APPLICATION NO:
F/2002/6033

LOCATION:
37 Salcombe Drive, Earley Reading.

APPLICANT:
Mr Dias C/O Peter Watkins

PROPOSAL:
Proposed two storey side and rear extension to dwelling. plus a rear conservatory

EARLIEST DATE FOR DECISION: **08/04/2002**
28 day expiry. 12/4/02
APPLICATION WILL HAVE EXPIRED ON:
26/04/2002

CASE OFFICER: **Francis Leo**

25 REFUSED

1149

D1

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Dias
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Berks
RG30 6AL

Application Number: F/2002/6033

Parish: **EARLEY**

Location: **37, Salcombe Drive, Earley, Reading.**

Proposal: **Proposed two storey side and rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed development because of its size, height and projection at the rear face of the building at first floor level would be overbearing and would overshadow the adjoining garden of 38 Salcombe Drive to the detriment of the amenities of the adjoining properties. As such it would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan and to policy EN1 of the Berkshire Structure Plan.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Informative
2. The applicant is invited to discuss his proposal with the Council with a view to resubmitting a revised scheme.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.

REFUSED Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6033	FL
BUILDING CONTROL NUMBER.	FL 2002/2800	
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	37 Salcombe Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	22029	
ELEVATIONS		22029
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	24/4/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	10/5/02	

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	

6033

FROM: Francis Leo

DATE: 15 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PDL	TLS
DC	ENF
APP	
DS	

22 APR 2002

COPIES TO	ADMIN
	LS

Application Number: F/2002/6033

Proposal: Proposed two storey side and rear extension to dwelling.

Site Address: 37, Salcombe Drive, Earley, Reading.

Applicant: Mr Dias C/O Peter Watkins.

Your observations are required in respect of this application **by 08/04/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6033

Applicant : Mr Dias C/O Peter Watkins.

Location : 37, Salcombe Drive, Earley, Reading.
Proposal : Proposed two storey side and rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 01/03/2002

Earliest Date for Decision : 08/04/2002

Latest Consultation Date/Site Notice Expiry Date : 08/04/2002

This application will have expired on: 26/04/2002. 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 :

Highways : Recommend approval with conditions

Planning Issues : I'd Sett.

SBE, LBE2

WOSS, WBE1

ENI

Application Number: F/2002/6033 **Officer: Francis Leo**
37 Salcombe Drive, Earley, Reading

Appraisal :

Development
Proposed two storey side and rear extension to dwelling plus a rear conservatory.

The site is a semi-detached property located in the identified settlement of Earley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The proposed two storey extension at the rear would extend 3.3m beyond the rear building line. While this would be acceptable for the ground floor, the first floor extension would obstruct light to No. 36, the other half of the semi-detached property, and create a poor outlook detrimental to their amenities. The proposal is considered to conflict with the Loddon Area Local Plan Policy LBE2 which aims to resist development that is inappropriate in terms of its relationships with adjoining sites and buildings.

A Similar extension has been built at No. 36 as with a number of other properties in Salcombe Road. In the case of No. 36 the nearest adjoining property is located further to the south and its effect is therefore minimised.

No. 38 the adjoining property to the north is located 4m away. It has two windows at first floor level but they are related to a bathroom and a landing and as these are non habitable rooms, loss of light would not be an issue. However, it would have an unacceptable overshadowing and overbearing effect on the rear garden of No. 38.

Impact upon the character of the area
The proposed two storey extension would have a pitched roof following the profile of the main roof. It is set-back at the front to appear subordinate to the main building. The design of the proposal is in keeping with the character of the main house and surrounding properties where similar extensions have been built. The scheme would therefore have no adverse impact upon the character of the area.

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

Application Number F/2002/6033
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 37 Salcombe Drive
Earley Reading.

APPLICATION NUMBER: F/2002/6033

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey semi-detached houses. A number of houses have 2 storey side extns and rear extns.

3. DESCRIPTION OF SITE/BUILDING

2 storey, semi-d. garage at the side

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 38 may be affected because of 1st Floor extn similar to 36 - 45° angle required
No 36 Flank wall ~~has~~ 1 door on Grd Floor and 2 windows at 1st Floor. Landing and Bathroom

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING at front.

LEVELS —

BOUNDARY TREATMENT 1.5m high border fence. inch

OTHERS 4m hedge. bet 37 and 38

* Similar extn. at 32, 37 /

Application Number : F/2002/6033	Map No : 52
Case Officer : FL	Site Area : 0.05.
Valid Date : 01 March 2002	Received Date: 01/03/2002

Level : Delegated Application

Description : Proposed two storey side and rear extension to dwelling.

Location : 37, Salcombe Drive, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr Dias C/O Peter Watkins.

Fee Required: £95 Fee Received: £95 Joint cheque with B/control.

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	[redacted]		
BLOCK PLANS	[redacted]		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	[redacted]		
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

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

No pre-apps

NEIGHBOURS

S/N + see map

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 15 March 2002

Application Number: F/2002/6033

Proposal: Proposed two storey side and rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
37, Salcombe Drive, Earley, Reading.

Applicant:
Mr Dias C/O Peter Watkins.

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).

1/ Driveway to be widened to a minimum of 4.8 metres and the associated crossing extended accordingly.

2, C049, R049.

3, C122, R122.

4, C140 (INSERT 9 metres), R140

NOT.

Signed: _____ **Print name:** Adam 18/03/02.

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

Tel: 0118 974 6502

Date: 15 March 2002

My ref: F/2002/6033

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 D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6033
37, Salcombe Drive, Earley, Reading.
Proposed two storey side and rear extension to 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/6033**
37, Salcombe Drive, Earley, Reading.
Proposed two storey side and rear extension to 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 D Swindells

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

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

Tel: 0118 974 6502

Date: 15 March 2002

My ref: F/2002/6033

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/6033
37, Salcombe Drive, Earley, Reading.
Proposed two storey side and rear extension to 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: **Francis Leo** Application Number: **F/2002/6033**
37, Salcombe Drive, Earley, Reading.
Proposed two storey side and rear extension to 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 D Carpenter
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 15 March 2002

My ref: F/2002/6033

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6033
37, Salcombe Drive, Earley, Reading.
Proposed two storey side and rear extension to 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6033**
37, Salcombe Drive, Earley, Reading.
Proposed two storey side and rear extension to 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 C Smith

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

Received by Wokingham District Council

Application No: F/2002/6033

PROPOSAL:
Proposed two storey side and rear extension to dwelling.

LOCATION:
37, Salcombe Drive, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/6033 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2002. 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
15 March 2002

Organisation_Name	Building_Name	address1	Postcode
		2SALCOMBE DRIVEREADING	RG6 7HU
		28SALCOMBE DRIVEREADING	RG6 7HU
		29SALCOMBE DRIVEREADING	RG6 7HU
		3SALCOMBE DRIVEREADING	RG6 7HU
		30SALCOMBE DRIVEREADING	RG6 7HU
		36SALCOMBE DRIVEREADING	RG6 7HU
		37SALCOMBE DRIVEREADING	RG6 7HU
		38SALCOMBE DRIVEREADING	RG6 7HU
		4SALCOMBE DRIVEREADING	RG6 7HU

Neighbours Consulted 15.3.02 F/2002/6033

£95 jour with B/Regs. 6033

Environmental Services

For office use only.
Application number: 01.MAR.02. 6033

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR. DIAS 37 SALCOMBE DRIVE EARLEY 0118 926 2714. 926271F
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE & REAR EXTN.
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.	PLAIN ROOF TILES & BRICK TO MATCH
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: 4
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.	£95-00	
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 Mr. Dias

Date 22-2-2002

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

ADDRESS 37 SALCOMBE DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7471 (52

BUILDER

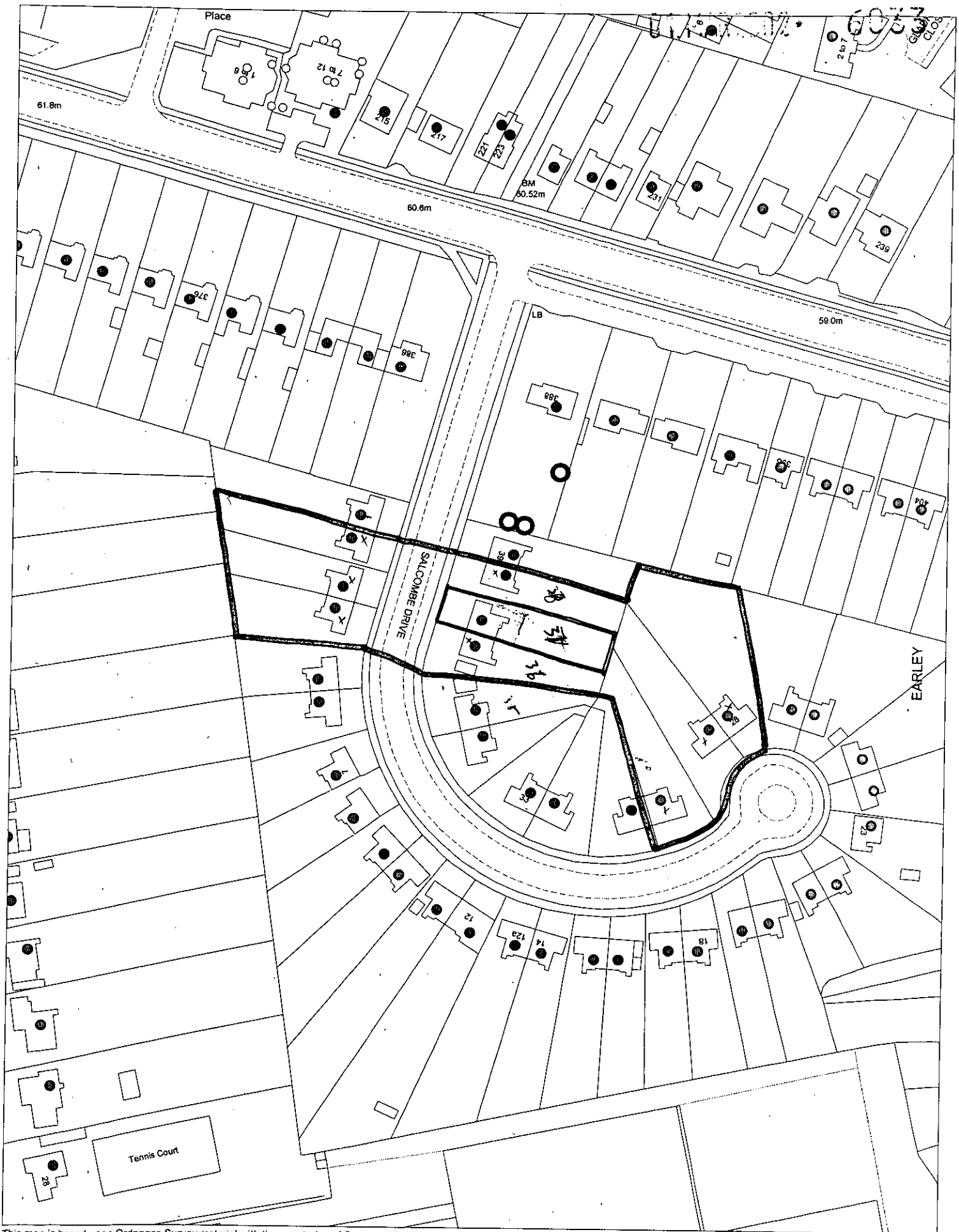
Plan No.	Applicant	Description of Development	Date of Decision	Decision
422/55	Mr. L. T. Hill	Garage	14/6/55	App. N
F/2002/6033	Mr. Dias	2 St/S&R flats.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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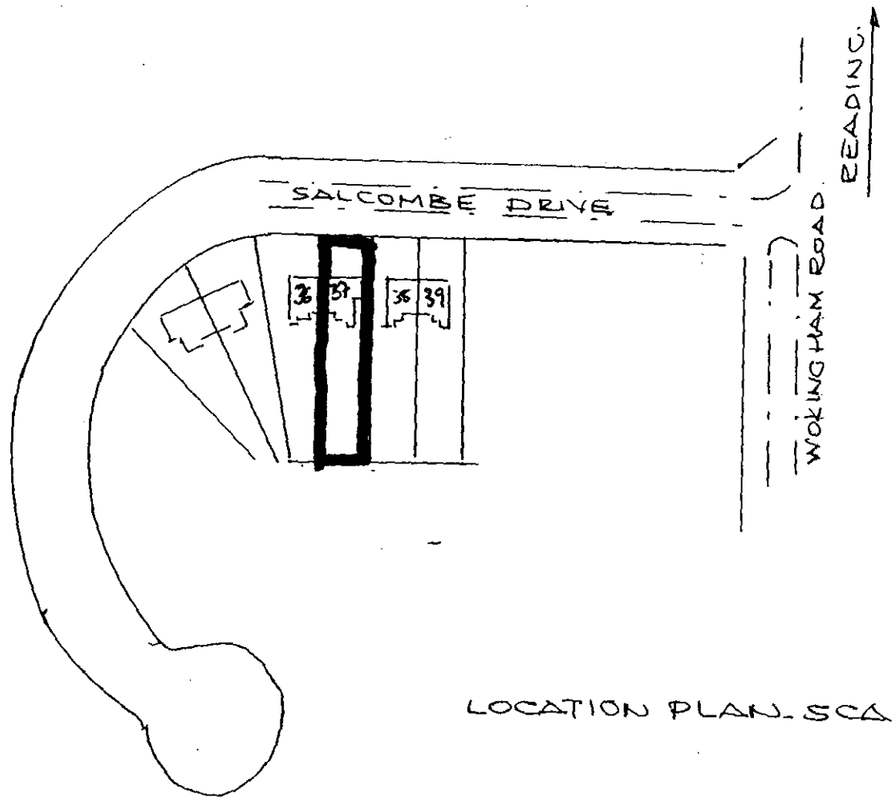
Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002

Scale: 1 : 1250

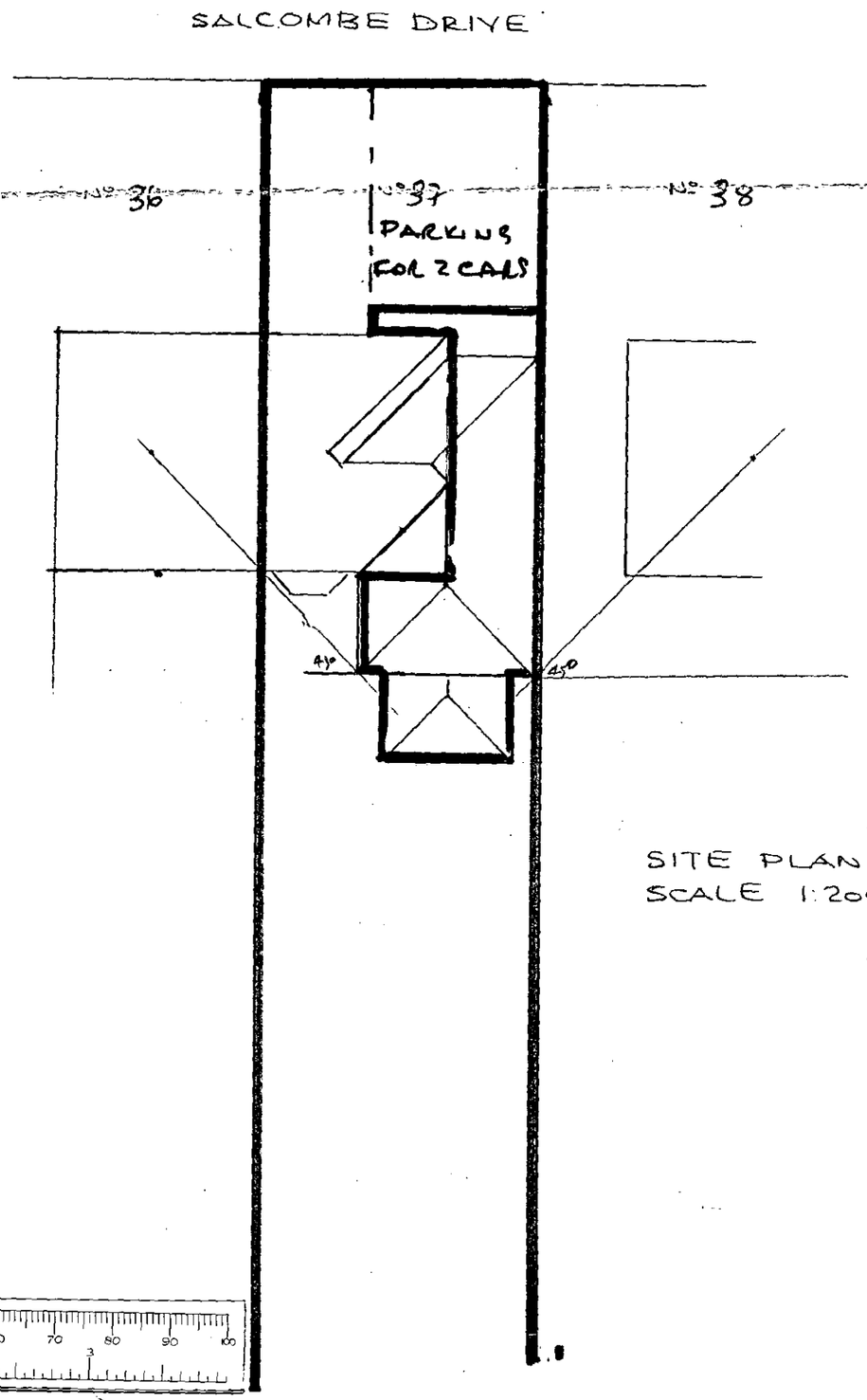
N
W E
S

01.MAR2012 6033

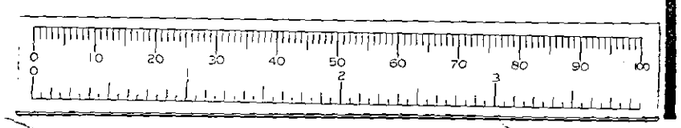


REFUSED

LOCATION PLAN. SCALE 1:1250



SITE PLAN
SCALE 1:200



1327

WOKINGHAM DISTRICT COUNCIL

To Emy / Trev

Date 16/5 Time 11.30

WHILE YOU WERE OUT

Name Julie Williams

Of

Phone No. 959 1231 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	✓

MESSAGE Re. Harlin House F/2002/6034 anxious about when this will get to Otee as you're on holiday and client concerned if it has to wait til July

Signed Sandra

file

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	56347

13 MAY 2002

COPIES TO

FILE

Our Ref: *JW/MMD/5234*

8th May 2002

REPLY BY

27 MAY 2002

Mr Trevor Watson
Development Control Manager
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Watson,

Re: Planning Application F/2002/6034 – Harlyn House, School Road, Hurst

I have just spoken to Emy Circuit the case officer handling this planning application, about the likely timetable for reaching a decision. I had recently submitted amended plans showing a changed means of access to enable all of the Oak trees on the frontage to be retained. The plans submitted followed consultation with the tree officer and highway officer to ensure that their interests were met. Emy Circuit confirms that it looks acceptable to her and that she, as a matter of process, is consulting with those officers to obtain their formal comment. She confirmed that she is not re-consulting externally.

