SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2002/6327

LOCATION:
76 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Mr/Mrs Green C/O Alan Barnes Consulting Engineers

PROPOSAL:
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **12/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/06/2002

CASE OFFICER: **Natalie Brown**

APPROVED

275

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs Green
C/O Alan Barnes Consulting Engineers
The Street
Swallowfield
Berks
RG7 1QY

Application Number: F/2002/6327

Parish: **SHINFIELD**

Location: **76, Grazeley Road, Three Mile Cross, Reading.**

Proposal: **Proposed erection of 2 detached dwellings. 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.

Conditions

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

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. 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.

approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and retained.

16. 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.

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

18. Prior to the commencement of the development hereby permitted (including any 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.

19. 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.

Reasons

1. In pursuance of Section 91(1) 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 protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Informative
No soakaways should be constructed such that the water table is penetrated, and they should not in any event exceed 3 metres in depth below existing ground level.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/05/2002

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.

Our Ref. **12393**
Your Ref. Natalie Brown/F/2002/6327
Date. 31 July 2002

PLANNING SERVICES	HPT 59440
PO:	TLS
DC: NAB	ENF
APP	
CS	
05 AUG 2002	
COPIES TO	ACK:
	FILE:

This matter is being dealt with by -
NBOKULI

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

Rec'd after decision issued.
(CA 30/5/02)

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

76 Gazeley Road
Reading

I refer to your consultation received in this office on 18/04/02

SEWERAGE

There are public sewers crossing this site, however, insufficient details have been submitted (i.e. detailed site plan) so no building will be permitted within 3 metres of the sewers.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

photographs on file 6050.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6327

Applicant : Mr/Mrs Green C/O Alan Barnes Consulting Engineers.

Location : 76, Grazeley Road, Three Mile Cross, Reading.
Proposal : Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/5

Date of Neighbour Notifications : .....

Date of Site Visit : 13/5

Date Registered : 09/04/2002

Earliest Date for Decision : 12/05/2002

Latest Consultation Date/Site Notice Expiry Date : 12/05/2002

This application will have expired on: 04/06/2002. 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 - comments as per appn 6050.

Dinton Pastures - bat survey req'd.

Landscape - no objection in principle.
landscaping

Env. Health - hrs construction condition.

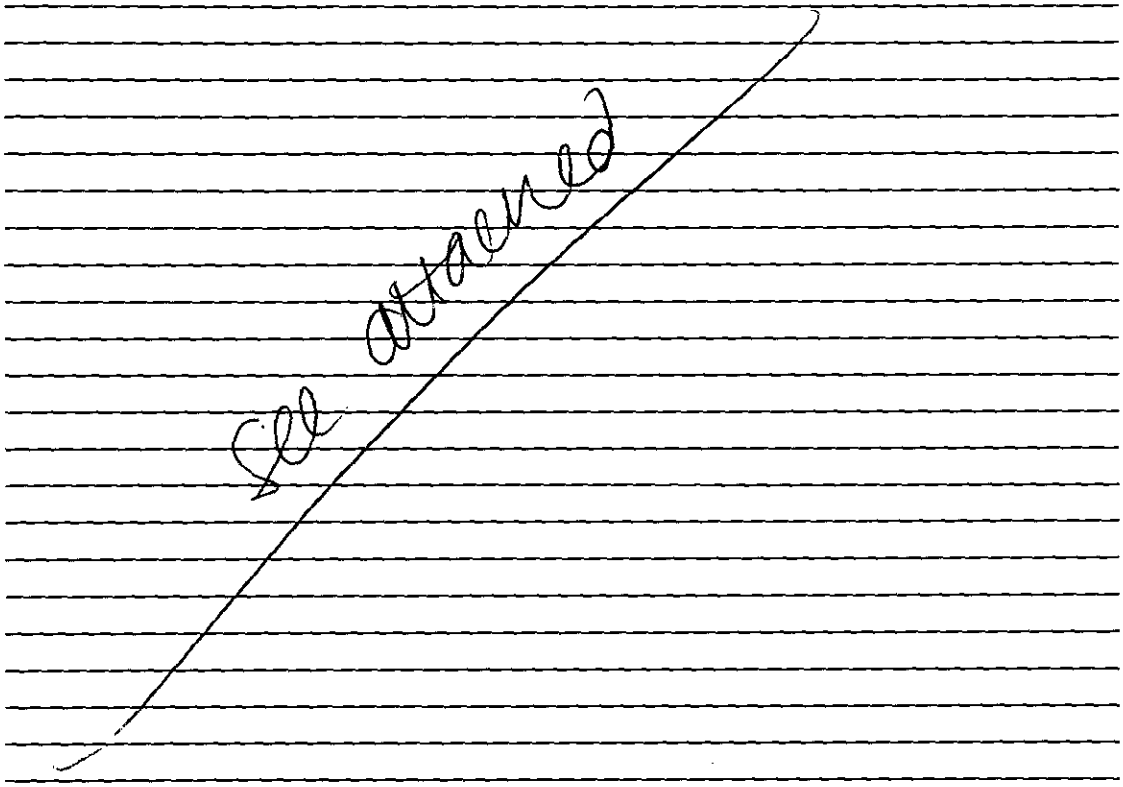
Env. Agency - comments as on appn 6050 (copy on file)

