under no circumstances should the Leopard Rock section of the private sewer system be allowed to pass below any new Leopard Rock building – there have been past problems affecting this section. In accordance with easements, one hundred per cent of the costs of maintaining continuous useage of the Leopard Rock section of the sewer or any re-routing which may be necessary should fall on the owners of Leopard Rock.

We wish to firmly object to the proposed siting of the new Leopard Rock house so near to the medieval sunken road that is Gipsy Lane. Houses and bungalows have always been kept back from this sunken road for logical and sound technical reasons of the geological nature, gradient of the land and ground and surface water run off.control. This run off could become very serious indeed and uncontrollable due to the gradient and lack of natural earth covered areas for water retention in the site area forward of the site of the new Leopard Rock house. Surface water run off from the roof of the proposed large property should also be kept away from the Gipsy Lane frontage. A rear soak trench may be appropriate. The gradient within Leopard Rock as well as that section of Gipsy Lane fronting the property is particularly steep. It follows that any hard surfaces within Leopard Rock fronting Gipsy Lane should consist of very high quality porous materials. No concrete or bricks should be allowed. There is a clear warning of the effects of wider fronting of property in the section of Gipsy Lane under review. When Pinewood was extended surface water became diverted from the nearside ditch and now runs across the road under the sheer mass of the new surface water flow.

We also firmly object to the plsns of the new Leopard Rock house. This should be reduced in width and pushed back behind a building line that links Pinewood with Gioconda and so angled that it ensures the continuance of our privacy. Our privacy had been ensured for the last 40 years through Leopard Rock being a bungalow and the natural hedge alongside Gipsy Lane fronting Mayfield. We are claiming the right to privacy under Section 8 of the Human Rights Act now in force. The proposal seems an inappropriate building for close fronting to Gipsy Lane with its narrow site width coupled with steep gradient and major surface water problems within Gipsy Lane itself.

We also bring to notice the lack of a precise boundary between the public highway and verges and the Leopard Rock property as portrayed on the submitted plans. Please cross refer to the 1951 Land Registry drawing. It is both logical and we believe accurate to state that the boundary exists at the top of the banks on both sides of this section of Gipsy Lane. The banks were near vertical some 50 years ago with a running water ditch on the eastern side with adequate high verges between the highway and the ditch. The proposed brick pillars an d high iron railings are unusual for this part if Gipsy Lane but we suggest must be sited only on Leopard Rock property and not impinge on the already squeezed verges and ditch.

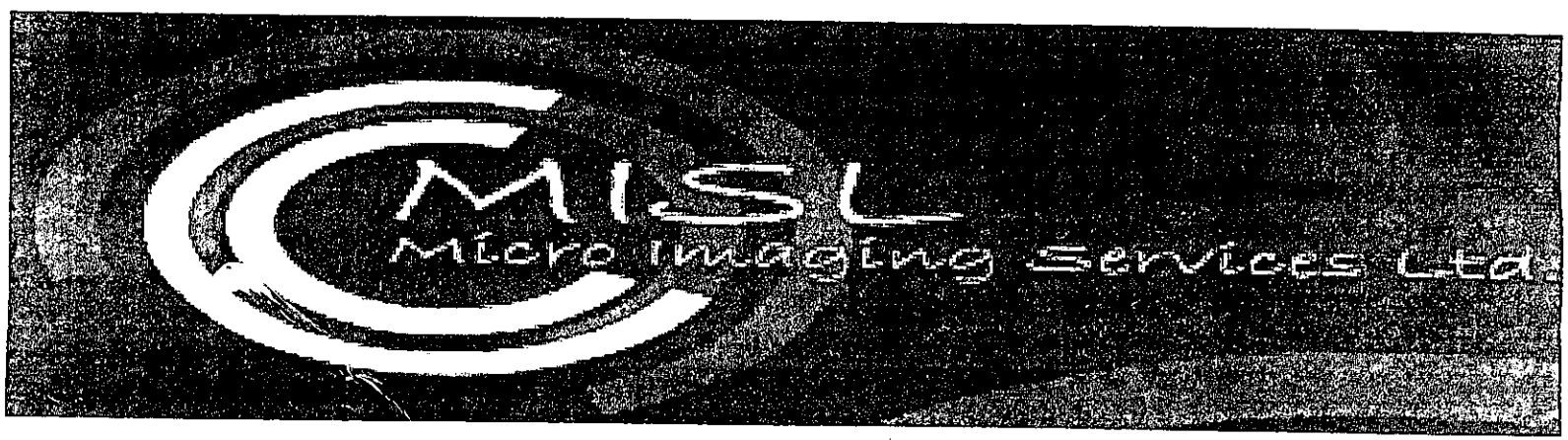
In summary on the drainage issues we believe specialist advice is appropriate from the Council Technical Services and possibly it should be studied in conjunction with the current study affecting both the Environment Agency and the Council in respect of the ditch infilling within Wemyss Lodge and the proposed development of 23 Murdoch Road. They are interconnected.with the drainage problems portrayed in this objection.