While this sounded like good news in terms of the timetable she did go on to explain that she thought that the Local Councillor would ask for it to be listed to go to committee. Miss Circuit explained the timetable for the committee cycle and that due to her having a holiday in early June that the application was unlikely to go to committee until the 3rd July. Miss Circuit did confirm that she could do much of her planning report in time for the June committee but because she would not be available to make any amendments to it following the pre-committee panel that it would not be able to go to that committee.

It was my understanding that under the new delegation rules the local member should have notified the case officer by now if she wanted it to go to committee. I understand that her grounds for objecting to the planning application are based on her concern that a potential car-parking space will be lost to people dropping off and picking up children at the local school. As you know, no one has a particular right to park on the highway for these purposes and to object to a planning application on this basis seems extreme and to delay its determination because of this concern seems unfair to my client.

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Chartered Surveyors

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham	Crowthorne	Auction House	Earley	Reading
(118) 978 0777	(01344) 780111	(0118) 979 0460	(0118) 926 4422	(0118) 959 1231
artinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

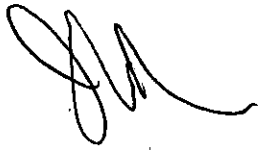
www.martinpole.co.uk

RICS

Therefore the purpose of this letter is to seek your intervention to avoid the application having to go to committee on the assumption that the responses you receive from the internal consultations are in favour of the proposal being approved. If you cannot pursuade the ward councillor to not list it to go to committee that it is put on the agenda for the June meeting of the committee and that someone else is assigned to make any amendments to the draft committee report should they be required. Finally, if that is not possible and the item has to go to committee in July that you use your best endeavours to pursuade the councillors not to list it for a site visit which would add a further months delay to reaching a decision on what is otherwise a quite straightforward application.

Please let me know if you feel there is anything you can do to assist in this matter.

Yours sincerely,



Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

c c Mr and Mrs Best
c c David Auger

01.MAR2002* 6034

Simon Holmes

53 Surrey Road
Reading
Berks.
RG2 0EU

Tel: 0118 986 0795
Fax: 0118 931 4705
Mobile: 0836 314956
e-mail: simonholmes@mcmail.com

TREE SURVEY SCHEDULE
ON TREES AT
HARLYN HOUSE
HURST
BERKSHIRE

Prepared for:
Mr Best
C/O Martin & Pole Nicholas
24 Friar Street
Reading
Berkshire
RG1 1DP

8th February 2002

TREE SURVEY SCHEDULE

24 JANUARY 2002

HARLYN HOUSE
HURST
WOKINGHAM
BERKSHIRE

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees that would be affected by the proposal.

Site: Harlyn House, School Road, Hurst, Berkshire.

I am instructed by Mr Best C/O Martin & Pole Nicholas, Chartered Surveyors, 24 Friar Street, Reading, Berkshire. RG1 1DP.
I am asked to carry out a condition survey upon a row of trees, on the front boundary of `Harlyn House` and prepare an assessment of the impact of the proposed building and access driveway, as part of a planning application for the site.

Survey date: 24 January 2002

Our ref: SPH/01-02

Surveyed by: Simon Holmes, Principal Arboriculturalist.

I have 19 years experience as a practising Arborist, 8 years of which was spent with Berkshire County Council, Highways and Planning Department, the last 11 years as a self employed contractor, arboricultural consultant, expert witness and training provider.

I hold the Advanced National Diploma in Arboriculture, Arboricultural Associations Technicians Certificate, Royal Forestry Society Certificate in Arboriculture and the City and Guilds Certificate in Amenity Forestry. I am a member of the Arboricultural Association, The Royal Forestry Society, and The International Society of Arboriculture.

Tree Survey

I have been supplied with 2 site plans:

- Possible Layout, Jan 2002
- Harlyn House, Jan 2002

I have no connections with any of the parties involved in this case that could influence the opinions expressed in this report.

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to:

- the health, vigour and condition of each tree
- any structural defects in each tree, and its safe life expectancy
- the size and form of each tree and its suitability within the context of the proposed development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are schedules under a Tree preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class

S	Small (<6m)
M	Medium (7<12m)
L	Large (>12m)

RAD Crown spread radius (metres)

DBH Trunk diameter (centimetres) at breast height (1.5m)

AGE Age class

Y	Young – Less then one third life expectancy
MI	Middle age – One to two thirds life expectancy
M	Mature – More than two thirds life expectancy
OM	Overmature – Very limited life expectancy

VIG Vigour

N	Normal vigour
L	Low vigour

Code A High category (green on plan)

Trees whose retention is most desirable:

- vigorous healthy trees, of good form and in harmony with proposed space and structures
- healthy young trees of good form, potentially in harmony with proposed development
- trees for screening or softening the effect of existing structure in the near vicinity, or of particular visual importance to the locality
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

Code B Moderate category (blue on plan)

Trees whose retention is desirable.

- ❖ trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals.
- ❖ immature trees, with potential to develop into the high category.

Code C Low category trees (black on plan)

Trees which could be retained.

- ❖ trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B.
- ❖ immature trees or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (Code A/B) trees. They should only be retained where they are not a significant constraint on development.

Code D Fell category (red on plan)

Trees for removal.

- ❖ dead or structurally dangerous trees.
- ❖ trees with insecure roothold.
- ❖ trees with significant fungal decay at the base or on the main bole.
- ❖ trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

Comments

General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order and the TPO number is known this is indicated on the plan.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey date should be used to determine the minimum protected area for individual trees – age, trunk diameter (dbh) and vigour.

Table 1 Distances – Trees of Normal Vigour
(BS 5837:1991 – extract)

Tree Age	Trunk Diameter (cm) – dbh	Distance (m)	One Side Only (m)
Young	<20	2.0	1.4
	20 < 40	3.0	2.0
	>40	4.0	2.7
Middle Age	<25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature	<35	4.0	2.7
	35 <75	6.0	4.0
	>75	8.0	5.4

Table 1 Distances – Trees of Low Vigour
(BS 5837:1991 – extract)

Tree Age	Trunk Diameter (cm) – dbh	Distance (m)	One Side Only (m)
Young	<20	3.0	2.0
	20 < 40	4.5	3.0
	>40	6.0	4.0
Middle Age	<25	5.0	3.4
	25 < 50	7.5	5.0
	> 50	10.0	6.7
Mature and Overmature	<35	6.0	4.0
	35 <75	9.0	6.0
	>75	12.0	8.0

No:	Species	HT	RAD	DBH	AGE	VIG	Code	Comments
T1	Oak	L	Av 5	.52	M	N	A	Mature specimen, lowest lateral at 2m, extends 7m south. Canopy partially reduced on south side and lifted over road. No action.
T2	Ash	L	12	.67	M	N	A	Clear stem to 3m, crown bias to south, suppressed by T3, crown lifted over road, some minor deadwood, no action.
T3	Oak	L	9	1.13	M	N	A	Good specimen tree, epicormic growth on lower stem, numerous lateral limbs at 2m on south side over lawn. Crown clean and raise crown on south side over lawn to allow for mowing.
T4	Cedar	S	3.5	.21	SM	L	D	Tree 90% dead, canopy very thin, needle colour poor. Bleeding canker see photograph 1 and honey fungus see photograph 2 are the likely cause of death. Fell to ground level and grind out stump.
T5	Red Oak	M	8.5	.50	M	N	A	Very broad open canopy, clear stem to 1m, some crossing limbs and dead wood. Remove lowest lateral limb over drive. Crown clean, remove dead wood and crossing limbs.
T6	Poplar	S	2.0	.12	Y	N	D	Poor form, suppressed by T6. Fell and grind out stump.
T7	Poplar	L	6	av.25	M	N	B	Multi stemmed tree from ground level. Small cavity at base. Two stems lean over School Road monitor

T8	**Poplar**	**L**	**7.0**	**.36**	**M**	**N**	**B**	**Growing out of ditch, canopy bias to the north and suppressed by T 9. BT & Electric cables run through canopy on West side, monitor.**
T9	**Poplar**	**M**	**6.0**	**.26**	**M**	**N**	**D**	**Poor form, heavily suppressed by T10, fell and grind out stump.**
T10	**Oak**	**L**	**7.5**	**.84**	**M**	**N**	**A**	**Specimen tree, some minor pruning wounds, good callous forming around wounds. Minor deadwood in canopy, crown clean.**
T11	**Poplar**	**M**	**7.0**	**av.36**	**M**	**N**	**C**	**Multi stemmed from ground level, heavily leaning to east. Suppressed by T10, small co-dominant stem including on main stem. Remove small co-dominant stem, monitor condition.**
T12	**Ash**	**L**	**7.0**	**.40**	**M**	**N**	**B**	**Ivy covering main stem restricted inspection. Tree growing from ditch, co-dominant from 1.2m leaning over road. Cut ivy at base and monitor.**

Public views:

The site is visible from several vantage points, primarily the front and side elevations. The group of trees numbered T1 to T12 referred to in this report are clearly visible from the north of the site and Braybrooke Drive and to a lesser extent from the east and western boundaries. They form a visual and physical barrier between the property and the road and have significant amenity value from all vantage points.

The effect of the proposed access driveway and buildings on the examined trees generally:

The drawings supplied (Block plan) and (Possible layout) location plan were used to assess the above implications.

Copies of these drawings are included within the appendix.
The drawings were revised by myself to show the trees subject of this report, their positions and crown spreads, hand written notes were made at the foot of each amended plan. They are an accurate representation of tree locations as scaled from my measurements, the plans supplied and datum point on site.

The present access and property does not appear to have had any long-term affect upon the trees health or vigour. Crown density and, twig extension are satisfactory in all cases except the cedar T 4.

Without detailed drawings showing the construction method for the proposed driveway it is difficult to comment on any long-term problems.
The Possible layout drawing suggests an access close to T 3 and I assume that this would go between trees 2 and 3. This would clearly disrupt a large area of the root zone and would be detrimental to the trees health and vigour. There is insufficient room between trees 2 & 3 to construct an access suitable for the proposed house.

Tree 5 is shown very close to a garage in the proposed layout drawing and as such construction damage will occur. The most likely form of damage will be compaction, and root loss, with part of the crown having to be removed to accommodate the building.

As traffic flow will be increased on the site during development compaction and subsequent root loss is reasonably foreseeable. This is the main cause of tree stress and decline, therefore detailed drawings and method statements should be implemented to alleviate this stress and compaction. Further guidance is given on "Driveways Close To Trees" Arboricultural Practice notes (APN 1) this should be used when outlining your construction proposal.

One possible alternative to the present layout would be to consider the felling of T1 this would allow an access close to the boundary with the adjacent property `Three Oaks`. Although a mature tree its loss would reduce the access needed close to T5 and one between trees 2 & 3. Given the size of the plot I would advise that 2 semi-mature replacements could be planted in the rear gardens one in each property or on the boundary between the present neighbours.

Reducing the impact and further mitigating measures for implementation:

I would recommend that any development adjacent to trees T2 or T5 must take into account the British Standard BS5837 1991 trees in relation to construction.
Any construction within the rooting zone, including transportation of materials through it, must be done by hand. This is to prevent significant compaction and de-naturing of the soil, which could adversely affect the health of the trees to be retained. Where possible all construction should take place from within the building footprint to minimise disturbance over the rooting zone.
The use of decompaction equipment to alleviate pre and post construction compaction will benefit the trees both during the construction phase and following completion.

The proposed footprints should take into account the tree protection zones shown in the plan attached in the appendix. The garage adjacent to T5 will require repositioning as it clearly impinges upon the tree and this will have a knock on effect to the proposed house.

Protective fencing must be erected, and to the type specified in Figure 4 of British Standards 5837:1991 ' Trees in relation to construction'. This is a cleft chestnut pale or chain link fence, fixed onto a scaffold framework, to a height of at least 1.2 metres the minimum distance from tree to fence is shown as a red hatched line on the plan.

Any roots encountered greater than 1.5 cm in diameter must be retained intact. Any roots below 1.5 cm should be cut cleanly and the cut surface prevented from drying out, back filling should be undertaken as soon as is practicably possible to prevent desiccation.

Any pruning works required to allow for vehicle access must be carried out in accordance with British Standard 3998:1989 'Recommendations for Tree Work' with on site supervision from an Arboricultural Consultant.

The storage of materials, equipment and any temporary site huts must be kept to well outside the tree perimeter this must be clearly set out and be as far from the trees and their root zone as reasonably practicable. No cement washing or spillage of fuels etc should be allowed within the immediate vicinity of the protection zone.

This site is vulnerable to damage and because additional safeguards are necessary, the submission of a method statement should be provided to the local Planning Authority including details such as:

Timing and phasing or arboricultural works eg. Tree pruning and planting.
Implementation, monitoring and supervision of the Tree Protection Scheme and any approved development works or construction activities within the defined exclusion zones.
Provision for qualified arboricultural supervision for the duration of the construction period.

Simon P Holmes
Principal Consultant.



APPENDIX

APPLICATION NO:
O/2002/6034

LOCATION:
Harlyn House School Road, Hurst Reading.

APPLICANT:
Mr/Mrs Best C/O Martin & Pole Nicholas

PROPOSAL:
Outline application for the proposed erection o 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: ~~31/03/2002~~ 5/4/02

APPLICATION WILL HAVE EXPIRED ON:
~~26/04/2002~~ 13/5/02

CASE OFFICER: **Emy Circuit**

APPROVED

DO 1150

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Best
C/O Martin & Pole Nicholas
24 Friar Street
Reading
Berks
RG1 1DP

Application Number: O/2002/6034

Parish: **HURST**

Location: **Harlyn House, School Road, Hurst, Reading.**

Proposal: **Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and 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. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site) (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition

6. 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. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition

8. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition

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

Condition

10. 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
11. Prior to commencement of development hereby approved, details of the construction of the driveways shall be submitted to and approved in writing by the Local Planning Authority and the drives shall be constructed in accordance with the approved details.

Condition
12. 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
13. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
14. Prior to commencement of development details of the crossing of the ditch and verge shall be submitted to and approved in writing by the Local Planning Authority and the crossing shall be constructed in accordance with the approved details and retained thereafter.

Condition
15. Prior to commencement of the development hereby permitted (including demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) 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 visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard visual amenities.

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

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

Reason
10. In the interests of visual amenity.

Reason
11. To ensure successful retention of trees that are important to the visual amenity of the area.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

Reason
15. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informative
1. This permission relates to the application as amended with revised siting as shown on drawing number 30744/2A submitted to the Local Planning Authority on 4 April 2002 and access details as shown on drawing number 30744/3 submitted to the Local Planning Authority on 26 April 2002 and does not approve the proposals as originally submitted.

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

Informative
3. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

Informative
4. You are advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level.

Informative

5. 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 EN1 and EN3.
Loddon Area Local Plan Policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5, LC10, WPS3, LPS4 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WH6, WBE1, WNC3, WIC16, WIC17 and LT7.

Anna Cronin
Head of Planning & Transportation
Date: 15/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

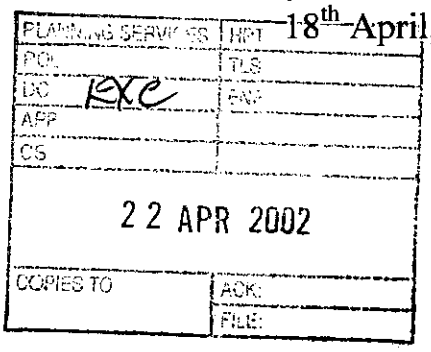
COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

ST. NICHOLAS HURST PARISH COUNCIL

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

18th April, 2002



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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/6034

I refer to the above-mentioned Application by Mr. and Mrs. Best of Harlyn House, School Road, Hurst; Outline Application for the proposed erection of two detached dwellings with separate vehicular access and demolition of existing dwelling - new plans showing details of siting

My Council continue to object to this proposal on the grounds set out in my letter dated 9th April.