Wildlife Gp rep: concerns as per appn 6050

Planning Issues :

Application Number: F/2002/6327

Appraisal :



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

Application Number F/2002/6327
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 76 Grazeley Road
Three Mile Cross Reading.

APPLICATION NUMBER: F/2002/6327

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/5

1 SITE/STATUTORY NOTICE DISPLAYED ? gate at front

2. DESCRIPTION OF SURROUNDINGS

settlement

3. DESCRIPTION OF SITE/BUILDING

existing detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

As appn 6050 (WLD)

5. SITE CONSTRAINTS

TREES & see attached

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

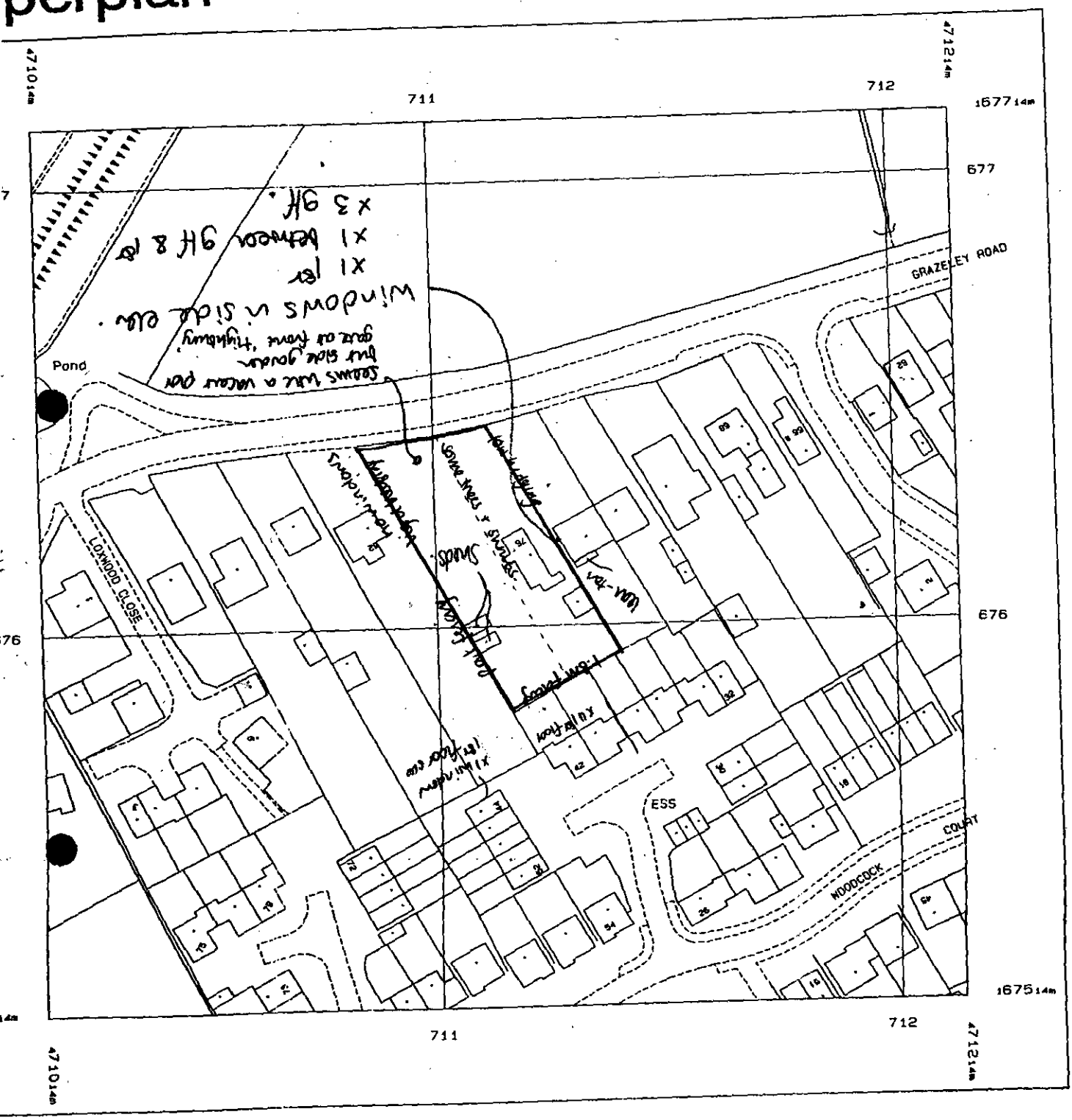
OTHERS

Ordnance Survey®
perplan®

05 MAR 2002 6050

Planning Extract - 1

Site-centred



Scale 1: 1250

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National Grid sheet reference at centre of this Superplan: SU7167

The representation of a road, track or path is no evidence of a right of way

Application Number: F/2002/6327 – 76 Grazeley Road

Appraisal:

Development
Proposed demolition of existing dwelling and replacement with two dwellings.

The site is located within the identified settlement of Shinfield.

This application follows withdrawal of application F/2002/6050, which was for 2-dethaced dwellings, with a different siting.

1) Impact upon neighbouring properties
The adjacent dwelling (No. 74) is two-storey with kitchen and cloaks in the ground floor side elevation and bathroom and landing in the first floor side elevation. There is a ground floor study window and first floor bedroom window in the front elevation nearest the side boundary with No. 76.

The dwelling proposed in Plot 1 whilst being two-storey along this boundary would be staggered (see plan), and therefore not impinge on the 45 degree line with regards to the window in No. 74. Plot 1 would therefore NOT be overbearing to the windows in the front elevation. The windows in the side elevation, whilst would be affected to a certain degree (as the proposed dwelling would be closer than the existing dwelling) are for non-habitable rooms, and the kitchen has a rear aspect (plans 1235/71), and so any effect would not be so great as to reasonably warrant refusal of the application.