In overall summary, apart from the drainage issues which are most serious and could become life threatening during a severe winter, we have strong objections to the loss of privacy caused by replacing a 40 year old bungalow with a large inappropriate domineering type of house for the small width site involved. The angling required to preserve our privacy of 50 years standing is such that the current proposed siting is impractical.

We are aware that you may have to test the proposal under various sections of the South East Area and local plans but we assume these will be competently pursued at the appropriate stage and we will be able to monitor them by access to the planning proposal file from time to time.

11 DEC 2002

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Elaine Vashi

From: Tricia Harcourt [planning_officer@wokinghamtc.tele2.co.uk]
Sent: 17 December 2002 16:23
To: 'elaine.vashi@wokingham.gov.uk'
Subject: Observations on Application F/2002/8024

Elaine

Application F/2002/8024
Demolition of existing dwelling and erection of a replacement dwelling
Leopard Rock, Gipsy Lane, Wokingham

These are the comments of one of our ward councillors Cllr Mrs L Barnes:

" I have spoken to several residents and whilst they feel that the present bungalow is not very attractive they do have some concerns with regard to the following:

* overall size is felt to be domineering in relation to the surrounding chalet bungalows
* the bulk of the building will be closer to the road than at present
* the bungalow 'Mayfield' will be significantly overlooked
* some residents feel that a chalet-style property with a lower roof line would be more in keeping

Please not that the (location) map submitted is out of date and that there is another chalet bungalow called 'Inglewood' at the top of Gipsy Lane, 3 doors up from Leopard Rock

On a related topic, the ditch outside the property is totally blocked and Gipsy Lane has flooding problems which have exacerbated by the filling in of a land drain on the site of the newly built 'Wemys Lodge'. Any planning permission should include the complete renewal of the ditch."

Regards

Tricia Harcourt
Planning & Transportation Officer

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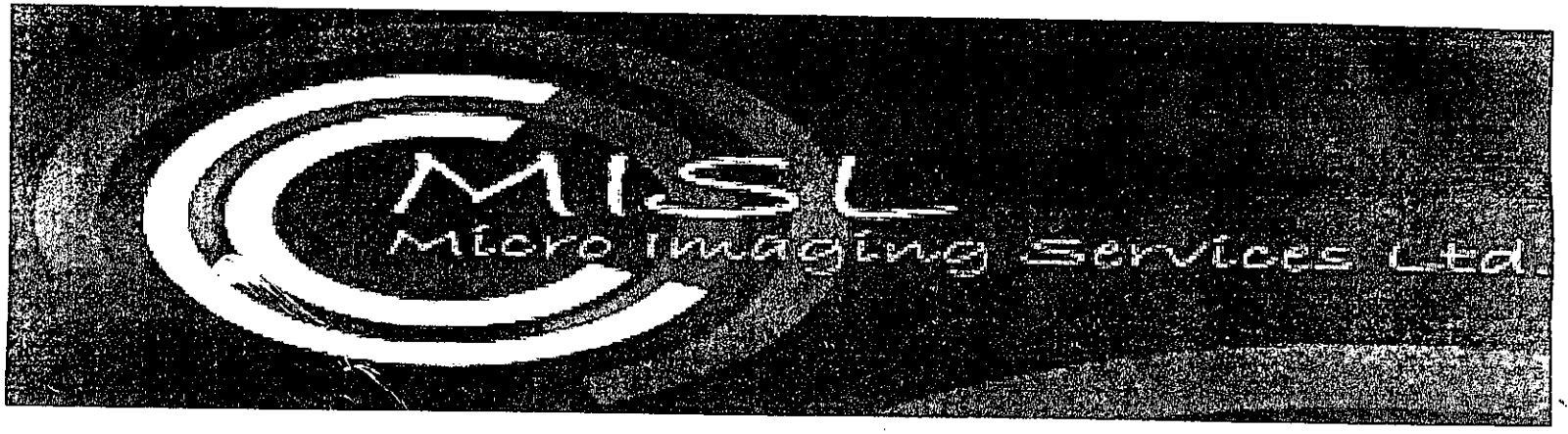

FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



WEMYSS LODGE — SPARE - JULY 2002

Re Planning Application : F/2002/8024

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8024. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING, OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	
POL	TLS
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S	
09 DEC 2002	
REPLIES TO	FILE

11/12/02

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
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MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: F/2002/8024

YOUR NAME: MAJOR J. GRIFFITHS (Retd)

YOUR ADDRESS: (if these details are incorrect please amend)
BRETHERTON GIPSY LANE
WOKINGHAM
BERKSHIRE
RG40 2HR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: In 1999 WEMYSS LODGE was rebuilt (planning application 98/68237/F) inspite of numerous objections on grounds of design and loss of privacy. The new house is far larger than any other house in the area and totally out of character with the smaller buildings in the Lane (photograph attached).
Now it seems that LEOPARD ROCK is to be demolished and replaced by an even larger house than WEMYSS LODGE. LEOPARD ROCK is a very nice modernised bungalow. It seems pointless to demolish it and further spoil the character of the Lane and privacy of the neighbours.

Continue over the page if more room required

4.12.02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8024. (Case Officer:Elaine Vashi)

WOKINGHAM UNITARY
Aiming for Excellence

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

DEC 2002
6/12/02
COPIED
FILE

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8024

YOUR NAME: K. J. & P. A. SMITH

YOUR ADDRESS: (if these details are incorrect please amend)
WEMYSS LODGE GIPSY LANE
WOKINGHAM
BERKSHIRE
RG40 2HR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: SEE ATTACHED LETTER

Continue over the page if more room required

PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL

MR & MRS K. J. SMITH
WEMYSS LODGE
GIPSY LANE
WOKINGHAM
RG40 2NR
2-12-02

Re Planning Application : F/2002/8024.
Leopard Rock Gipsy Lane.

Dear Sir,

We would like raise our objection to the proposed development identified in the above application.

Having seen the proposed plans we are extremely anxious that a single storey bungalow is to be replaced with a substantial 2 storey five bedroom property significantly out of character with the existing street scene.

The development is exacerbated by moving the building further forward on the plot in order to 'squeeze in' the proposed dwelling.

Having experienced severe difficulties on our own redevelopment we would remind the Planning Officer the two fundamental reasons for refusing our original application which resulted in us reducing the size of our property. These were "Flaring" and "Overlooking" we have also had a similar redevelopment refused, to redevelop my parents property, which is a bungalow and replacing this with one or two double storey dwellings, on the basis that this altered the 'street-scene'.

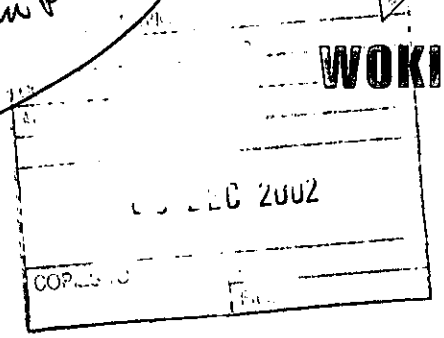
We trust that the Planning Officer reviews this application in line with the previous decisions we have directly experienced and refuses permission on a consistent basis.

Yours sincerely K. J. Smith

Tel: (0118) 974 6451

Date: 22 November 2002

My ref: F/2002/8024



WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2002/8024
Leopard Rock, Gipsy Lane, , Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2002/8024**
Leopard Rock, Gipsy Lane, , Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

I wish this application to be listed ~~should the officers recommendation be for: GRANT/REFUSAL~~ and my reasons are:

Subject to satisfaction of current regulations and policy and that the building is not substantially larger or different in character.

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/~~NO~~

Signed: R Wyatt Date: 29/11/02

Councillor R Wyatt

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8024. (Case Officer:Elaine Vashi)

WOKINGHAM UNITARY
Aiming for Excellence

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

3 DEC 2002 6/12/02

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8024

YOUR NAME: Mr & Mrs J.N. Milner

YOUR ADDRESS: (if these details are incorrect please amend)
GIOCONDA GIPSY LANE
WOKINGHAM
BERKSHIRE
RG40 2HP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

Please see attached letter dated 3rd December 2002 and printed on reverse of this pro-forma

J & S. Milner.