Yours sincerely,

Clerk

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 23 January, 2003
My ref. BC/DC/2002/6034

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

NHBC Building Control Services Ltd.
Ash House
Dencora Business Park
Breckland
Linford Wood
MK14 6ET

Dear Sirs

PLANNING PERMISSION 2002/6034
SITE: HARLYN HOUSE, SCHOOL ROAD, HURST

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 2002/6034 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

EMY CIRCUIT
Senior Planning Officer

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 2 October, 2002
My ref. BC/DC/O/2002/6034
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 & Mrs Best
C/o Martin & Pole Nicholas
24 Friar Street
READING
Berkshire
RG1 1DP

Dear Sirs

PLANNING PERMISSION O/2002/6034
SITE: HARLYN HOUSE, SCHOOL ROAD, HURST

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

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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

EMY CIRCUIT
Senior Planning Officer

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
O/2002/6034	H O Jones Three Oaks School Road HURST Berkshire RG10 0DR
O/2002/6034	Dr Michael Duerden Orchard End 4 Orchard Chase HURST Berkshire RG10 0SW
0/2002/6034	Gerald Siddall Netherby Braybrooke Drive HURST Berkshire RG10 0DW
O/2002/6034	James Smith & Jane Perrins Holly House Orchard Chase HURST RG10 0SW
O/2002/6034	Mary Zalcman & Petitioners Apple Tree House 2 Orchard Chase HURST RG10 0SW
O/2002/6034	M K Downes & E R Downes Acorns School Road HURST RG10 0DR
O/2002/6034	Ian Richardson Hinton Farm House Hinton Road HURST RG10 0BP
O/2002/6034	David Shapland Chairman – Hurst Village Society 1 Hurst Grove Cottages Davis Street HURST RG10 0TP
APPLICATION APPROVED	Letters sent 17.05.02

WORK SHEET FOR : Emy Circuit

Application Number : O/2002/6034

Applicant : Mr/Mrs Best C/O Martin & Pole Nicholas.

Location : Harlyn House, School Road, Hurst, Reading.
Proposal : Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	19/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....19 MARCH 2002.....

Date Registered : 01/03/2002

Earliest Date for Decision : 31/03/2002

Latest Consultation Date/Site Notice Expiry Date : 31/03/2002

This application will have expired on: 26/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Env Health - no objections

Consultation Responses :

~~Environment Agency - condition~~

Highways - conditions -

Trees / Landscape -

Environment Agency - conditions / informative

Neighbours - would like conifers at side of Three Oaks to be removed, would like notification of details when received, should not be nearer to Orchard Chase than indicated, more houses would increase disturbance, privacy / screening of orchard Chase, object to demo of existing house, additional access over development, loss of trees, infrastructure

Hurst PC. - object - density out of character, additional access on congested rd unacceptable, loss of tree -> visual amenity.

Planning Issues :

Identified Settlement (category B) - ~~LTV2, LH1, WOS2, WH1,~~

Highways

Trees

character of area (LALP area of traditional local character)

Application Number O/2002/6034
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C002	R002	insert design, external appearance & landscaping
02	C012	R012	(materials)
03	C017	R017	(boundary treatment)
04	C056	R050	(underground services)
05	C076	R070	(hours of construction)
06	C100	R100	(slab)
07	C120	R120	parking, garaging & turning
08	C132	R132	(access prior to occupation)
09	C146	R140	& mehres (bonded surface)
			See attached report.
	N07		

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ~~[illegible]~~ LTV1, LH1, LH3, LTV6, LBE1, LBE2, LBE5, LBE8,

~~SOUTH EAST AREA LOCAL PLAN POLICIES~~: LBE9, LT5. LT6, LPS3. LR4, LH7, LBE16

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WH1, WH3, WOS3, WBE1, WBE10, WBE11

~~GREEN BELT LOCAL PLAN POLICIES~~: WT7. WIC16, WIC17, WH6. Density Policy.

BERKSHIRE STRUCTURE PLAN POLICIES: H4, H5. H6, EN1, T6, EN3, H9

~~MINERALS LOCAL PLAN POLICIES~~: DP1, H3, T7, T6, H6, H7

adopted emerging BSP

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 15.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Harlyn House School Road Hurst Reading.

APPLICATION NUMBER: O/2002/6034

OFFICER: Emy Circuit

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS residential + school
v. low density, spacious feel with mature gardens/trees
various ages/styles of dwelling - 1+2 storey.

3. DESCRIPTION OF SITE/BUILDING 2 st detached on spacious plot, numerous mature trees. those on frontage of particular importance

4. RELATIONSHIP TO ADJOINING PROPERTIES single-storey to either side, 2-storey to rear, see attached

5. SITE CONSTRAINTS

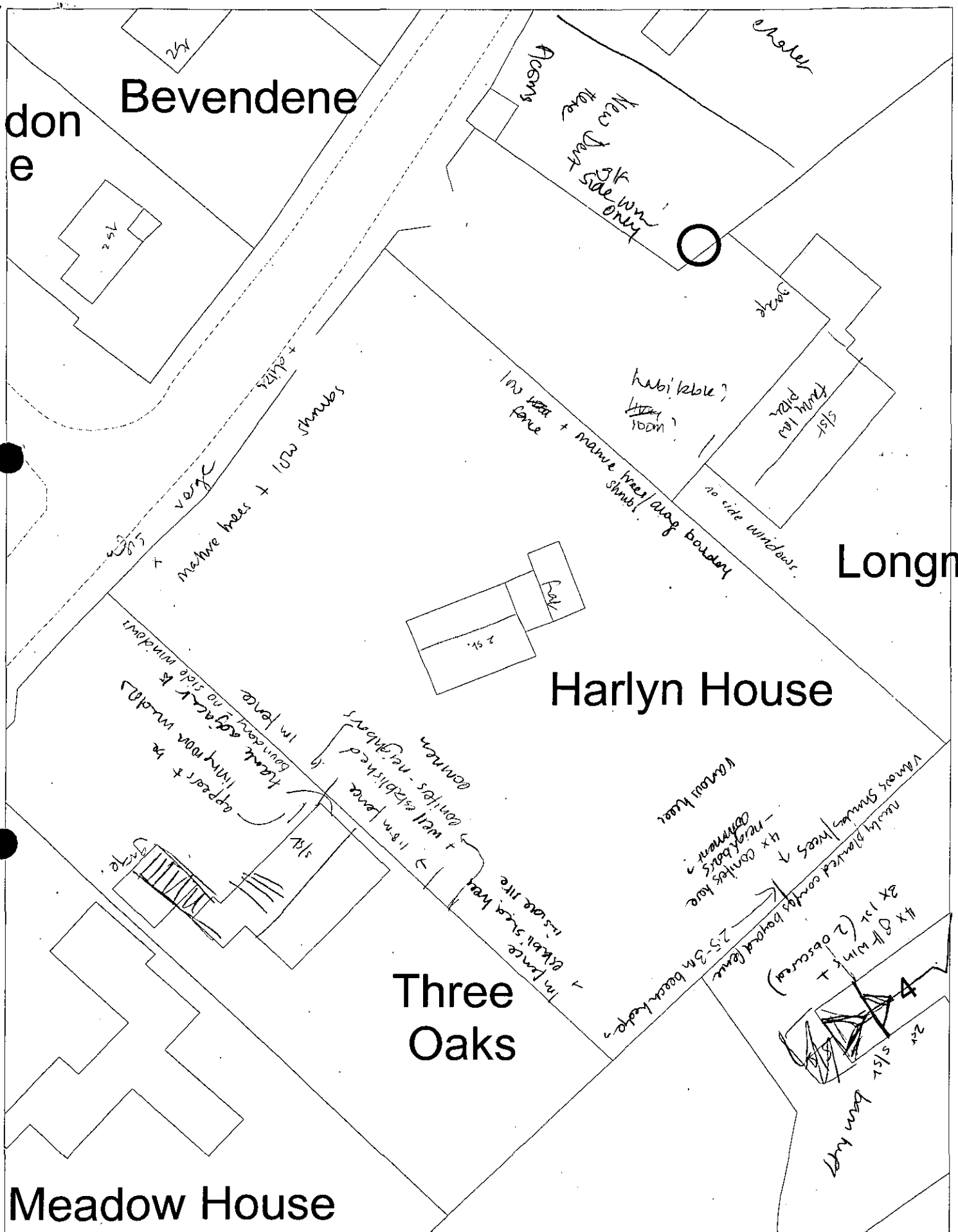
TREES numerous. tree survey only includes those on frontage

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT see attached.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2002

Scale: 1 : 500

N
W E
S

Development Control Ref No:	Received	Parish
O/2002/6034	01.03.2002	Hurst

Applicant: Mr and Mrs Best

Location: Harlyn House, School Road, Hurst

Proposal: Outline application for erection of two detached dwellings with separate vehicular access and demolition of existing dwelling

Planning History –
Harlyn House is a two-storey detached dwelling, located on a 0.33 hectare site, on the south-eastern side of School Road, within the Identified Settlement of Hurst. Planning permission for the existing dwelling was granted in 1960. Planning permission for erection of a dwelling on adjoining land was granted in 1976 (now Three Oaks). There have been no previous redevelopment proposals.

Proposal –
This is an outline proposal for demolition of the existing house and erection of two detached dwellings. A new access from School Road is also proposed. Details of the access arrangements were submitted initially and, subsequently, it was requested that details of siting should also be determined at this stage. Design, external appearance and landscaping are reserved matters. The location of the proposed access has been revised, due to concerns raised by the Arboricultural Officer.

The proposal has been listed by Councillor Drake due to concerns about creation of an additional access onto School Road. see e-mail of 14 May 02

Consultations -

- ***Highway Officer*** – no objection subject to conditions.
- ***Landscape Officer*** – objected to new access as originally proposed but no objection to revised scheme, subject to conditions.
- ***Ecological Advisor*** –
- ***Environmental Health Officer*** – no objections
- ***Environment Agency*** – no objection subject to conditions
- ***Hurst Parish Council*** – objects:

"1) The increased density is out of character with adjoining plots on this side of School Road and, therefore, represents overdevelopment of the site,

2) An additional access in this road, which is highly congested during School Term is unacceptable and would constitute an additional safety hazard,

3) The removal of trees would destroy the visual amenity. New trees would not provide a suitable replacement to, e.g., the mature oak tree. (It is suggested that consideration be given to the making of a Tree Preservation Order).

It is considered that the proposal is in contravention of several WDC Planning Guidelines and Policies and should be refused."

The revised plans do not overcome the Parish Council's previous objections.

- ***Local Residents*** – eleven letters of objection have been received from eight addresses, including comments from Hurst Village Society. Concerns can be summarised as follows:
  - In their covering letter, the agent mentioned that, if the new access is accepted, a scheme of three or four dwellings may be feasible. Some correspondents were concerned that the number of dwellings proposed was not clear - a greater number of houses would be detrimental in terms of the character and amenities of the area and highway safety and congestion.
  - There are already parking and congestion problems in School Road, particularly at school start and finish times, and the proposed additional house and access, opposite Braybrooke Drive, would exacerbate this situation and would be detrimental to highway safety.
  - Loss of mature trees should be resisted. Concern related mainly to the School Road frontage.
  - The low density character of School Road would be undermined
  - Village infrastructure – congestion, school and playgroups are already oversubscribed and services overloaded
  - In relation to Orchard Chase, the siting of the dwellings should not be any closer than is indicated. Removal of trees in the rear garden of Harlyn House would result in a reduction in privacy.
  - Request removal of Leylandii conifers on boundary with Three Oaks due to impact on the structure of the building and residential amenity
  - demolition of the existing, sound house for personal profit is not justified.

Appraisal – the main issues are:

A. The principle of development (Loddon Area Local Plan policies LTV1 & LH1; Wokingham District Local Plan (Deposit Draft) policies WOS2 & WH1)
B. Residential Density and Housing Mix (Policies H9 of the adopted Berkshire Structure Plan, H6 & H7 of the emerging Berkshire Structure Plan, of the LH7 of the Loddon Area Local Plan and WH6 and the density policy of the Wokingham District Local Plan (Deposit Draft))
C. Impact on the residential amenity of neighbouring residents (Loddon Area Local Plan policies LBE2 & LBE5; Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1)
D. Impact on the character of the surrounding area (Loddon Area Local Plan policies LTV6, LBE1, LBE2 & LH1; Wokingham District Local Plan (Deposit Draft) policies WOS3, WBE1 & WH1)
E. Access and Movement (Loddon Area Local Plan policy LT5; Wokingham District Local Plan (Deposit Draft) policy WT7)
F. Ecological issues (Loddon Area Local Plan policy LC10; Wokingham District Local Plan (Deposit Draft) policy WNC3)
G. Flooding (Policies EN3 of the adopted Berkshire Structure Plan, LPS3 & LPS4 of the Loddon Area Local Plan and WIC16 & WIC17 of the Wokingham District Local Plan (Deposit Draft))
H. The Local Plan Inspector's recommendations in relation to the relevant policies
I. Comments made by Hurst Parish Council
J. Comments made by local residents

A. <u>The principle of development</u>

The proposal is for redevelopment of a site within the Identified Settlement of Hurst and would result in a net gain of one dwelling. Hence it is acceptable in principle.

B. Residential density and housing mix

The application site has an area of 0.33 hectares and the existing density is three dwellings per hectare. The proposal would increase this density to six dwellings per hectare.

The Council's density policy would be applicable on a site of this size and the Local Plan Inspector does not recommend a lower threshold for seeking net residential densities of over 30 dwellings per hectare. However, the Lo Inspector suggests that Hurst should be a category B settlement, where only limited infill in accordance with WCC1 or small windfall sites in accordance with WH1 would be acceptable (para. 1.38). Given the relatively unsustainable location in a category B settlement, with limited facilities, and the spacious character of the area (it is unlikely that a higher density scheme could be achieved without detriment to the character of the area, unless it involved a more comprehensive redevelopment), it would, in this case, be inappropriate to refuse the proposal because it does not achieve a density of 30 dph.

Design is a reserved matter, so no information about the proposed accommodation is available at this stage. It is noted that the illustrative details suggest two larger dwellings but given that the development is for two houses only it would not be appropriate to seek a full range of dwelling sizes. In any case, a development of two dwellings would not be able to achieve a full range of dwelling sizes.

C. Impact on the residential amenity of neighbouring residents

Details of the siting of the proposed dwellings have been submitted, although design is a reserved matter.

In relation to Three Oaks (a bungalow), the dwelling on plot 2 would be set back at the front and project seven metres to rear. However, there would be 6.5 metres between the flank walls of the two properties and, subject to appropriate design, this would be sufficient to prevent and adverse impact on occupants of Three Oaks.

There is a substantial conifer hedge on the boundary with Three Oaks, which

The dwelling on plot 1 would project 3 metres forward of Copperkins (a bungalow) and be set back by one metre at the rear. There would be 8.5 metes between these properties and ,with suitable design, the spacing between the two would be sufficient to prevent an adverse impact on occupants of Copperkins.

With regard to the dwellings in Orchard Close, No 4 is closest to the application site. The rear gardens of the proposed dwellings would be 25 metres deep and 4 Orchard Close has a 10 metre deep rear garden. This distance would be sufficient to prevent appropriately designed dwellings

having an adverse impact on this neighbouring property or others in Orchard Close.

The proposed dwellings would be set back from the front boundary by more than 30 metres and, therefore, there would be no adverse impact on the dwellings opposite.

B. Impact on the character of the surrounding area

School Road has a spacious, green character, with dwellings on large plots surrounded by well established planting. In particular there are a large number of mature trees along the road frontage, including several on the application site. The dwellings are of various ages and styles, including a mix of one- and two-stories and detached and semi-detached properties.

Harlyn House is a two-storey dwelling and is not of such architectural merit as to warrant resisting its demolition. The application site is wider than the majority in the vicinity and, when divided, the two sites would be approximately 24 & 22 metres wide, similar to nearby properties. There is an irregular building line on the south-eastern side of School Road. The setback of the proposed dwellings would be similar to the existing bungalows either side and, hence, would not be out of keeping with the character of the area. In relation to the neighbouring properties there would be 6.5 metres between plot 1 and Three Oaks, 8.5 metres between Copperkins and 4.5 metres between the two proposed dwellings. While this would less than the norm in School Road but not so little as to appear noticeably cramped. The dwellings on either side are low bungalows but, given the variety of building types existing in the street and the spacing between the dwellings, appropriately designed, two-storey houses would not appear prominent or out of place.

There are a number of trees on the site but those on the frontage are of greatest significance in the street scene. The six that are of most importance are being included in a Tree Preservation Order.

The access, as originally proposed would have resulted in the loss of one of the most important trees on the site but revised details have been received, which would enable all the trees on the frontage to be retained. However, retention of the poplar adjacent to the new drive (T7 on the tree survey) could be problematic and the Arboricultural Officer advises that there would be no objection to its removal.

D. Access and Movement

School Road is not a distributor road and one additional dwelling and access would not be significant in terms of traffic generation and congestion. There is ample space to provide parking and turning on site. Therefore, the proposal is considered acceptable subject to conditions.