The occupiers of No. 74 wished their comments as per application F/2002/6050 to be brought forward to this application, these being that the proposed dwelling on plot 1 would be closer than the existing dwelling. As outlined above, it is not considered that the proposed dwelling would have any adverse effects, and is an improvement to the siting as proposed by application 6050 which would have affected the windows in the front elevation.

The other adjacent dwelling (No. 78) has windows in its rear elevation. The dwelling has been sited as such so as to avoid adverse effect to the windows. It will be virtually level at the front so avoiding impacts to the windows in the front elevation.

There will be in excess of 28m to the rear boundary. It is therefore considered that there would be no adverse impact to the dwellings located to the rear in terms of overlooking.

2) Impact upon the character of the streetscene
The dwelling proposed in plot 2 would be located 13m from Greeley Road, with Plot 1 being set further back. The distance of plot 2 to the highway is considered acceptable given that No. 84 is also 13m from the highway. This would ensure that Plot 2 would be no more prominent than No.84.

In terms of the street scene elevation, there is a mix of style and design of dwellings. The proposed development is therefore not considered to be out of character.

Landscaping details will need to be provided as part of any approval.

3) Impact upon highway safety (parking provision)
Provided that conditions with regards to accesses, garaging, parking, turning, the highways department would have no objections.

(The proposed dwelling have 4 bedrooms, with integral double garages and room to park in front of the garage, thereby meeting the Councils requirement that for a 4-bedroom dwelling there be 3 off-road parking spaces).

