Date: 20 May 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8024

Location: Leopard Rock, Gipsy Lane, , Wokingham.

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

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

Case Officer: Elaine Vashi

The new plans show the following: Landscape scheme to comply with condition 09.

Comments are required by 02/06/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2002/8024 Date Rec. 19/3/03.

Location: LEOPARD ROCK, GYPSY LANE,

Parish: WOKINGHAM.

Applicant: MR. BREADMORE.

Description of attached plans: LANDSCAPE SCHEME - TO COMPLY WITH COND. 09.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

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

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2002/8024 Date Rec. 19/3/03.

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Parish: WOKINGHAM.

Applicant: MR. BREMMORE.

Description of attached plans: LANDSCAPE SCHEME - TO COMPLY WITH COND. 09.

Drawing No's:

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Revised Proposal Description:

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Date: 20 May 2003 21 MAY 2003

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8024

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

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

Case Officer: Elaine Vashi

The new plans show the following: Landscape scheme to comply with condition 09.

Comments are required by 02/06/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

CONDITION DETAILS ACCEPTABLE TO ME.

LANDSCAPE ARCHITECT
29.05.03.

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

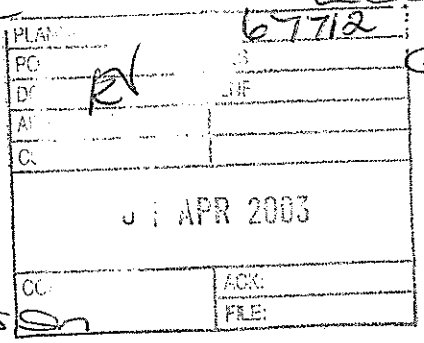
Trevor Watson
Development Control Manager
Date: 28/02/2003

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.

RR

Leopard Rock
Gipsy Lane
Wokingham.
RG40 2HP



31/3/03

Dear Mr. Warson

In answer to your conditions on my planning application no F/2002/8024
condition 2; bricks will be MARSHALLS ROCHESTER BLEND as sample, with no contrast brick, stained wood beams, painted render panels, white UPVC windows and ETERNIT smooth brindle roof tiles. as sample.
All materials chosen to to blend in with new house opposite and general street scene
condition 6 DPC level to be as existing bungalow
condition 8 All shrubs have been cleared so as to make visability splays as shown on drawings.
condition 9 has been submitted but as yet I have not received any decision
All other conditions will be met.

Please can I have feedback on this letter ASAP as I am demolishing bungalow on 22.4.03 and need to order materials
If need be you can contact me on
07880540704

Regards
Ken Breadmore

BORDER 1

1 x LABURNUM ANAGYROIDES 'PENDULUM'
10 x EUONYMUS FORTUNEI 'SILVER QUEEN'
10 x EUONYMUS FORTUNEI 'OVATUS AUREUS'
10 x HEBE PINGUIFOLIA 'PAGEI'
10 x VINCA MINOR 'VARIEGATA'
4 x HYDRANGEA PELIOLARIS

BORDER 2

2 x TRACHYCARPUS FORTUNEI
18 x BERGENIA CORDIFOLIA
18 x SEDUM SPECTABILE 'AUTUMN JOY'
18 x EUPHORBIA ROBBIAE
10 x COTONEASTER HORIZONTALIS

BORDER 3

1 x LABURNUM ANAGYROIDES 'PENDULUM'
20 x EUONYMUS FORTUNEI 'SILVER QUEEN'
20 x EUONYMUS FORTUNEI 'OVATUS AUREUS'
20 x HEBE PINGUIFOLIA 'PAGEI'
20 x VINCA MINOR 'VARIEGATA'
6 x PYRACANTHA SOLEIL D'OR

BORDER 4

30 x BUXUS SEMPERVIRENS
30 x LONICERA NITIDE

WITH DETAIL CONCRETE BRICKWORK.

WINDOWS : WHITE COTTAGE STYLE WINDOWS WITH LEADED LIGHT GLAZING

EAVES : WHITE FASCIA SOFFIT AND BARGEBOARD.

PLANS TO MEET CONDITIONS

80 24

EXISTING 1800 MM CLOSE BOARDED FENCE

EXISTING 1800 MM HIGH CLOSE BOARDED FENCE

GIOCONDA.

PINEWOOD

OUTLINE OF THE EXISTING BUILDING TO BE DEMOLISHED.

EXISTING FOUL DRAIN RUN TO BE RE-ROUTED AS SHOWN AND DEFUNCT PIPEWORK REMOVED

RE-ROUTED FOUL WATER DRAIN RUN.

NEW LANDSCAPE PLANTING TO FRONT OF PROPERTY.

NO 1

NO 2

NO 3

NO 4

EXISTING DRIVE TO BE REALIGNED AND NEW TARMACADAM FINISH.

EXISTING ACCESS WITH NEW 1500 MM HIGH BRICK PIERS WITH 1200 MM HIGH METAL RAILINGS.

EXISTING ACCESS WITH NEW 1500 MM HIGH BRICK PIERS WITH 1200 MM HIGH METAL RAILINGS

EXISTING ACCESSES SHOWING EXISTING VISIBILITY LINES

EXISTING LOW LEVEL BRICKLOCK WALLS TO ENTRANCES.

GIPSY LANE

20·73 20·30 21·00 21·00 21·00 20·90 20·70 20·60 20·50 20·30 20·01 20·00

SITE PLAN 1:200

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EXISTING LOW LEVEL BRICKLOCK WALLS TO ENTRANCES.

SITE PLAN 1:200

RL

FOR THE ATTENTION 67257

OF ELAINE VASEY EV

18 MAR 2003

RE APPLICATION F/2002/8024

CONDITION (9)

PLEASE RING N BRADMORE

ON 07880540704

8024

PLANS TO MEET CONDITIONS