E. Ecological issues

The proposal would result in demolition of an existing dwelling and, hence, a bat survey would be required. This would also apply if any trees were to be felled (see C above).

F. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding. The Environment Agency have recommended a condition regarding surface water control measures.

G. The Local Plan Inspector's recommendations in relation to the relevant policies

H. Comments made by Hurst Parish Council

The density of the proposed development would be very low and it is considered that the proposal would be in keeping with the character of the area, as set out in B above. It is not considered that there would be a significant impact in terms of highway safety, as set out in D above. The revised plans would enable the oak to be retained and would not result in loss of any important trees. For the reasons given in A-G above the proposal is considered to comply with development plan policies.

I. Comments made by local residents

The description of development is 'two detached houses' and the siting has been submitted for consideration at this stage. The application must be assessed and determined on this basis of these details. Any increase in the number of dwellings proposed would need to be the subject of a fresh application, which would be assessed on its merits.

It is not considered that one additional dwelling would result in a significant impact in terms of highway safety, as set out in D above, or on local services and infrastructure.

The revised plans would enable the oak to be retained and would not result in loss of any important trees. The proposed properties would be far enough from the houses in Orchard Chase to prevent an unacceptable overlooking. The majority of trees in the rear garden could be retained, although this is not considered essential in terms of visual amenity or privacy. The existing boundary treatments are considered adequate. There would be no objection to replacement of the conifers on the boundary with Three Oaks with an alternative boundary treatment, as these trees do not make an important contribution to the street scene.

The existing dwelling is not of such merit as to justify resisting its demolition.

Conclusion –

Recommendation – GRANT planning permission subject to the following conditions:

CONDITIONS:

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s) and the landscaping treatment of the site) (hereinafter called "the reserved matters") shall be obtained from

the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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.

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

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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.

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

8. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

MLT

10. 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.

11. Prior to commencement of development hereby approved, details of the construction of the driveways shall be submitted to and approved in writing by the Local Planning Authority and the drives shall be constructed in accordance with the approved details.

12. 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.

13. ~~No~~ soakaways ~~hall~~ be constructed such ~~that they~~ penetrate ~~the~~ water table ~~and they shall not in any event exceed three metres in depth below existing~~ ground level.

13 ~~14~~. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

14 ~~15~~. Prior to commencement of development details of the crossing of the ditch and verge shall be submitted to and approved in writing by the Local Planning Authority and the crossing shall be constructed in accordance with the approved details and retained thereafter.

15 ~~16~~. Prior to commencement of the development hereby permitted (including demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

REASONS

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard visual amenities.

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

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

MAT

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. In the interests of highway safety and convenience.
9. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
10. To prevent pollution of groundwater.
11. To ensure successful retention of trees that are important to the visual amenity of the area.
12. To prevent the increased risk of flooding an to improve water quality.
~~13. To prevent the increased risk of flooding~~
13 ~~14.~~ In the interests of visual amenity.
14 ~~15.~~ In the interests of visual amenity.
15 ~~16.~~ The proposed development may have an impact on bats, which are of international importance and protected by law.

INFORMATIVES ~~Drawn~~ siting as shown on drawing No 30744/2A / 4/4/02 &
1. n02 access details as shown on drawing No 30744/3 / 26/4/02
2. n07

3. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

4.
5 You are advised, in compliance with The Town & 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 EN1, EN3

Loddon Area Local Plan policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5, LC10, WPS3, LPS4 and LT5

Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, WBE1, WNC3, WIC16, WIC17 and LT7

7 You are advised that no soakaways should be constructed such that they penetrate the water table and they should not in any event exceed three metres in depth below existing ground level.

AMT

Emy Circuit

From: Annette Drake [annette.drake@virgin.net]
Sent: 14 May 2002 09:59
To: Emy Circuit
Subject: Re: Message re Harlin House/email test

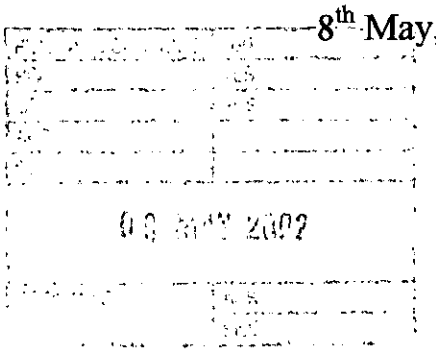
Emy

I have received you latest e-mail we have broken the code! I really think that to list Harlyn house would perhaps be over the top because there are no objections from Hi-ways. so you should go ahead without listing Annette Drake.

ST. NICHOLAS HURST PARISH COUNCIL

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

8th May, 2002



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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/6034

I refer to the above-mentioned Application by Mr. and Mrs. Best of Harlyn House, School Road, Hurst; Outline Application for the proposed erection of two detached dwellings with separate vehicular access and demolition of existing dwelling - revised plans.

My Council continue to object to this proposal on the grounds set out in my letter dated 9th April.

Yours sincerely,

Clerk

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 8th May 2002

Location: Harlyn House, School Road, Hurst.

Proposal: Outline application for the proposed erection of 2 detached dwellings with separate access and demolition of existing dwelling.

Application Number: O/2002/6034 – Drawing no. 30744/3

In response to your consultation dated 2nd May 2002 for the above application, the arboricultural comments are as follows:

The revised plan is acceptable in relation to the trees on the site and I have no objection to planning permission being granted.

Whilst I accept that the poplar tree, number 7, could be retained I consider this will be problematic and the applicants may prefer to remove it. If it is retained great care will need to be taken to avoid damaging its roots. When damaged this species will typically respond by suckering which can lead to damage to the surface of driveways etc. I confirm that should the applicants wish to remove this tree I have no objection.

If planning permission is granted conditions should be attached requiring that details of tree protection measures and driveway construction are submitted and approved prior to site clearance and development commencing.

Neil Etherington
Senior Arboriculturist

PLANNING SERVICES | HOT
POL | TCS
DC EVE | ENF
APP
10 APR 2002
COMES TO | DATE
FILE

ST. NICHOLAS HURST PARISH COUNCIL

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

9th April, 2002

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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/6113

I refer to the above-mentioned Application by Mr. and Mrs. Best of Harelyn House, School Road, Hurst; Outline Application for the proposed erection of two detached dwellings with separate vehicular access and demolition of existing dwelling.

My Council object to this proposal on a number of grounds:

(1) The increased density is out of character with adjoining plots on this side of School Road and, therefore, represents overdevelopment of the site.

(2) An additional access in this road, which is highly congested during School Term is unacceptable and would constitute an additional safety hazard.

(3) The removal of trees would destroy the visual amenity. New trees would not provide a suitable replacement to, e.g., the mature Oak Tree. (It is suggested that consideration be given to the making of a Tree Preservation Order).

It is considered that the proposal is in contravention of several WDC Planning Guidelines and Policies and should be refused.

Yours sincerely,

Clerk

Date: 02 May 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2002/6034

Location: Harlyn House, School Road, Hurst, Reading.

Proposal: Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Applicant: Mr/Mrs Best C/O Martin & Pole Nicholas.

Case Officer: Emy Circuit

The new plans show the following: Revised access arrangements, including relocation of proposed new access. Drawing no: 30744/3.

Comments are required by 12/05/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Approval with conditions as previous.

3/5/02

Date: 02 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/6034

Location: Harlyn House, School Road, Hurst, Reading.

Proposal: Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Applicant: Mr/Mrs Best C/O Martin & Pole Nicholas.

Case Officer: Emy Circuit

The new plans show the following: Revised access arrangements, including relocation of proposed new access. Drawing no: 30744/3.

Comments are required by 12/05/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. 0/2002/0034 (Planaps) / (Ludhouse) Date Rec. 26/4/02

Location: Harlyn House, School Road,

Parish Hurst

Applicant: Mr and Mrs Beer

Description of attached plans Revised access arrangements, including relocation of proposed ~~new~~ access

Drawing No's: 30744/3

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.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: + Neighbours & Obs.

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 02.05.PS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

6034

Martin & Pole Nicholas

inc. Watts & Son — Est. 1846

Our Ref: *JW/30744*

25th April 2002

PLANNING SERVICE 65778
EXE
26 APR 2002
COPIES TO | ACK: | FILE:

Miss E Circuit
Environmental Services Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Miss Circuit,

Re: Application Number F/2002/6034 Harlyn House, School Road, Hurst

Following our telephone conversation today I enclose 6 copies of a new drawing 30744/3 showing relocated access points for the proposed houses.

After our conversation I spoke to both Neil Etherington and Adam Coggins about alternative locations for the access. Neil's advice confirmed that as long as a minimum of 4 metres existed between the new access works and the trunk of the nearest significant tree that this should be acceptable. Adam has also confirmed that the distance shown between the proposed access points of 6 metres is acceptable.

Neil had actually confirmed that tree T7 could be felled. However, being mindful of the objections from neighbours about loss of trees the amended scheme shows that tree retained if possible. I understand that the construction of the access may require care to avoid damage to roots of the more important trees which may enable T7 to be kept for the time being too.

As I explained on the telephone shared access on new developments can cause legal problems for eventual developers and owners with regards to rights of way etc. As the proposed amended access overcomes the tree officer's objections and does not raise fresh concerns for the highway's section I hope that you will be satisfied too.

As always our client is keen to get a quick decision on this. Please confirm if you will need to re-consult and what you consider to be a likely date for a final decision.

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Chartered Surveyors

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham	Crowthorne	Auction House	Earley	Reading
(0118) 978 0777	(01344) 780111	(0118) 979 0460	(0118) 926 4422	(0118) 959 1231
w@martinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

www.martinpole.co.uk

RICS

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 23rd April 2002

Location: Harlyn House, School Road, Hurst.

Proposal: Outline application for the proposed erection of 2 detached dwellings with separate access and demolition of existing dwelling.

Application Number: O/2002/6034

In response to your consultation dated 8th March and 8th April 2002 for the above application, the arboricultural comments are as follows:

In principle I consider that two dwelling could be accommodated on this site without causing problems for the good long-term trees. However, I do object to the separate access', that will result in the loss of tree, T1, which is a significant Oak.

The plan should be amended to show one access with trees T1, T2, T3, T5, T10 and T12 (numbers refer to the applicants tree survey) being retained. If the access comes to within 6m of any of these trees details of how it will be constructed to avoid damaging the roots and rooting area of the tree(s) will be required.

I will arrange to include these trees in a Tree Preservation Order. The other trees are of less long-term value and are not suitable for including in a Tree Preservation Order.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Emy Circuit Development Control	Your Ref:	O/2002/6034
From:	Tom Payne Environmental Heath	My Ref:	000483
		Date.	8 April 2002

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DETACHED DWELLINGS WITH SEPARATE VEHICULAR ACCESS AND DEMOLITION OF EXISTING DWELLING.

HARLYN HOUSE, SCHOOL ROAD, HURST, READING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Date: 08 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/6034

Location: Harlyn House, School Road, Hurst, Reading.

Proposal: Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Applicant: Mr/Mrs Best C/O Martin & Pole Nicholas.

Case Officer: Emy Circuit

The new plans show the following: Details of siting to be determined at this stage. Detached garage on Plot 1 included in main footprint. Drawing no: 30744/2.

Comments are required by 18/04/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

+ Holly House 12/4 → 19th

(RING ONE)

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

App No. 0/2002/6034 (Planaps) / (Ludhouse) Date Rec. 4/4/02

Location: Harlyn House, School Road,

Parish Hurst

Applicant: Mr and Mrs Best.

Description of attached plans (1) details of siting to be determined at this stage
(2) detached 'garage' on plot 1 included in main footprint.

Drawing No's: 30744/2

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.

OTHERS:

Drawing No's

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

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above. 2k

NEIGHBOURS: Netherby, Braybrooke Drive, Orchard House (Cottage?) + 1 No 4 Orchard Chase Acorns, 3 Oaks + Holly House 12/14.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 08.04.P5

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

6034

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

Our Ref: *JW/MMD*

2nd April 2002

PLANNING SERVICES	HPT 54909
POL	TLS
DC EXC	ENF
APP	
CS	
04 APR 2002	
COPIES TO	ACK
	FILE

Miss E Circuit
Environmental Services Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

10 days

Dear Miss Circuit,

Re: Application Number F/2002/6034 Harlyn House, School Road, Hurst

Following our telephone conversation today I am writing to confirm that siting can be considered as one of the matters to be determined at this stage. Following your advice I also include an amended plan 30744/2 Revision A showing the garage on Plot 1 incorporated into the main body of the house and hope that this overcomes your concerns about structures being built in front of houses.

Given the distance of the proposed house from the pavement edge and the fact that properties on either side of the proposal site have similar protrusions towards the front of the properties I do not really think this would have been an issue but it makes no difference to this application so I am happy to go along with your suggestion.

Please get in touch if there is any more information you require or if you receive any further comments from your colleagues in Highways or the agricultural advisor.

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

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C W Reynolds FRICS
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P C Neale FRICS

Chartered Surveyors

24 Friar Street, Reading RG1 1DP
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Wokingham	**Crowthorne**	**Auction House**	**Earley**	**Reading**
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w@martinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

www.martinpole.co.uk

RICS

ENVIRONMENT AGENCY

Our Ref : SP/2002/005440-1/1
Your Ref : O/2002/6034

Date : 22 March 2002

PLANNING SERVICES	54752
POL	TLS
DC RXC	ENF
APP	
CS	
28 MAR 2002	
COPIES TO	FOR
	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: ERECTION OF 2 DETACHED DWELLINGS WITH SEPARATE VEHICULAR ACCESS AND DEMOLITION OF EXIXTING DWELLING
LOCATION: HARLYN HOUSE, SCHOOL ROAD, HURST, READING, RG10 ODR

Thank you for your letter dated 8 March 2002, received on 12 March 2002. Please quote the following reference in any correspondence: SU77SE/20/19. 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.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
+ details of crossing - see note on last page.
The Environment Agency asks to be consulted on any details submitted pursuant to the above condition.

PLANNING INFORMATIVES

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

Discharges

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454 509 for further details.

ADVICE TO PLANNING AUTHORITY

Site Trees

The Agency notes that the proposal plan No 30744/2 dated February 2002 indicates the removal of an Oak (large, mature, good condition), T1, to allow for the driveway for proposed Plot 2. The agency suggests that an alternative driveway alignment may allow for the retention of this tree.

Landfill Sites

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Sustainable Urban Drainage Systems (SUDS)
The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; *Sustainable Drainage Systems.* This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG

25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

WaterCourses

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

Pollution Control

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. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Refuse Storage
Any open refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Foul Water
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.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you:

- **Pollution Prevention Guideline No. 6**; provides advice to assist those in the

construction and demolition industry with responsibility for managing the environmental impact of their activities.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Protection

Trees

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found; English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

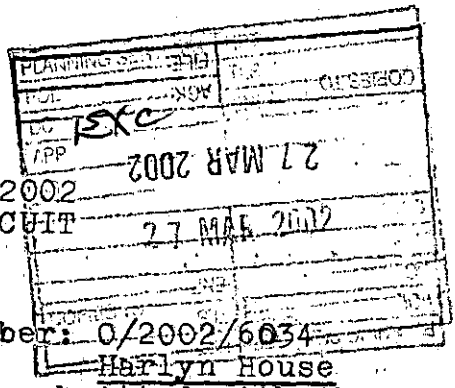
ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Martin & Pole, Nicholas

Spoke to Andrew Chamberlin re ditch in verge 12/4/02 - additional condition to submit details of crossing.

H.O.JONES
THREE OAKS
SCHOOL ROAD
HURST
RDG IO ODR.



Tel. 934II78
Date: 26 March 2002
YourRef:EMY CIRCUIT
0/2002/6034

Dear Madam
Application Number: 0/2002/6034
Harlyn House

The Tree Survey submitted with the Outline planning application0/2002/6034 does not show a row of Leylandii Conifers, I5-I7 metres high, running alongside my boundary with Harlyn House.

Those of particular concern are the first six densely packed Conifers running the full width of this bungalow.

These trees are between 2.20-2.80 metres from my bungalow wall; the closenesscould mean strong possibilities of damage to foundations and floors.

The Conifers overhang the roof, reduce light between house and trees causing a degree of dampness and the excess of debris results in blocking the gutters.

Is there any chance that these Conifers could be removed as part of the re-development?

Our house foundations are 900mm. deep a nd under the NHBC guidelines today they would have to be 2.5-3.00 metres deep.

It would be a good opportunity when the land is re-developed to remove these trees.

I would be greatfull to the Committee for their consideration in this matter.

Yours faithfully,
H.O.JONES. H.O. Jones

058

...NING SERVICES	HPT
...L	YLS
DC	ENF
PP	
CS	
28 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

Netherby
Braybrooke Drive
Hurst
Reading. Berks.
RG10 0DW

Emy Circuit
Development Control Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham. RG40 1WR

25 March 2002

Dear Madam

Application O/2002/6034. Harlyn House, School Road. Hurst.

Thank you for informing me about this application for development.

At the present time I have no comments. However, I should be grateful if you would let me know when the full details and precise footprint and positioning of the proposed development for reserved matters become available.