Continue over the page if more room required

Gioconda,
Gipsy Lane
WOKINGHAM.
Berks.
RG40 2HP

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

3rd December 2002

Re: - Planning Application: F/2002/8024
Leopard Rock, Gipsy Lane Wokingham.

Dear Sir

Further to the notification from Elaine Vashi dated 22nd November 2002; we wish to make the following comments;

1 .The proposed building will dramatically change the site next to our property and does not in any way reflect the designs or characters of the existing houses/ bungalows in Gipsy lane, or indeed the building to be demolished!

2. We will be seriously affected by the loss of light, and in particular, sunlight, on our property. The height and huge size of the proposed re-building, being the principle reason.

3. On the applicants Drawing No.1552/02, the position of the building in relation to the existing building, implies that the new building will be constructed on a substantial length of a jointly owned main sewer outfall. This clearly does not meet current Building Regulations!

4. We believe that the proposed design will affect the capacity of the existing sewers which currently pick up 4 other properties.

5. We are also concerned at the ditch, in front of the property, which appears to have been removed. What is the proposal in this respect?

6. Finally, as this property is situated at a very dangerous part of the Lane, we believe that the application should only be considered if this part of Gipsy Lane is closed to through traffic!

In view of the above we must ask the case officer to respond to these comments in writing.

J.N. & S. Milner

Mr & Mrs J.N. Milner

Gioconda,
Gipsy Lane
WOKINGHAM.
Berks.
RG40 2HP

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

3rd December 2002

Re: - Planning Application: F/2002/8024
Leopard Rock, Gipsy Lane Wokingham.

Dear Sir

Further to the notification from Elaine Vashi dated 22nd November 2002; we wish to make the following comments;

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In view of the above we must ask the case officer to respond to these comments in writing.

J.N. & S. Milner

Mr & Mrs J.N. Milner

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8024. (Case Officer:Elaine Vashi)

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WOKINGHAM UNITARY
Aiming for Excellence

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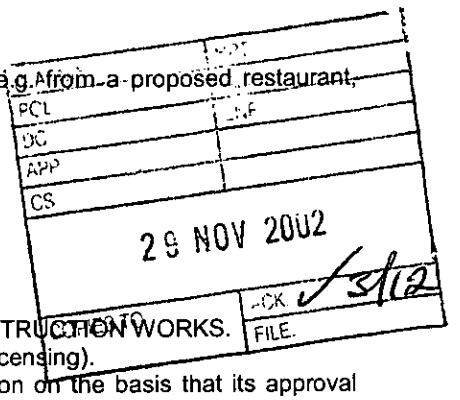

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8024

YOUR NAME: MARVIN REID

YOUR ADDRESS: (if these details are incorrect please amend)
LEOPARD ROCK GIPSY LANE
WOKINGHAM
BERKSHIRE
RG40 2HP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

To:
Landscape and Trees

From: Elaine Vashi

Date: 22 November 2002 26 NOV 2002

Application Number: F/2002/8024

Proposal: Proposed erection of a replacement dwelling. Demolition of existing dwelling..

Site Address:
Leopard Rock, Gipsy Lane, , Wokingham.

Applicant:
Mr K Breadmore C/O The Edwards Irish P/Ship.

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

From the plans the proposals appear acceptable in relation to trees / landscape.

If, following your site visit, you consider that there are any issues which I need to comment on please let me know -

Neil Ethery
3/12/02.

PS. Details of landscape treatment to the frontage should be submitted and approved prior to demolition and development commencing.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 22 November 2002

Application Number: F/2002/8024

Proposal: Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Parish: WOKINGHAM TOWN

Site Address:
Leopard Rock, Gipsy Lane, , Wokingham.

Applicant:
Mr K Breadmore C/O The Edwards Irish P/Ship.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Request revised plan(s) showing the maximum visibility achievable from a 2m setback along the nearside kerbline of Gipsy Lane. The new wall/railings are to be set behind these sightlines

Discussed revised H/way plan with A.C - visibility shown is acceptable please add as a cond. along with gar, park & turning & surface material.

E.V 26/2/03.

Signed: _____ **Print name:** AE 19/12/02

Application Number : F/2002/8024	Map No : 75B 83
Case Officer : E.V.	Site Area : 0.10
Valid Date : 18.11.02.	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Location : Leopard Rock, Gipsy Lane, , Wokingham.

Parish : WK **Ward : WES** 22.11.02 B.