Approval: ✓ ~~**Refusal:**~~

20.5.02

6327

Conditions:

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
C070	R070	Hours of Construction
C100	R100	Site Levels
C044	R044	No windows to be inserted **Ins: First floor level or above in all side elevations**
C045	R045	Obscure Glazing Del: It shall be fixed shut **Ins: bathroom & en-suite, first floor front elevations**
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C137	R137	Turning within Site **Ins: Dwellings**
C132	R132	Access before Occupation **Amend to 'accesses'**
C135	R135	Stopping up of access
C140	R140	Surfacing of access **Ins: 7 metres** **Amend to 'accesses'**
C128	R128	Visibility splays for private drives
C150	R150	Landscaping Details
C151	R151	Landscaping planting to be carried out
C153	R153	No trees etc. to be felled or lopped
	Reason:	Prior to the commencement of the development hereby permitted (including any 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. The proposed development may have an impact on bats, which are of international importance and protected by law.
	Reason:	No soakaway shall be constructed such that they penetrate the water table, and they shall not exceed 3m in depth below existing ground level. The prevent pollution of ground water.
	Reason:	Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the LPA before development commences. To prevent increased flood risk of flooding and improve water quality

to informative

P.T.O for informatives

30.5.02

Informatives

1. NO7
2. 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 existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Claire Murphy on 01276 454509 for further details.
3. N16
   BSP: EN1, LD3
   WDLP (DD): WOS2, WOS3, WBE1
   LALP: LTV1, LBE1, LBE2

4 No soakaway should be constructed such that ~~they penetrate~~ the waterbable is penetrated, and they should not exceed 3 metres in depth below existing ground level.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APPS	
CS	

07 MAY 2002

COPIES TO

74 Grazeley Road
Three Mile Cross
Reading
Berks
RG7 1BJ.

1 REC 17/5

2/5/02

Dear Sir

Re: Application No. F/2002/6327.

With reference to the above application we have already pointed out an area of concern under the initial application (see F/2002/6050) & we would like that brought forward, as it is also true to this application.

Yours faithfully

Roy + Patricia Bugden.

Phone: See below for details

Date: 14 May 2002

Your Ref:

My Ref: F/2002/6327

WOKINGHAM UNITARY
Aiming for Excellence

ROY & PAULINE BUGDEN
74 GRAZELEY ROAD
THREE MILE CROSS
READING
RG7 1BJ

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 Sir/Madam

Application No: F/2002/6327

Site Address: 76, Grazeley Road, Three Mile Cross Reading

Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Thank you for your comments on the above mentioned planning application.

You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

We will inform you in writing of the decision when this application is determined.

Yours faithfully,

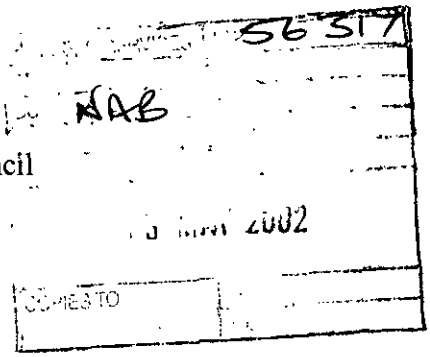
Anna Cronin

Head of Planning and Transportation

ENVIRONMENT AGENCY

Our Ref : SP/2002/005455-2/1
Your Ref : F/2002/6327

Date : 09 May 2002



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

FAO: Natalie Brown

Dear Madam

ERECTION OF 2 DWELLINGS AND DEMOLITION OF EXISTING DWELLING.

THERE HAS BEEN AN AMENDMENT TO PREVIOUS APP F202/6050 76

GRAZELEY ROAD, THREE MILE CROSS, READING

The Environment Agency has no further comments to its previous letter dated 04 April 2002 regarding your consultation reference F/2002/6050 of which a copy is enclosed.

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 faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

ENVIRONMENT AGENCY

Our Ref : SP/2002/005455-2/1
Your Ref : F/2002/6327

Date : 09 May 2002

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

Dear Sir/Madam

FAO: Natalie Brown

ERECTION OF 2 DWELLINGS AND DEMOLITION OF EXISTING DWELLING 76 GRAZELEY ROAD, THREE MILE CROSS, READING

Thank you for your letter dated 12 March 2002, received on 13 March 2002. Please quote the following reference in any correspondence: SU76NW/12/19. 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.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is 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

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

approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

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

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

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

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/

- *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.

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

Wildlife Conservation

Wildlife Protection
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.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

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.

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

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.

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.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

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 faithfully

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 1 May 2002

Location:	76 Grazeley Road, Three Mile Cross, Shinfield
Proposal:	Proposed erection of 2 detached dwellings. Demolition of existing dwelling.
Application Number:	F/2002/6327

In response to your consultation dated 18 April 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle. The applicant will need to show the location of the trees within the site that are to be retained. They will need to confirm whether the two oaks at the front of the site will be either retained or removed. Both of the trees are not particularly good specimens and one has been severely reduced in the past, however it is possible that one or both could be retained provided that they are in good health. The applicant will need to do further investigations to clarify this.