Yours faithfully

Gerald Siddall

PLANNING SERVICES	HPT
POL	TLS
DE EXC	ENF
APP	
CS	
28 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

"Orchard End"
4 Orchard Chase
Hurst
READING
Berkshire
RG10 0SW

27th March 2002

Ms Emy Circuit
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit

Re: **Application Number: O/2002/6034**

Site Address: **Harlyn House, School Road, Hurst, Reading**

Proposal: **Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling**

The submitted outline plan shows two houses, "for illustrative purposes". The rear of these houses, if sited according to this plan, would be at a similar distance as properties on School Road adjacent to Harlyn House from the boundary with No. 4 Orchard Chase. This would allow the appearance and layout of the current site to remain open and allow much of the existing greenery to be retained. Please can you assure me that the eventual plans for the new houses will be no closer to the boundary with No. 4 Orchard Chase.

I am very concerned a the comment in the letter from Martin & Pole Nicholas to the District Planning Office dated 28th Fenruary 2002 to the effect that more than two houses could be built on the site. Even one additional house would increase the noise and disturbance to neighbouring properties, and more than two additional houses would not only increase the number of people living in the area but would also squeeze more people into the same area and result in much more noise and disturbance. There is a patio just outside the kitchen of No. 4 Orchard Chase which is near the boundary with Harlyn House. This is a pleasant, peaceful and sunny part of the garden of No. 4 Orchard Chase, the tranquillity of which is highly likely to be severely impaired if the density of adjacent housing increases dramatically.

Please note that the existing boundary hedge on the Harlyn House side of the boundary with No. 4 Orchard Chase is a beech hedge which looses its leaves during the winter months. Currently there are a number of mature trees including an apple tree which provide adequate privacy for the bedroom windows facing the boundary. Please also note that the additional boundary screening (referred to in the letter from Martin & Pole Nicholas dated 28th February 2002) are not leylandii but are the slower growing Lawson cypress which are unlikely to reach a height which would provide adequate privacy for the upstairs bedroom for many years to come. At the moment adequate privacy is provided by the number of mature trees on the Harlyn House side of the boundary and the fact that Harlyn House itself is situated some distance from the boundary with No. 4 Orchard Chase.

Yours sincerely

Dr Michael F Duerden

PLANNING SERVICES	HPT
POL	TLS
DC EXE	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK: ✓
	FILE:

Apple Tree House
2 Orchard Chase
Hurst
Berkshire
RG10 0SW

30th March 02

Wokingham District Council
Environmental Services Department
Planning Services
PO box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Reference: Planning Application no 0/2002/6034. Land at Harlyn House, School Road, Hurst

We object to the planning proposal to erect 2 dwellings on this site for the following reasons:

- Highway, Safety and Traffic: School Road already suffers from severe congestion and parking problems during periods of the day in relation to school attendance and 'rush hour'. It is a 'rat run' around Wokingham and the presence of more than the existing dwellings will inevitably exacerbate these difficulties and contribute to a potentially dangerous situation.
- Over-development: The properties on School Road represent a low building density environment whose character will be grossly undermined by the proposal.
- Conservation of buildings, trees and opens land: Existing mature trees will be decimated.
- Village Infrastructure: This is already at bursting point – roads are congested, the school and play groups are oversubscribed and services are overloaded.

Please take our view into consideration when this proposal is considered.

Yours sincerely

Mary Zalcman, Larry Zalcman, Ben Zalcman and Sam Zalcman

0682

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	
08 APR 2002	
COPIES TO	ACK: ✓
	FILE:

'Acorns'
School Road
Hurst
Berkshire
RG10 0DR

27th March 2002

Emy Circuit
Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Reference: Application Number – 0/2002/6034 – Harlyn House

Further to your letter dated 11th March. We wish to object to the proposed application on the following grounds.

- Contravention of the Development Plan Policy.

This allows for sustainable local development but not for the demolishing of a perfectly good and sound existing property so that two new properties can be constructed on the site. If the occupiers want to construct another dwelling within the existing grounds, then let them apply for permission to do so but not to destroy an existing substantial contemporary dwelling in the process.

- Conversations of Buildings, Trees and Open Land.

I object on the grounds that the occupier is applying to demolish and perfectly sound and substantial existing contemporary property purely to extract the maximum financial return from the existing site plot. Surely we should be safeguarding existing housing resources not destroying them for the sake of personal greed.

- Highway Safety and Traffic

If this development were to proceed then additional vehicular activity would be generated onto School Road which is already a busy and dangerous road particularly at peak times. This will only help to exasperate an already dangerous situation where school children already run the daily risk of excessive vehicular activity.

Yours sincerely

M.K. Downes & E.R Downes

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	
03 APR 2002	
COPIES TO	ACK: ✓
	FILE:

'Acorns'
School Road
Hurst
Berkshire
RG10 0DR

27th March 2002

Emy Circuit
Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Reference: Application Number – 0/2002/6034 – Harlyn House

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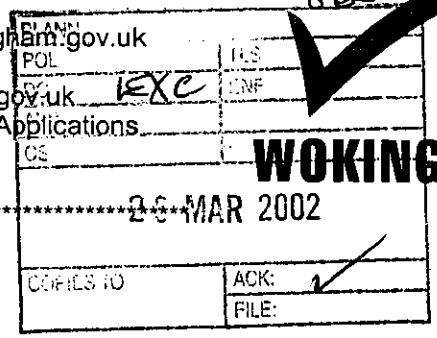
Yours sincerely

M.K. Downes & E.R Downes

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 28 March 2002 10:15
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



WOKINGHAM UNITARY
Aiming for Excellence

****

NatureofEmail: Comment
ApplicationNumber: 0/2002/6034
Correspondent_FullName: james smith
Correspondent_StreetAddress: holly house
Correspondent_Address2: orchard chase
Correspondent_Town: hurst
Correspondent_County: Berk
Correspondent_PostCode: rg10 0sw
Correspondent_Telephone: 0118 9320907
Correspondent_Email: jnsm@yahoo.co.uk

Comments:

I recently wrote to Emy Circuit regarding the app for Harlyn House, School Rd Hurst. I have just realised that in the letter I refer to the wrong app number. I wrote F instead of O at the beginning of the letter. The above refer number app is correct. Please refer my comments to the above ref number.

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

Holly House,
Orchard Chase,
HURST.
Berkshire
RG10 0EW

0118 9320907

Wednesday, 27th March 2002

Re Planning Application F/202/6034

Dear Emy Circuit,

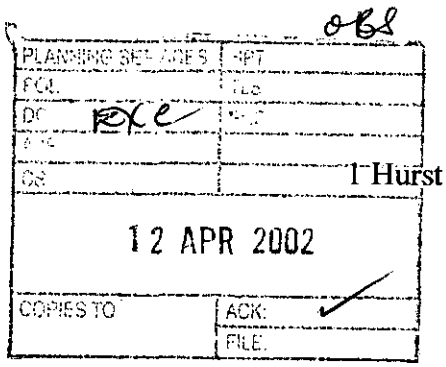
Further to our phone conservation yesterday (26th March 2002), I would like to confirm and register my interest with your department. I understand that once I've expressed an interest to be kept informed, you will notify me of any further developments associated with this 'outline application'. Indeed, more specifically, if and when citing of the 2 dwellings is confirmed, please contact me to confirm the whereabouts of the new building.

Many thanks for your assistance and the time you took to explain the process that the council adopts in such cases.

Yours truly,

James Smith

OBS
PLANNING SERVICES | RPT
FOL | TLS
DC | EXC
CS
12 APR 2002
COPIES TO | ACK: ✓
FILE:



1 Hurst Grove Cottages
Davis Street
Hurst
Berkshire
RG10 0TP

12 April 2002

Ms Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR

Dear Ms Circuit

Ref: Planning application F2002/6034
Harlyn House. Outline application for the erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

We are concerned that this is an outline application only with a vague indication of the footprint or siting of the proposed development. We would prefer to see a detailed application showing the definite footprint and siting of the two new houses.

Hurst Village Society recognises that Wokingham District Council is under pressure from the Government to build more houses. We wish to put several objections to the proposal submitted by Martin & Pole Nicholas on behalf of the current house owner for the development of Harlyn House, School Road.

These focus on: risk of over-development on this site, traffic, and threat to mature trees. We particularly object to the new, separate vehicular access because a mature oak tree will be destroyed, and more traffic movements off and onto School Road enabled at a point opposite Braybrooke Drive.

- Risk of over-development:

The application is in outline form at this stage, and shows two houses with a new access from School Road to one of them. It would be naïve to assume that if outline planning permission is granted for a new access that only one new house would be built. The agent's letter refers to the possibility of up to four houses being built on this site, and in our view this would constitute over-development.

- Traffic:

The application proposes a second access from Harlyn House land onto School Road. We oppose this on the grounds that it would enable more traffic movements off and onto School Road at a point opposite Braybrooke Drive. In our view there is no need for the second house to have a separate access.

School Road is reduced to a single carriageway when children are being taken or picked up from St Nicholas School. Parked cars are frequently seen outside Harlyn House. This would restrict visibility for vehicles using the new access, which would be even closer to the school. These are also the times when School Road is heavily used by commuters.

- Threat to trees:

The street scene in School Road is characterised by the mature trees, which screen homes set back from the road. The outline plans indicate the destruction of one of the mature oak trees, which is in good condition, to make way for the second access. We oppose this second access to the site.

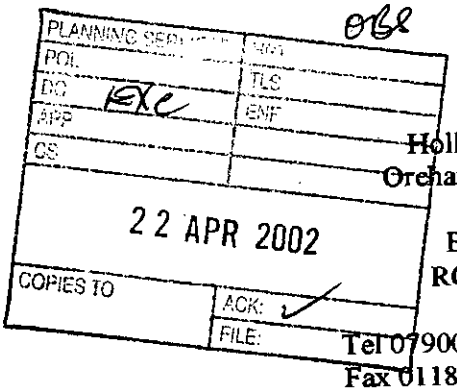
We urge the Council to put Tree Preservation Orders on the following trees as marked on the Tree Survey: T1 Oak, T2 Ash, T3 Oak, T5 Red Oak, T7 and T8 Poplars, T10 Oak. This would retain the visual character and the street scene.

Hurst Village Society urges the Council to refuse this outline planning application, and to put Tree Preservation Orders on the seven identified trees.

Yours sincerely

Wendy Tbatt

pp David Shapland
Chairman, Hurst Village Society



Holly House,
Orchard Chase,
HURST,
Berkshire,
RG10 0SW

Tel 07900 246 653
Fax 0118 9321282

21 April 2002

Environmental Services Dept – Planning Services
PO BOX 157,
Shute End,
Wokingham,
Berkshire
RG40 1WR

Fax no. 0118 974 6484

Re: Planning Application O/2002/6034, Harlyn House, School Rd., HURST

Your ref: Emy Circuit O/2002/6034

To Emy Circuit,

Further to your note advising us of planning application # O/2002/603, I'm writing to register my objection to the proposed plans. Having only received your notification of the charge to the application on Saturday the 13th April, my response is somewhat abbreviated. I also apologise for the slight delay in you receiving this letter as a fax, however I hope that my objections can still be referred to when the application is heard.

This objection is based on a number of points, which include but are not limited to the reference to the Loddon Area Local Plan, Highway safety issues, plan layout, privacy and the conservation of trees.

1) Loddon Area Local Plan: If my understanding of this plan is correct then the plan states that infilling and redevelopment of such areas as Harlyn House should only be considered subject to local environmental considerations and should have minimal impact of adjoining buildings and landscapes. The plan as proposed only considers the impact at the front of the property where it faces onto School Rd. No consideration has been giving to the rest of the plot, which includes a variety of mature trees. (discussed later) Additionally, if the plan succeeds in achieving it's stated objectives to actually place 3 or 4 dwellings on the site (if the additional access is granted) then it will indeed have a severe impact on all adjoining buildings, as well as the local environment. The plan as proposed is extremely out-of-keeping with School Road and the rest of Hurst, and in my view does not conform to the 'Plan'.

2) Highway Safety: School road is already a heavily used road within the village of Hurst and is not designed to cope with even the current amount of traffic usage. It is a cut through for many on the Woodley estate and Southern parts of Reading and as such has high traffic flow at peak and non-peak times. 1, 2 or 3 additional dwellings fronting onto School Rd would add to the School Rd congestion, would decrease dropping off options for parents of the children of the Hurst school and increase the likelihood of accidents. Given that the village school is only yards from the proposed site, this decrease in safety in and around the vicinity of the school is certainly not desirable. Any development on School Road should put the pupils of the school first and I fear that this has not been given any consideration in the planning application. Redevelopment of the site with one single access only should be considered.

3) Privacy: The current roof line for the existing Harlyn House is moderate, and the surrounding trees and foliage do a good job at concealing the property. This is very much the style of Hurst and in particular of School Rd., however the application plans make no reference to the proposed alteration to the roofline of the new dwellings. Although given that at least 2 houses are being proposed, the overall roof length will no doubt increase. Without the details of the proposed roofline heights it is difficult to comment specifically on their impact on privacy, however, with the existing amount of tree cover, Harlyn House is quite private and I suspect that there will be a dramatic change to the nature of this privacy. Particularly if trees from within the plot have to be felled to make way for the development.

4) Conservation of Trees: Hurst is renowned for its tree and foliage cover and School Road is a particularly good example of this cover. Although reference is made to the tree content along the Harlyn House frontage onto School Road, the site has many specimens of trees across the entire plot. Numerous mature firs, spruce, silver birch, alder and many fruit tress are contained within the site. The currently proposed siting of Plots 1 & 2 will destroy the majority of these other trees, without the planner making any reference to them. Further consideration should be given to the entire plots with specific reference to all the tree cover.

I trust that our objections are put before the relevant personnel concerned with reviewing this planning application.

Yours sincerely

James Smith & Jane Perrins

OBS

PLANNING SERVICES	HPT
POI	TLS
DC RXC	ENF
APP	
CS	

15 APR 2002

COPIES TO	ACK: ✓
	FILE:

Hinton Farm House
Hinton Road
Hurst
Reading
RG10 0BP
O1189341113

Environmental Services Department
Planning Services
Wokingham Unitary Authority
Shute End
Wokingham

12 – 4 - 2002

Application No2002/6034

Dear Sirs

Outline Planning Permission to Demolish
Harlyn House and Replace with Two Houses
School Road Hurst

This planning application without details actually seeks to obtain permission for two or more houses on the0.3h plot .The plot would have two entrances achieved by removing some of the trees within the plot and on the frontage.

I wish to oppose this application on two counts :-

1. The treed aspect of School Road is a feature of the village and should only be disturbed when absolutely essential.
2. Points of danger on a well used road increase in direct ratio to the number of potential vehicle exits, a second exit should not be permitted .

If you are minded to approve this outline application for an unknown number of houses then a condition must be that there is only one exit to the site.

Yours faithfully

Ian Richardson

Ian Richardson

Copy Clr Annette Drake

065

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
OS	
16 APR 2002	
COPIES TO	ACK ✓
	FILE:

Netherby
Braybrooke Drive
Hurst
Reading.Berks.
RG10 0DW

M/s Emy Circuit
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham RG40 1WR

15 April 2002

Dear Madam

Application No. 0/2002/6034 Harlyn House, School Road, Hurst.
Revised Plans Drawing No. 30744/2

I wish to register an objection to this proposed development. The reasons for my objection are as follows:

1. The plans show two access drives to the site which would require that a mature tree would be cut down. This is an unnecessary break in the hedge and tree line and a single access could very well serve the two houses which are shown on the plan. On the opposite side of the road Braybrooke Drive - a single driveway - serves three dwellings. School Road is characterised by its many trees and hedges and further unnecessary cutting down of hedges and trees would erode the green cover of this locality.

2. The additional driveway would compromise, yet further, highway safety on School Road. The road is used as a route from the Woodley and Lower Earley areas to the A4 and as a back route to Bracknell. It is particularly busy during the morning and evening rush hour. Furthermore, parents drop off children at the school in the morning and collect them in the afternoon so that there is a continuous line of cars parked from north of Harlyn House as far south as the village hall leaving only a single carriageway to accommodate traffic in both directions. The situation is already hazardous and an additional driveway onto the road will make it more so.
It is not without relevance to note that in the supporting letter from the developer's agent it is stated that "However, in principle if the new access is accepted it is feasible that more dwellings (perhaps 3 or 4) could be served from it and the existing access." The implication is that there could be a significant increase in the number of vehicle movements in School Road, both emerging from and gaining access to the site.

In the interest of accuracy I should add that in the explanatory and supporting letter from the applicant's agents there are two errors:

The three house in Braybrooke Drive are not " new". They were built and occupied in 1977 – 25 years ago – only shortly after the two "older" houses on Tape Lane to which they lay back.

School Road is, as yet, in the 40 mph zone , not in the 30 mph zone, as stated.

Yours faithfully,

G.J.Siddall

PLANNING SERVICES	HPT
POL	TLS
DC EXE	ENS
APP	
CS	
16 APR 2002	
COPIES TO	ACK ✓
	FILE

"Orchard End"
4 Orchard Chase
Hurst
READING
Berkshire
RG10 0SW

15th April 2002

Ms Emy Circuit
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit

Re: **-REVISED PLANS NOTIFICATION**

Application Number: O/2002/6034

Site Address: **Harlyn House, School Road, Hurst, Reading**

Proposal: **Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling**

Thank you for your letter of 8th April 2002 informing me of the revised plans for the Harlyn House property.

The revised plans do not change the comments which I sent to you on 27th March.

The submitted outline plan shows two houses, "for illustrative purposes". The rear of these houses, if sited according to this plan, would be at a similar distance as properties on School Road adjacent to Harlyn House from the boundary with No. 4 Orchard Chase. This would allow the appearance and layout of the current site to remain open and allow much of the existing greenery to be retained. Please can you assure me that the eventual plans for the new houses will be no closer to the boundary with No. 4 Orchard Chase.