Applicant : Mr K Breadmore C/O The Edwards Irish P/Ship.

Fee Required: £110 **Fee Received: £110** (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 22.11.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pathurst Demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

NO pre-apps.

Organisation_Name	Building_Name	address1	Postcode
	TAGGERS	TAGGERSGIPSY LANEWOKINGHAM	RG40 2HP
		4SOUTHLANDS CLOSEWOKINGHAM	RG40 2HW
	GIOCONDA	GIOCONDAGIPSY LANEWOKINGHAM	RG40 2HP
	LEOPARD ROCK	LEOPARD ROCKGIPSY LANEWOKINGHAM	RG40 2HP
	OMEGA	OMEGAGIPSY LANEWOKINGHAM	RG40 2HP
	THE STABLES	THE STABLESGIPSY LANEWOKINGHAM	RG40 2HP
	WHITE GABLES	WHITE GABLESGIPSY LANEWOKINGHAM	RG40 2HP
	BRETHERTON	BRETHERTONGIPSY LANEWOKINGHAM	RG40 2HR
	HIGH VELD	HIGH VELDGIPSY LANEWOKINGHAM	RG40 2HR
	MAYFIELDS	MAYFIELDSGIPSY LANEWOKINGHAM	RG40 2HR
	WEMYSS LODGE	WEMYSS LODGEGIPSY LANEWOKINGHAM	RG40 2HR
		113EASTHAMPSTEAD ROADWOKINGHAM	RG40 2HU
	INGLEWOOD	INGLEWOODGIPSY LANEWOKINGHAM	RG40 2HP

Pinewood Gipsy Lane ✓

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

Tel: (0118) 974 6451

Date: 22 November 2002

My ref: F/2002/8024

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor

Application Number: F/2002/8024
Leopard Rock, Gipsy Lane, , Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/8024**
Leopard Rock, Gipsy Lane, , Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: (0118) 974 6451

Date: 22 November 2002

My ref: F/2002/8024

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/8024
Leopard Rock, Gipsy Lane, , Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/8024**
Leopard Rock, Gipsy Lane, , Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/8024

Proposal:
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Location:
Leopard Rock, Gipsy Lane, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8024 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. Written comments submitted will become available for public inspection.

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

**Trevor Watson
Development Control Manager**

22 November 2002

The Edwards Irish Partnership

Architects & Surveyors

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

NOV 2002 8024

PLANNING SERVICES
POL
DC
AP
CS
18 NOV 2002
COPIES TO

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

15 November 2002

Ref: PHE/FJ/1552

Dear Sirs,

RE: REPLACEMENT DWELLING – LEOPARD ROCK – GIPSY LANE – WOKINGHAM.

Please find enclosed on behalf of my client the application for a two-storey replacement dwelling on the above site.

My client has had discussions with a Planning Officer prior to making this application and has indicated the proposal, in principle, is acceptable as there have been a number of smaller properties replaced with larger dwellings within the immediate locality.

The application consists of the following documentation: -

- Six copies of drawing No. 1552/02.
- Six copies of the application form.
- Certificate A.
- A cheque made out for £220.00 being the appropriate fee.

I trust the application will be to your approval but should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

1509/ab

PLANNING APPLICATION PART 1

18.NOV.2002 8024

WOKINGHAM DISTRICT COUNCIL

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

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No. 18 NOV 2002

1.	YOUR NAME	MR. K. BREADMORE
	ADDRESS	LEOPARD ROCK
		GIPSY LANE WOKINGHAM
	POST CODE	RG40 2HP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM
	POST CODE	RG40 2BT Tel No. 989 4403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LEOPARD ROCK
		GIPSY LANE
		WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.106
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING BUNGALOW
		AND CONSTRUCTION OF A 5 BEDROOM
		HOUSE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACE BRICKWORK TO BE AGREED
PLAIN CLAY TILES TO BE AGREED

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £220.00

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

SIGNED A.E. Edwards ON BEHALF OF MR K. BREADMORE DATE 15:11:2002.

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . H Edwards . . . . . .

On behalf of . . . . . Mr. K. BROADMORE . . . . . .

Date . . . . 15 . 11 . 2002 . . . . . .

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

ADDRESS LEOPARD ROCK, GIPSY LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR17657	C. C Toothill	New bathroom garage ext & Kitchen alterations & access	20. 10 81	App MA
16462			22. 10. 81	MA CA
F/2002/8024	Erect replacement dwelling			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074