I am very concerned a the comment in the letter from Martin & Pole Nicholas to the District Planning Office dated 28th February 2002 to the effect that more than two houses could be built on the site. Even one additional house would increase the noise and disturbance to neighbouring properties, and more than two additional houses would not only increase the number of people living in the area but would also squeeze more people into the same area and result in much more noise and disturbance. There is a patio just outside the kitchen of No. 4 Orchard Chase which is near the boundary with Harlyn House. This is a pleasant, peaceful and sunny part of the garden of No. 4 Orchard Chase, the tranquillity of which is highly likely to be severely impaired if the density of adjacent housing increases dramatically.

Please note that the existing boundary hedge on the Harlyn House side of the boundary with No. 4 Orchard Chase is a beech hedge which looses its leaves during the winter months. Currently there are a number of mature trees including an apple tree which provide adequate privacy for the bedroom windows facing the boundary. Please also note that the additional boundary screening (referred to in the letter from Martin & Pole Nicholas dated 28th February 2002) are not leylandii but are the slower growing Lawson cypress which are unlikely to reach a height which would provide adequate privacy for the upstairs bedroom for many years to come. At the moment adequate privacy is provided by the number of mature trees on the Harlyn House side of the boundary and the fact that Harlyn House itself is situated some distance from the boundary with No. 4 Orchard Chase.

Yours sincerely

Dr Michael F Duerden

54345
EXC
18 MAR 2002
COPIES TO: ACK:

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

Your Ref: 0/2002/6034 – Ownership Certificates
Our Ref: JW/SCB

15 March 2002

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Attn: Emy Circuit

Dear Miss Circuit,

0/2002/6034 – OWNERSHIP CERTIFICATES

Further to our telephone conversation about the request for us to complete a new Section 66 Certificate to serve Notice on Wokingham District Council, I confirm that as far as my Client is concerned he owns the verge up to the edge of the highway. However, just in case your Highways Section has records to show otherwise, I have completed the necessary forms should they be required.

I hope that this is acceptable.

Yours sincerely
For Martin & Pole, Nicholas

Julie Williams BSc (Hons) Dip TP MRTPI

Checked 19/3 'yellow' land extends over verge ∴ is within red line

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham	Crowthorne	Auction House	Earley	Reading
(0118) 978 0777	(01344) 780111	(0118) 979 0460	(0118) 926 4422	(0118) 959 1231
w@martinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

www.martinpole.co.uk

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Chartered Surveyors

RICS

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

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
Wokingham District Council	Shute End Wokingham RG40 1WR	15 March 2002

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.

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . Mr. + Mrs. Best . . . . . .

Date . . . . . 15 March 2002 . . . . . .

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

Adam: re your comments on 0/2002/6034 - this is outline + siting + design are reserved so we don't know that there are garages - would C120 be better than C049/122/137?

Emy.

yep! cheers.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 08 March 2002

Application Number: O/2002/6034

Proposal: Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Parish: HURST PARISH

Site Address:
Harlyn House, School Road, Hurst, Reading.

Applicant:
Mr/Mrs Best C/O Martin & Pole Nicholas.

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).

(garage to be retained for)

① C049, R049. ~~officer design reserved matter ... garages N/A at this stage comment (retain garages) also not justified given spacious site~~

② C122, R122. (parking/turning prior to occupation)

③ C137 (INSERT: dwellings), R137. (turning on site)

④ C132, R132. (access in accordance with approved plans prior to occupation)

⑤ C140 (INSERT: 8 metres), R140 (surface bounded)

NO7.

NB. Crossing of the ditch will be required and this should be in accordance with Environment Agency standards, and therefore they must be consulted.

Signed: [signature] **Print name:** Adam 13/03/02

COMMENT.

HIGHWAYS WOULD PREFER A SINGLE POINT OF ACCESS TO SERVE BOTH DWELLINGS.

[signature] 24/04/02

Application Number : O/2002/6034	**Map No :** 43
Case Officer : EXC	**Site Area :** 0.33
Valid Date : 1/03/02	**Received Date: 01/03/2002**

Level : Delegated Application

Description : Outline application for ~~the proposed~~ erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Location : Harlyn House, School Road, Hurst, Reading.

Parish : SA **Ward : HUR**

Applicant : Mr/Mrs Best C/O Martin & Pole Nicholas.

Fee Required: £570 **Fee Received: £570** (4)

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	School Road, Hurst is a classified (C) road (→ serve notice on WDC for new crossing ?)	4/8/03	

yes - verge is highway land.

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

Building Control

Heritage (Harold Sanders)

Landscape ✓

~~Trees~~ ✓ Tree Survey

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 ✓

Dixon Pastures ✓ re: demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone 1

Railtrack

Police Arch Officer

Thames Water ✓ re: drainage ✓

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

.....

(Area of Traditional Local Character)

.....

.....

.....

.....

.....

NEIGHBOURS

.....

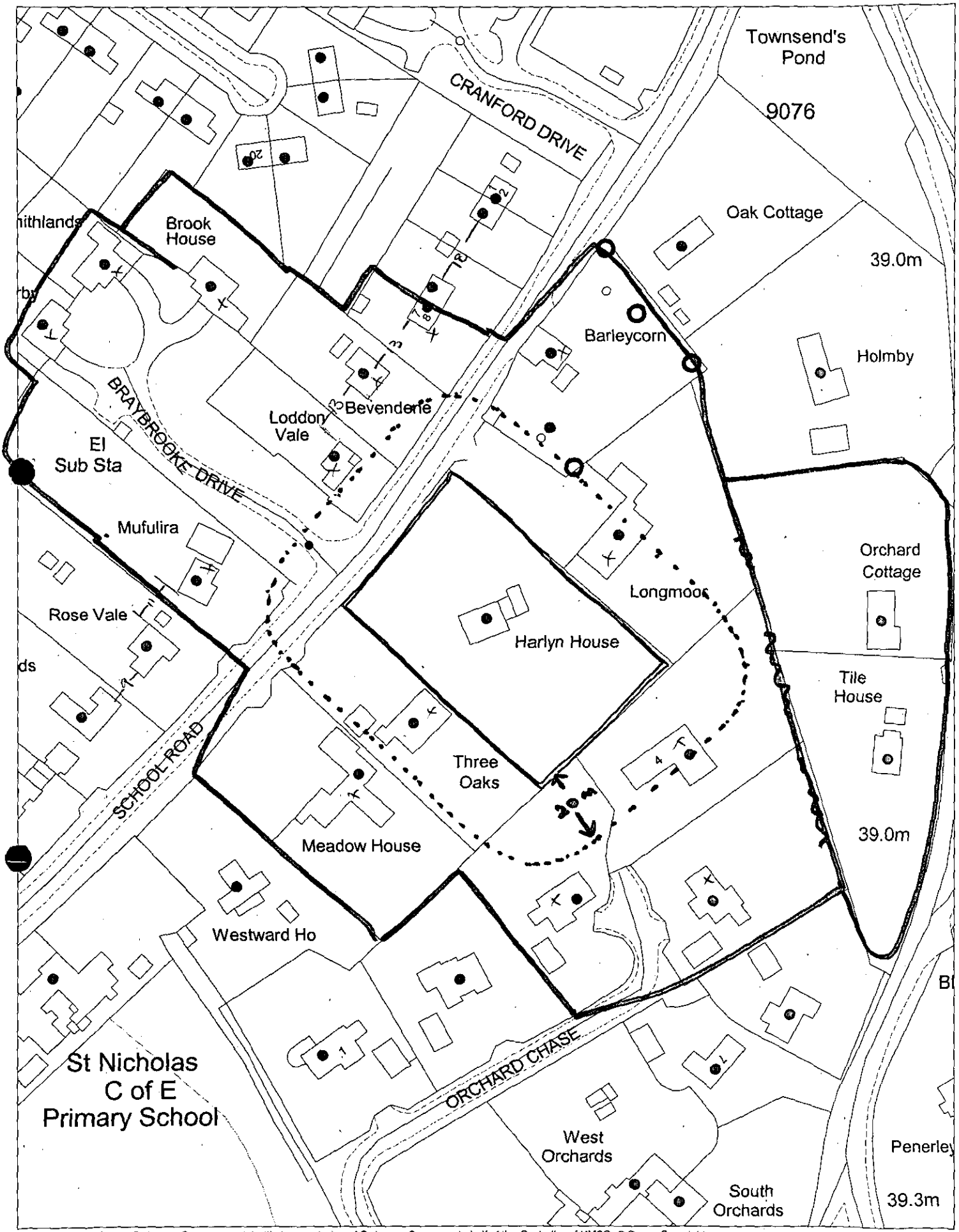
S1N + See map

.....

.....

No pre-apps.

01.MAR2002* 6034



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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002 Scale: 1 : 1250

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

Tel: (0118) 974 6479

Date: 08 March 2002

My ref: O/2002/6034

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: O/2002/6034
Harlyn House, School Road, Hurst, Reading.
Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and 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 **Emy Circuit** on **(0118) 974 6479** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2002/6034**
Harlyn House, School Road, Hurst, Reading.
Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and 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 A Drake

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

Received by Wokingham District Council

Application No: O/2002/6034

Proposal:
Outline application for the proposed erection of 2 detached dwellings with separate vehicular access and demolition of existing dwelling.

Location:
Harlyn House, School Road, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 O/2002/6034 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2002. 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

08 March 2002

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

6034

01.MAR2002 6034

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT, P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

JW/30744
28 February 2002

Dear Sirs,

HARLYN HOUSE, SCHOOL ROAD, HURST RG10 0DR
PLANNING APPLICATION

Please find enclosed a planning application seeking outline planning permission to redevelop this large site, currently used by one house, for additional development site. The application seeks only approval of access at this stage, if this is acceptable to you.

A fee of £570, the ownership certificate and two drawings accompanies the application form. The first drawing (30744/1) shows the location of the site and its present layout and the second (30744/2) shows an illustrative layout of two dwellings with tree survey results plotted on the frontage and an access plan.

This letter provides a background to the application with our interpretation of the policy framework and how it applies to the site and this proposal.

SITE DESCRIPTION

The site lies in the village of Hurst about 150 metres north of the village school. The existing two-storey house on the site was given approval in January 1960 and since then a single storey conservatory has been added on the west elevation. The only other relevant planning history on the site was the approval in 1976 for a bungalow in the grounds resulting in the development of Three Oaks.

The site already has a single width access leading from School Road. There is hedge along the boundary to the roadside verge which has a ditch (up to 1 metre deep) on the far side of it. There is no pavement on this side of School Road. There are a number of trees growing in the front boundary.

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Chartered Surveyors

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham	Crowthorne	Auction House	Earley	Reading
(0118) 978 0777	(01344) 780111	(0118) 979 0460	(0118) 926 4422	(0118) 959 1231
w@martinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

www.martinpole.co.uk

RICS

The site is level, rectangular in shape and has an area of 0.3 hectares. The grounds are laid to lawn with shrubs and semi mature specimen trees dotted around it. None of the trees on the site are protected by a Tree Preservation Order. However, the trees on the road boundary, especially the large oaks, can be seen from the wider area and contribute to the pleasant "green" character of this part of School Road. The three oaks and an ash appear to be in good condition but all five poplars are leaning over and need work to them with at least two needing to be felled. There is a small cedar with honey fungus and should be felled.

To the east of Harlyn House is a large bungalow, now known as Copperkins but identified as Longmoor on the O.S extract. On the west is another large bungalow, Three Oaks. Both adjacent properties are set back by between 30 metres (Three Oaks) and 40 metres (Copperkins) from the roadside verge. Harlyn House is set at an angle to the road with its nearest point lying 25 metres and its furthest point lying 30 metres from the roadside verge. The boundary screening is so dense and effective that it was difficult to check if there were any principal windows facing Harlyn House in either property. Beyond the rear boundary is a more recent development of houses on Orchard Chase. The nearest property is No 4, which lies about 10 metres from the garden boundary. Windows to the kitchen and one ground floor room face the boundary as do first floor bathroom windows plus one bedroom window. However, additional boundary screening has been planted by the occupiers of that property in the form of Leylandi hedging. There is also an established, almost 4 metres high, beech hedge planted on the Harlyn House side of that boundary.

LOCAL CONTEXT

In general terms the character of the area is residential with the majority of the properties being detached bungalows or two-storey houses. This part of Hurst has experienced quite a lot of residential development activity in recent years. Just to the north of Harlyn House lies Barleycorn, which is a Listed Building once set in quite large grounds. The house gardens have been sub-divided to provide plots for two new dwellings on either side of the original property. Further south along School Road, opposite the school, a block of flats is currently under construction. Almost opposite the south west corner of Harlyn House site is Braybrook Drive which is a private access road leading to a group of new houses laying to the back of the older houses facing School Road.

School Road itself is a well used road providing a link through from Wokingham Road A321 to the main village and obviously the school. However, it is in a 30 mile per hour limited zone and from the existing access to Harlyn House one has clear visibility along School Road to the south-west and to the junction with the A321 to the north-east.

RELEVANT PLANNING POLICY

The adopted Local Plan for this area is The Loddon Area Local Plan. However, the Wokingham District Local Plan (Deposit Draft) has been through its Local Plan Inquiry stage and is therefore a material consideration when appraising planning applications. The Council has received the report from the Inspector and it looking to adopt the new Local Plan this year. The policies in the Deposit Draft reflect the broader policies in the adopted Berkshire Structure Plan.

Harlyn House lies within the identified settlement of Hurst as defined on the Proposals Map of the Local Plan. It is not in the Hurst Conservation area. The Deposit Draft's most relevant policy for

this site and its potential use for a housing development therefore is Policy WH1 (Housing Development - Unidentified Sites). This policy states that

> ***"Within the identified settlements, on sites that are not identified within the plan for residential use, development in the form of in-filling, redevelopment and change of use to residential use will be considered favourably, subject to local environmental and amenity considerations and all other relevant policies and provisions of this plan, in order to make the best use of land in built-up areas."***

The Inspector has recommended that this wording should be changed to put more emphasis on higher density development in sustainable locations. He did however retain a criterion requiring minimal impact on adjoining buildings and landscape.

Before putting together this proposal various schemes were looked at with higher densities. The Council's adopted density policy of 30 dwellings per hectare would result in 10 new dwellings here. However, this scale of development looked out of character in this low-density area. It would have led to loss of amenity for the adjacent bungalows and would inevitably have led to the loss of the greenery of this site. The submitted drawing shows two houses, for illustrative purposes, which would retain more of the open garden area on the site frontage. However, if the principle of the new access is accepted it is feasible that more dwellings (perhaps 3 or 4) could be served from it and the existing access. The proposed new access will involve removing one of the frontage oaks (T1). However, our survey shows that this tree, although in good condition, is dominated by its larger neighbour and there is enough space on the site to plant a suitable replacement tree. There is adequate local highway and infrastructure capacity to cater for additional demands arising from new houses on this site.

The "village design guidelines" recently produced by Hurst Parish Council to help influence what form new development takes amplifies the points made in the Local Plan policies.

Please contact me if any more information is required or to discuss any revisions, for example regarding the access and density.

Yours sincerely

Julie Williams BSc Hons Dip TP MRTPI
Planning Department

Organisation_Name	Building_Name	address1	Postcode
	BROOKWOOD	BROOKWOODBRAYBROOKE DRIVEREADING	RG100DW
	OLD BAILEY	OLD BAILEYSCHOOL ROADREADING	RG100DR
	OLD BAILEY	OLD BAILEYSCHOOL ROADREADING	RG100DR
		7SCHOOL ROADREADING	RG100DR
		8SCHOOL ROADREADING	RG100DR
	BROOK HOUSE	BROOK HOUSEBRAYBROOKE DRIVEREADING	RG100DW
	NETHERBY	NETHERBYBRAYBROOKE DRIVEREADING	RG100DW
	ORCHARD COTTAGE	ORCHARD COTTAGEWOKINGHAM ROADREADING	RG100SB
	TILEHOUSE	TILEHOUSEWOKINGHAM ROADREADING	RG100SB
	BARLEY CORN	BARLEY CORNSCHOOL ROADREADING	RG100DR
	BEVENDENE	BEVENDENESCHOOL ROADREADING	RG100DR
	HARLYN HOUSE	HARLYN HOUSESCHOOL ROADREADING	RG100DR
	COPPERKINS	COPPERKINSSCHOOL ROADREADING	RG100DR
	MEADOW HOUSE	MEADOW HOUSESCHOOL ROADREADING	RG100DR
	MUFILIRA	MUFILIRASCHOOL ROADREADING	RG100DR
	THREE OAKS	THREE OAKSSCHOOL ROADREADING	RG100DR
		3ORCHARD CHASEREADING	RG100SW
		4ORCHARD CHASEREADING	RG100SW
		5ORCHARD CHASEREADING	RG100SW
	LODDEN VALE HOUSE	LODDEN VALE HOUSESCHOOL ROADREADING	RG100DR
LAND ADJOINING BARLEYCORN			
	Acorns ✓		

List of neighbours consulted

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS **PART 1**

01 MAR 2002 6034

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is Not applicable, answer N/A in space. Please submit SIX copies of this Form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT, P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr & Mrs Best
	ADDRESS	c/o Agent
	POSTCODE	PHONE:
2. If the applicant has an agent, all Correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
	ADDRESS	24 Friar Street Reading
	POSTCODE	RG1 1DP PHONE: 0118 959 1231
3. On the plans show the SITE outlined in RED. Show also OTHER land in the Applicant's ownership or control in blue:	SITE LOCATION:	Harlyn House, School Road, Hurst RG10 0DR
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Demolish existing house & redevelop site with 2no. detached houses with separate vehicle access.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.3 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings Submitted with the application	PLANS/DRAWINGS	30744/1 (location plan), 30744/2 (tree survey & access plan with illustrative layout).

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		REDEVELOPMENT	X
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	X	See question 10
FULL PERMISSION		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.
RELAXATION OF CONDITIONS		State relevant application no.

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

SITING			
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	X	LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	House & garden
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No — If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes — If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	To be subject of reserved matters application
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Existing external hedge/fence retained. New internal hedge & sub-divide plots
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing drains
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Vehicular access to plot no.1 via existing. New access proposed for plot no.2
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Design & layout to be subject of reserved matters application. However, site topography is level.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 /	/	1 /
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No — If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No — If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£570.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: Martin & Pole, Nicholas ON BEHALF OF: Mr & Mrs Best DATE: 28 Feb 2002

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

01.MAR2002 6

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . Jean Best . . . . . .

On behalf of . . . . . .

Date . . 18 . . 2 . . 02 . . . . . .

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

"HARLYN HOUSE,

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU.7973 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
706/56	Mr. W.M. Nodrum	Outline	9.10.56	N/A Cl
201/58	Mr. H.C. Gardner.	Layout - Bungalow	19.11.58	App. Rep
224/59	Mr. P. Dye	Detached House	12.1.60	App. Cl
04288	MR. H.D. JONES	C/APP BUNG. & GARAGE LAND ADJS	18.3.76	N/A C/A
04702	" " SEE 3 OAKS	Details " "	10.6.76	N/A C/A
BR 5065	" "	BUNGALOW & GARAGE ADJ.	12.7.76	APP. N/A
0/2002/6034	Mr & Mrs Best	o/L - 2 det dwellings		
	with sep. vehic. access + demolish existing dwelling			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Loddon Yale

BRAYBROOKE DRIVE

T13 T12 T11 T10 T9 T8 T7 T6 T4 T5 T2 T1

COPPERKINS

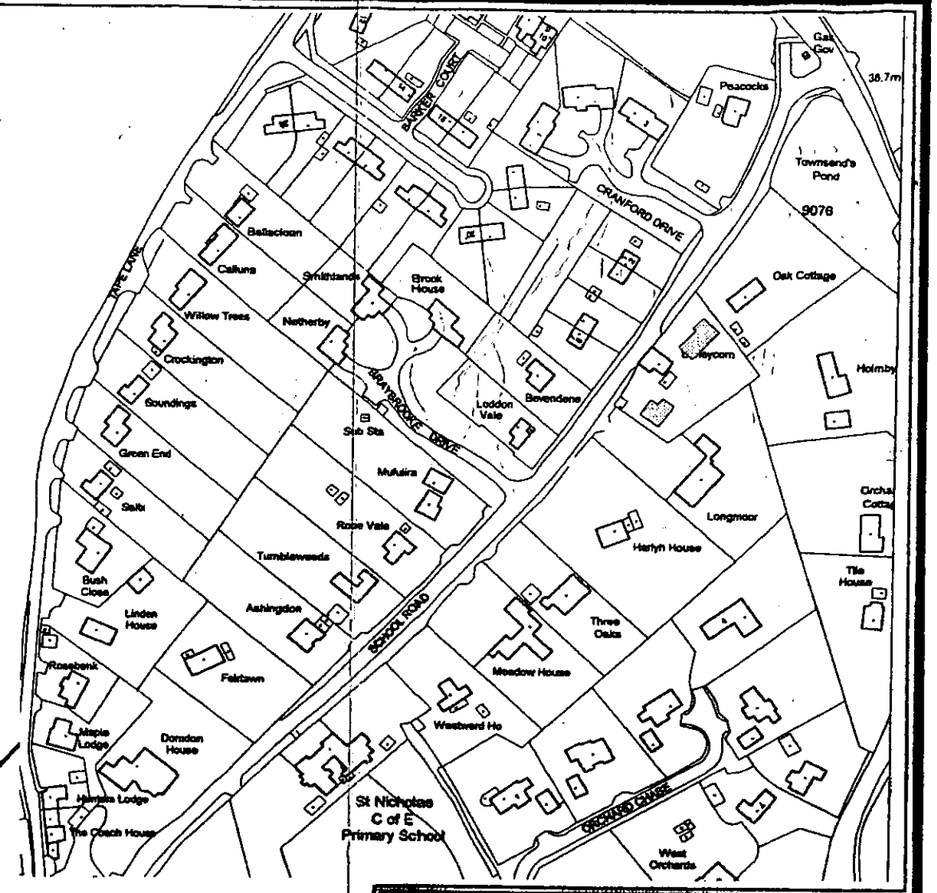
SCHOOL ROAD

Three Oaks

Harlyn House

ORCHARD CHASE

0 10 20 30 40 50 60 70 80 90 100



Martin&Pole Nicholas

7 Broad Street, Wokingham, Berkshire RG40 1AY
Tel: (0118) 978 0777 / Fax: (0118) 977 1991
e-mail: w@martinpole.co.uk

SITE
Harlyn House
School Road, Hurst

PROJECT TREE PROTECTION ZONE
MINIMUM DISTANCES SHOWN BY RED HATCHING.

TITLE
Possible layout - not fixed so please feel free to advise moving etc.

SCALE
1:500 BLOCK PLAN
1:2500 LOCATION PLAN

DATE Jan 2002

DWG. No.

Town Planning & Development Consultants

Loddon Yale

BRAYBROOKE DRIVE

T12 T11 T10 T9 T8 T7 T6 T4 T5 T3 T2 T1

COPPERKINS

SCHOOL ROAD

Three Oaks

Harlyn House

ORCHARD CHASE



0 10 20 30 40 50 60 70 80 90 100

0 2 3

Martin&Pole Nicholas

7 Broad Street, Wokingham, Berkshire RG40 1AY
Tel: (0118) 978 0777 / Fax: (0118) 977 1991
e-mail: w@martinpole.co.uk

SITE
Harlyn House
School Road, Hurst

PROJECT TREE SURVEY - TREES TO NORTH OF SITE - ADJACENT TO SCHOOL ROAD. T1 to T12.

TITLE
Possible layout - not fixed so please feel free to advise moving etc.

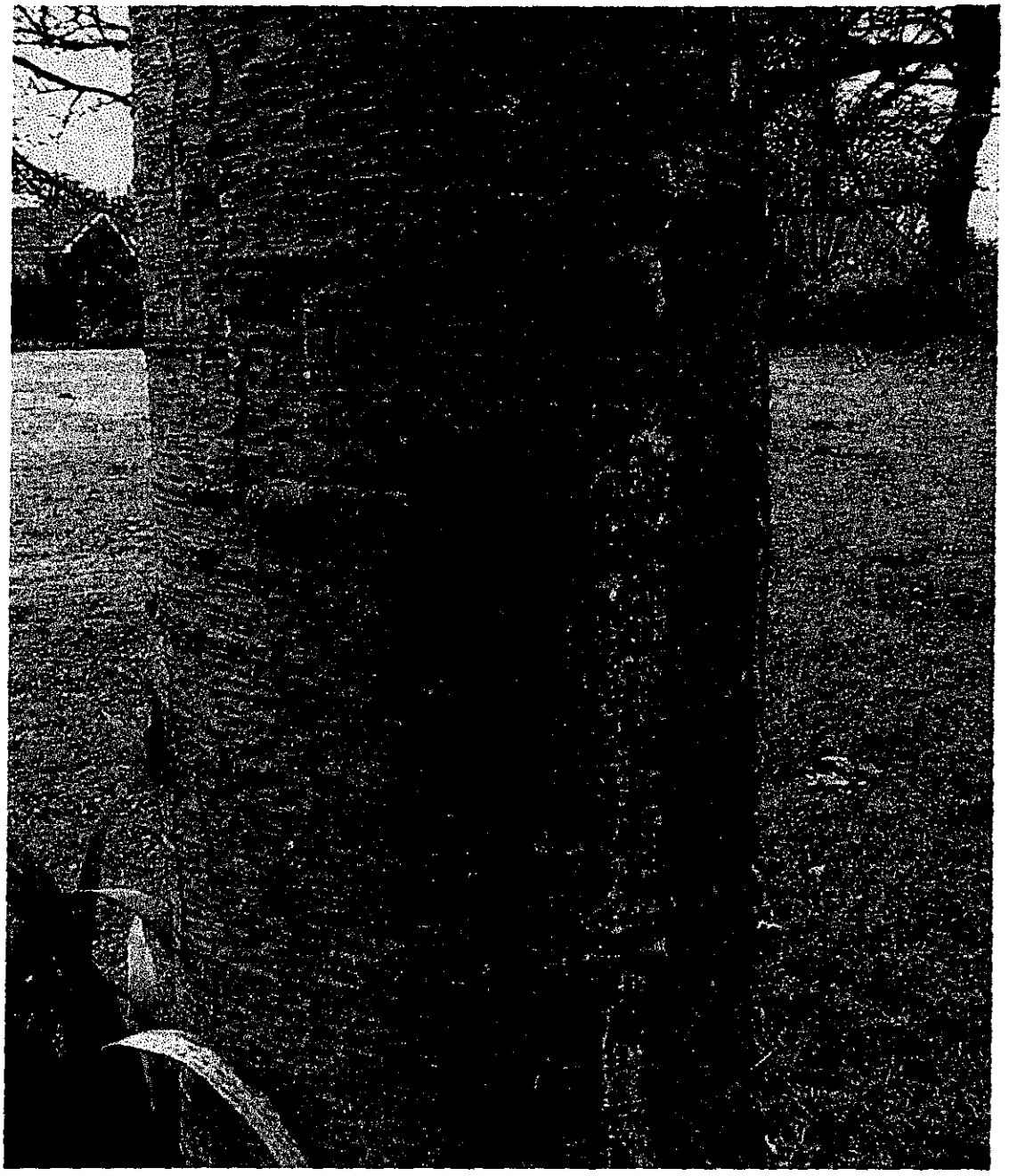
SCALE
1:500 BLOCK PLAN
1:2500 LOCATION PLAN

DATE Jan 2002

DWG. No.

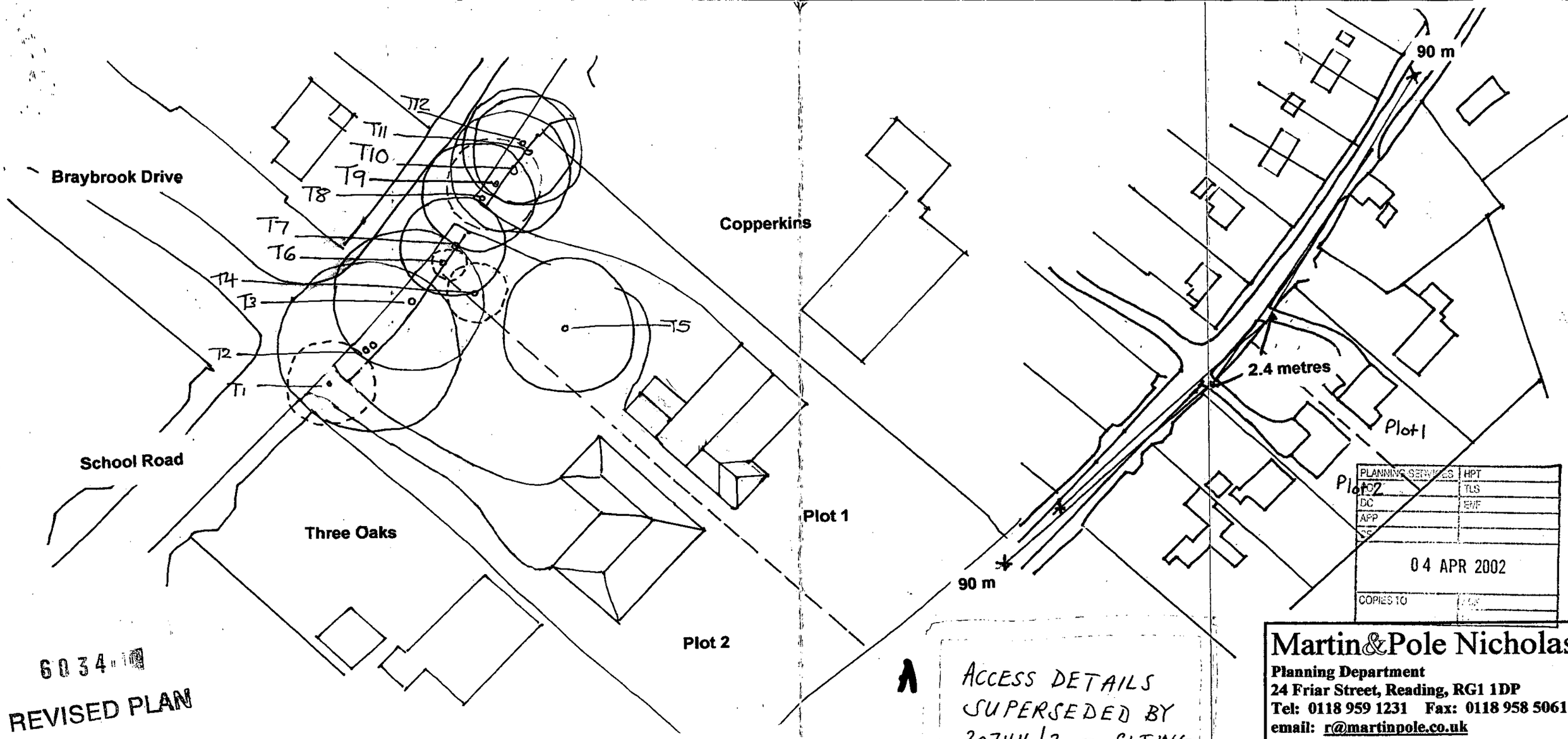
Town Planning & Development Consultants

Bleeding Canker on Cedar, Photograph 1.



Honey fungus mycelium on Cedar, Photograph 2.





6034

REVISED PLAN

ACCESS DETAILS SUPERSEDED BY 30744/3 - SITING REMAINS APPLICABLE

Tree Schedule

T1	Oak (large, mature, good condition) – fell & replace
T2	Ash (large, mature, good condition) - retain
T3	Oak (large, mature, good condition) - retain
T4	Cedar (small, semi-mature, poor condition) - fell
T5	Red Oak (medium, mature, good condition) - retain
T6	Poplar (small, young, poor condition) - fell
T7	Poplar (large, mature, reasonable condition) - monitor
T8	Poplar (large, mature, reasonable condition) - monitor
T9	Poplar (medium, mature, poor condition) - fell
T10	Oak (large, mature, good condition) - retain
T11	Poplar (medium, mature, moderate condition) - monitor
T12	Ash (large, mature, reasonable condition) - monitor

See full survey report by Simon Holmes for details.

Access considerations

Existing access used for plot 1.
New access proposed for plot 2

Visibility splays shown – 2.4m x 90m (30 mph road).
The felling of poplars (T7, T8 & T11), which are leaning towards carriageway, might improve visibility from existing access.

Private drives to be provided with 2.5 metres minimum width. Garage parking for two cars plus space for additional parking/turning provided

Where private drives pass through tree protection area for trees on frontage and red oak a detailed method statement to be prepared to ensure construction minimises disruption to root zone.

PLANNING SERVICES	HPT
	TLS
DC	EWF
APP	
CSS	

04 APR 2002

COPIES TO

Martin&Pole Nicholas
Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site:
Harlyn House, School Road, Hurst
Wokingham, RG10 0DR

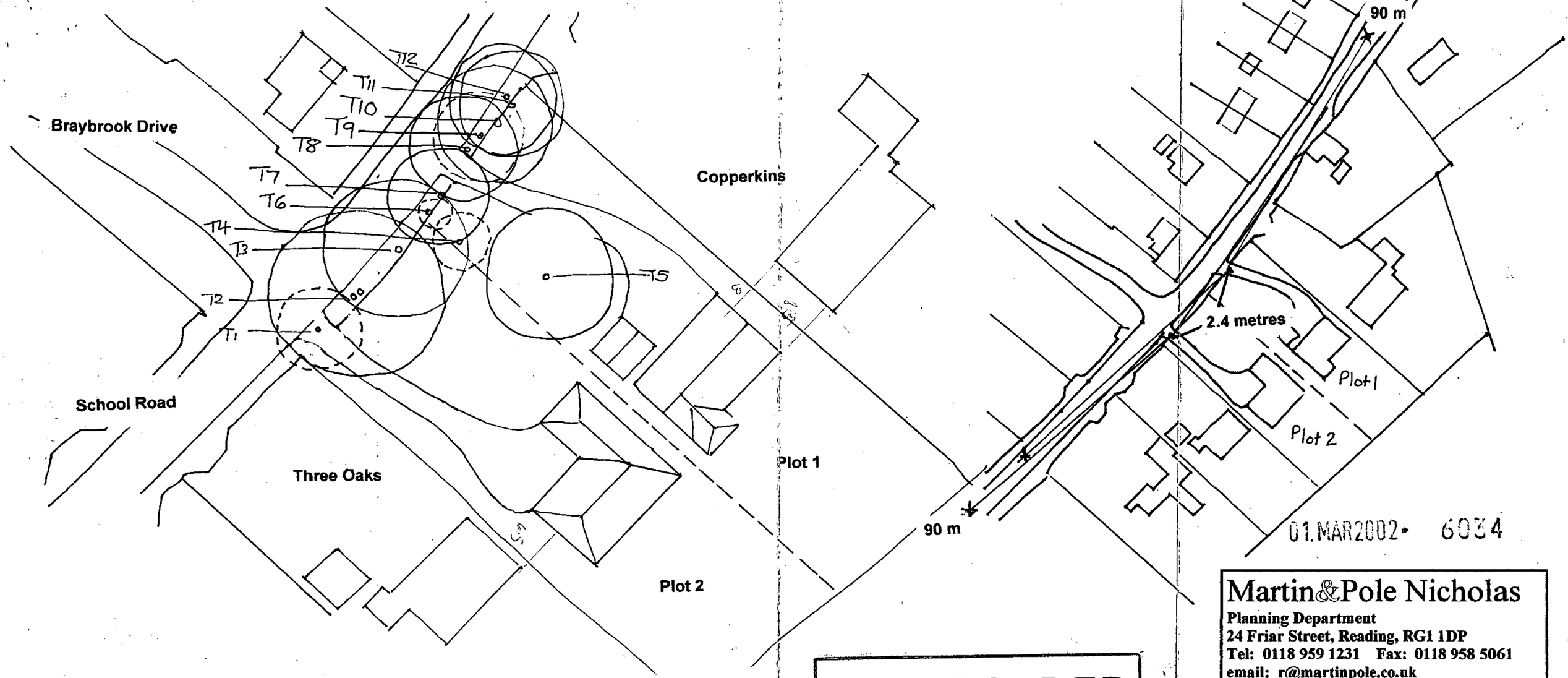
Project:
Demolish Harlyn House & redevelop site with 2no detached houses & shared access

Title:
Access plan with tree survey & ~~illustrative~~ layout

Scale:
1:500

Date: February 2002 | **No: 30744/2 A**

Revisions: A - confirmation that layout is now part of the planning application. Also, revision to siting of garage on Plot 1.



Tree Schedule

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See full survey report by Simon Holmes for details.

SUPERSEDED

Access considerations

Existing access used for plot 1.
New access proposed for plot 2

Visibility splays shown – 2.4m x 90m (30 mph road).
The felling of poplars (T7, T8 & T11), which are leaning towards carriageway, might improve visibility from existing access.

Private drives to be provided with 2.5 metres minimum width. Garage parking for two cars plus space for additional parking/turning provided

Where private drives pass through tree protection area for trees on frontage and red oak a detailed method statement to be prepared to ensure construction minimises disruption to root zone.

Martin&Pole Nicholas
Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site:
Harlyn House, School Road, Hurst
Wokingham, RG10 0DR

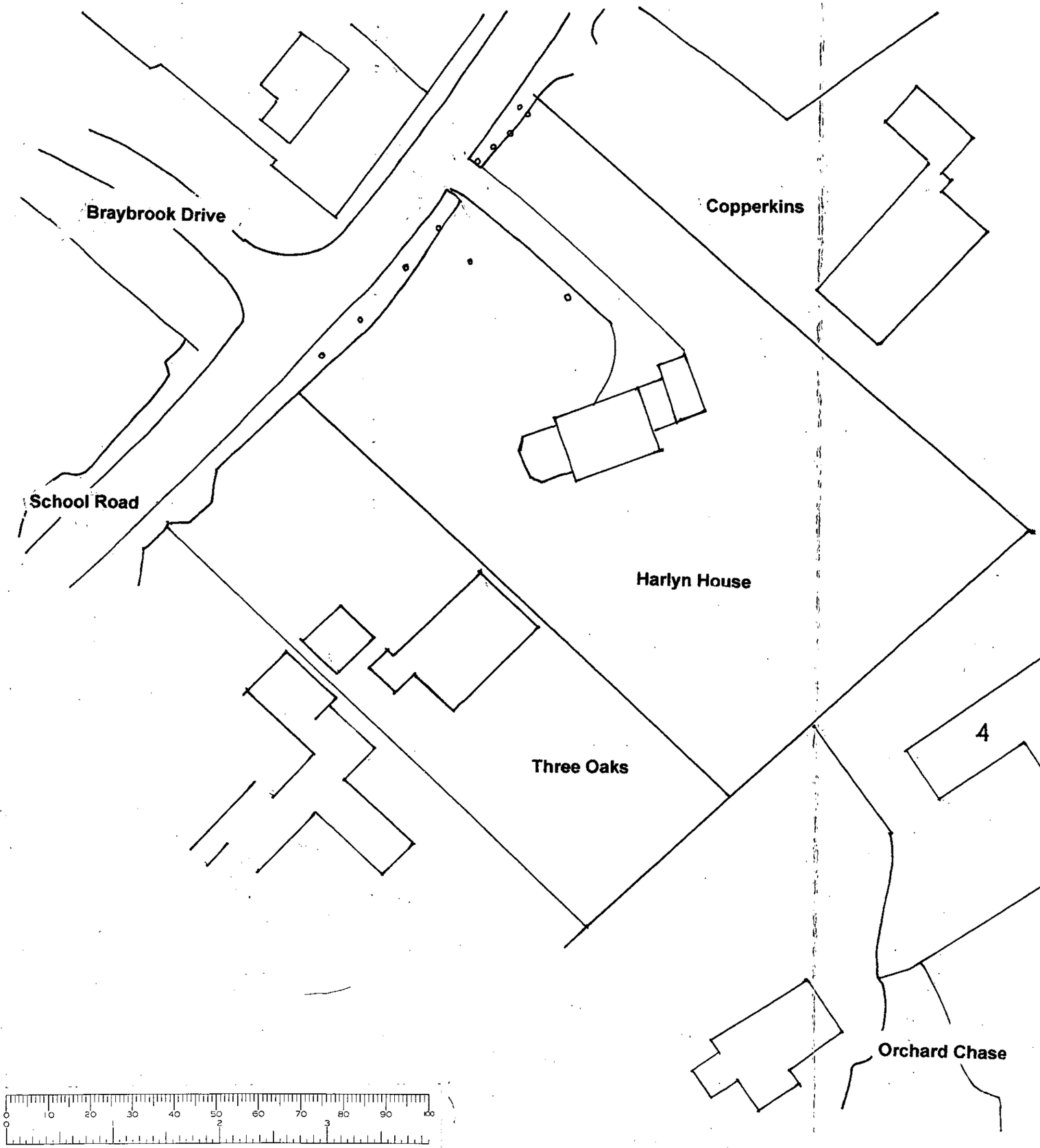
Project:
Demolish Harlyn House & redevelop site with 2no detached houses & shared access

Title:
Access plan with tree survey & illustrative layout

Scale:
1:500

Date: February 2002 **No:** 30744/2

Revisions:





01 MAR2002* 6034

Martin&Pole Nicholas
Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site:
Harlyn House, School Road, Hurst
Wokingham, RG10 0DR

Project:
Demolish Harlyn House & redevelop site with 2no detached houses & shared access

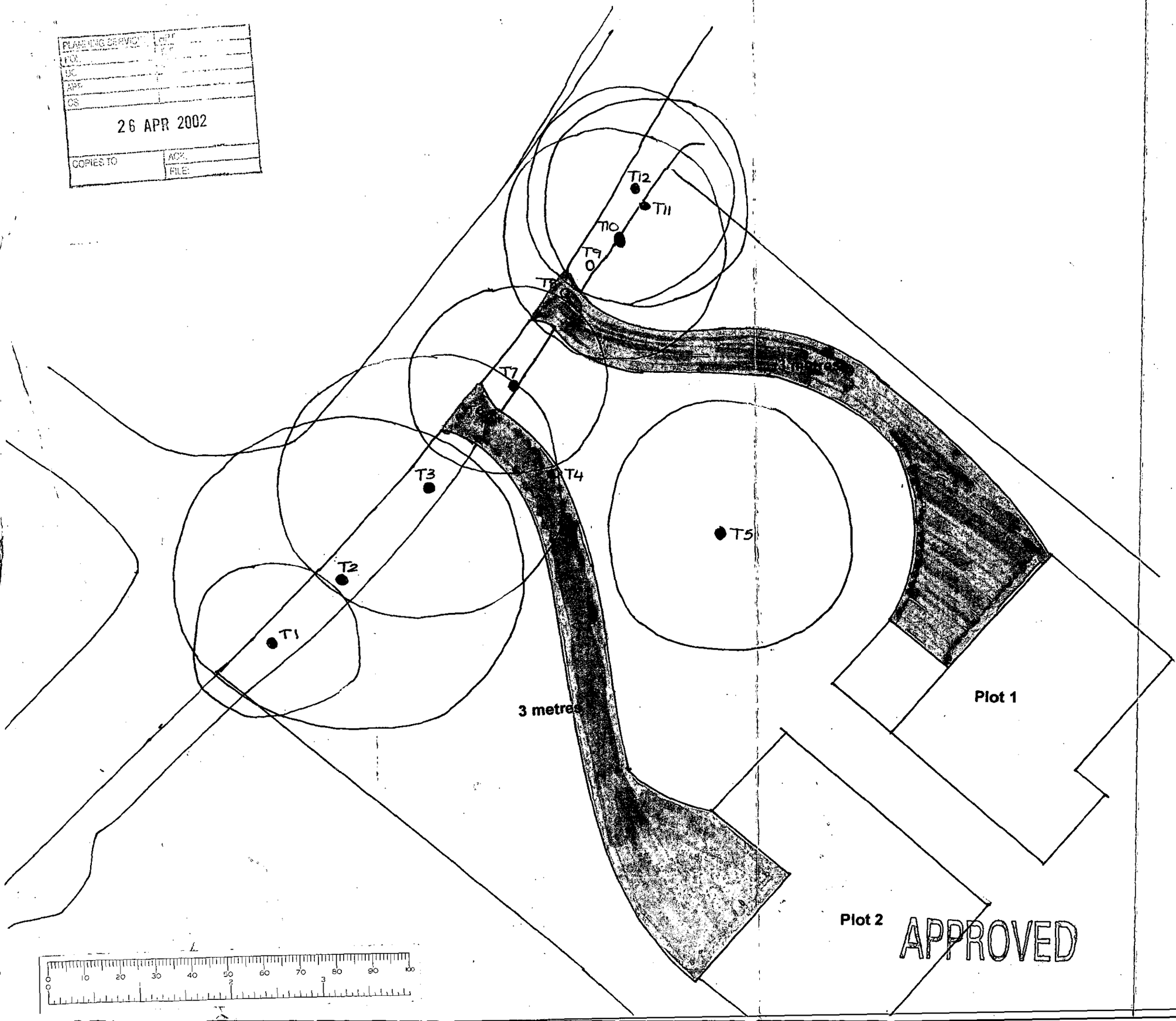
Title:
Location and existing layout

Scale:
1:2500 & 1:500

Date: February 2002 | **No: 30744/1**

Revisions:

PLANNING SERVICES | DPT
LDL
DC
APP
CS
26 APR 2002
COPIES TO | ACK
FILE



REVISED PLAN
6034

Access amendments

Access to plot 2 relocated to avoid loss of T1 and access to plot 1 moved slightly to allow greater gap (6 metres minimum) between access points.

Width of access and drives shown as 3 metres. Visibility splay of 2.4m x 90m available.

On advice from the Council's Arboriculturalist the new accesses are at least 4 metres from trunks of trees T3 & T10. Trees T4, T6, T8 & T9 to be felled. Will try to retain T7.

Tree Schedule

T1 Oak (mature, good condition) - retain ●
T2 Ash (mature, good condition) - retain ●
T3 Oak (mature, good condition) - retain ●
T4 Cedar (semi-mature, poor condition) - fell ○
T5 Red Oak (mature, good condition) - retain ●
T6 Poplar (young, poor condition) - fell ○
T7 Poplar (mature, reasonable) - monitor ●
T8 Poplar (mature, reasonable - fell ○
T9 Poplar (mature, poor condition) - fell ○
T10 Oak (mature, good condition) - retain ●
T11 Poplar (mature, moderate) - monitor ●
T12 Ash (mature, reasonable) - monitor ●

Martin&Pole Nicholas
Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: Harlyn House, School Road, Hurst Wokingham, RG10 0DR

Project:
Demolish Harlyn House & redevelop site with 2no detached houses & separate access

Title: Access plan with tree positions and crown spreads plotted

Scale: 1:250

Date: April 2002 | **No: 30744/3**

Revisions:

GENERAL INFORMATION (continued)

ADDRESS FOR SERVICE

The address of any person as entered in the register shall, unless he otherwise directs, be his address for service (Land Registration address and forward

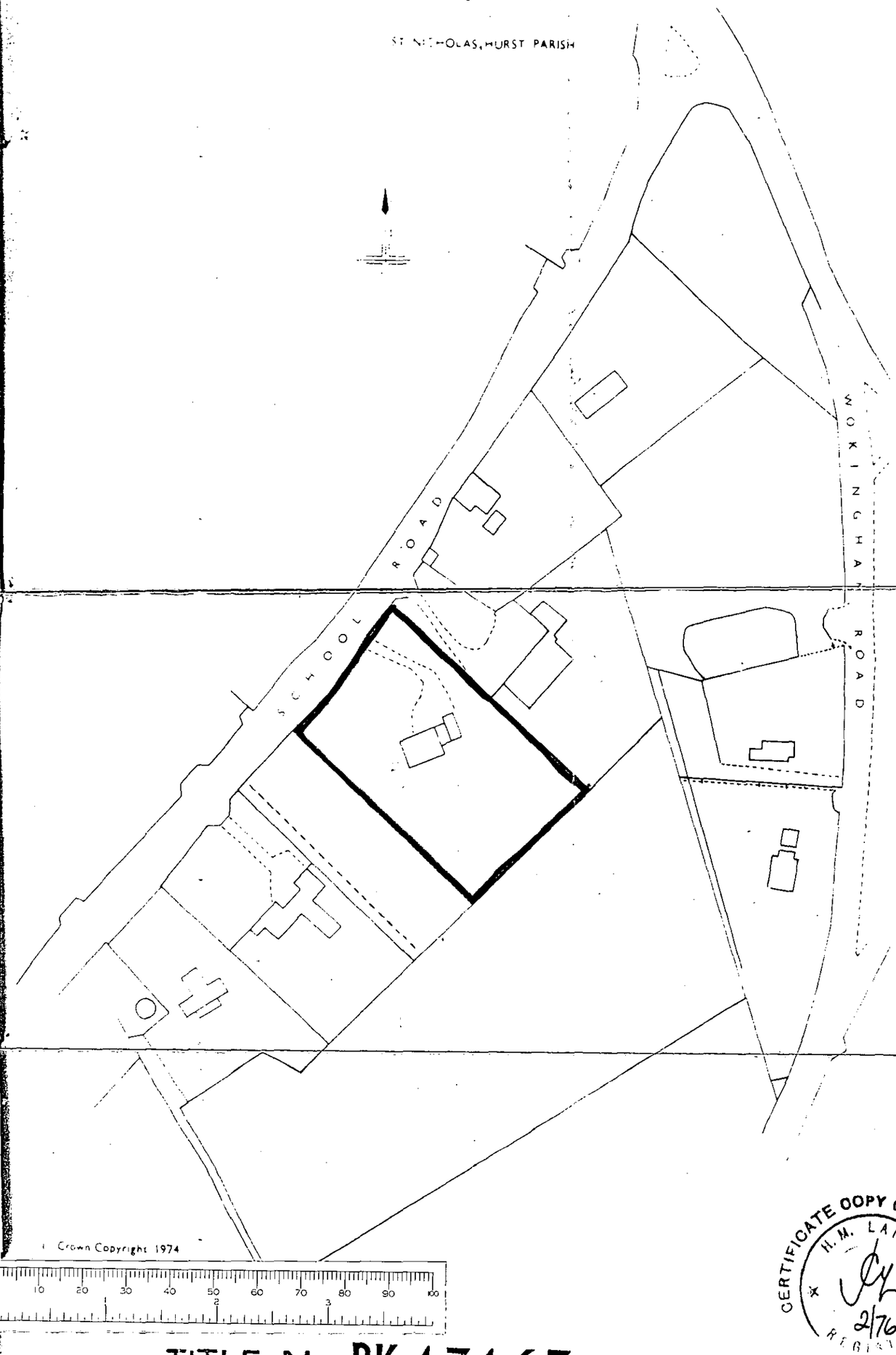
H. M. LAND REGISTRY

NATIONAL GRID PLAN SU7973 SECTION A

BERKSHIRE
WOKINGHAM DISTRICT

Scale 1/1250
Enlarged from 1/2500

ST NICHOLAS, HURST PARISH



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0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

CERTIFICATE COPY OF FILED PLAN H.M. LAND REGISTRY 2/76

TITLE No. BK 47163

(i) Rights under local land charges unless and until registered or protected on the register in the prescribed manner;

(j) Rights of fishing and sporting, seignorial and manorial rights of all descriptions (until extinguished), and franchises;

(k) Leases for any term or interest not exceeding twenty-one years, granted at a rent without taking a fine;

(1) Adverse rights, privileges and appurtenances appertaining to other land or reputed to do so (Land Registration Rules, 1925, rule 258).

(2) All rights and title conferred on the National Coal Board (Coal Act 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).