A landscape scheme will need to be submitted for the site especially in the front garden and adjacent to Grazeley road, in the interests of amenity. This will need to include full species name of the trees and shrubs, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Natalie Brown

From: John Mullaney
Sent: 25 April 2002 12:02
To: Natalie Brown
Subject: 76 Grazeley Road, Three Mile Cross Erection of 2 dwellings

I have no objections but would recommend the following condition is attached:

> 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 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
>
> **Reason** - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Natalie Brown

From: Andy Glencross
Sent: 19 April 2002 12:58
To: Natalie Brown
Subject: PA F/2002/6327 76 Grazeley Rd Three Mile Cross

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 18 April 2002

Application Number: F/2002/6327

Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Parish: SHINFIELD PARISH

Site Address:
76, Grazeley Road, Three Mile Cross, Reading.

Applicant:
Mr/Mrs Green C/O Alan Barnes Consulting Engineers.

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).

Comments as per app. no. 6050.

(see attached)

Signed: _____ **Print name:** AC 18/04/02.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 12 March 2002

Application Number: F/2002/6050

Proposal: Proposed erection of two dwellings and demolition of existing dwelling.

Parish: SHINFIELD PARISH

Site Address:
76, Grazeley Road, Three Mile Cross, Reading.

Applicant:
Mr/Mrs D Green C/O Alan Barnes.

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, C049, R049
2, C122, R122
3, C137 (INSERT: dwellings), R137
4, C132, R132 (AMEND: to say accesses).
5, C135, R135.
6, C140 (INSERT: 7 metres), R140 (AMEND: accesses).
7, C128, R128.

NOT

Signed: _____ **Print name:** Adam 15/3/02.

Application Number : F/2002/6327	**Map No :** 71
Case Officer : NAB	**Site Area :** 0·18
Valid Date : 9·4·02	**Received Date: 09/04/2002**

Level : Delegated Application

Description : Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Location : 76, Grazeley Road, Three Mile Cross, Reading.

Parish : SH **Ward : SHI** 8-4-02 -B.

Applicant : Mr/Mrs Green C/O Alan Barnes Consulting Engineers.

Fee Required: £0 **Fee Received: £0** resubmission

Additional: ..... or Refund: ..... 6050 w/drawn

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None ✓	phoned 9/4	✓
BLOCK PLANS			
FORMS UNSIGNED	Wrong description ✓	to follow	received 10/4
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	None ✓		
FLOOR PLANS	None ✓		
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 18.4.02.

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 ✓

Dinton Pastures re: demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Handhill
— Groundwater Protection
— Sewage disposal

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map (as for /6050)
+ site inside red line

+ include Roy Brigden
74 Grazeley Road
Three Mile Cross
Reading RG7 1BJ

See 3 pre-apps in F/2002/6050.

Organisation_Name	Building_Name	address1	Postcode
	66A	66AGRAZELEY ROADREADING	RG7 1BJ
		68GRAZELEY ROADREADING	RG7 1BJ
		70GRAZELEY ROADREADING	RG7 1BJ
		76GRAZELEY ROADREADING	RG7 1BJ
		82GRAZELEY ROADREADING	RG7 1BJ
		84GRAZELEY ROADREADING	RG7 1BJ
		86GRAZELEY ROADREADING	RG7 1BJ
		72GRAZELEY ROADREADING	RG7 1BJ
		2WOODCOCK COURTREADING	RG7 1BZ
		74GRAZELEY ROADREADING	RG7 1BJ
		32WOODCOCK COURTREADING	RG7 1BZ
		34WOODCOCK COURTREADING	RG7 1BZ
		36WOODCOCK COURTREADING	RG7 1BZ
		38WOODCOCK COURTREADING	RG7 1BZ
		40WOODCOCK COURTREADING	RG7 1BZ
		42WOODCOCK COURTREADING	RG7 1BZ
		44WOODCOCK COURTREADING	RG7 1BZ
		46WOODCOCK COURTREADING	RG7 1BZ
		48WOODCOCK COURTREADING	RG7 1BZ
		50WOODCOCK COURTREADING	RG7 1BZ
		52WOODCOCK COURTREADING	RG7 1BZ

F/2002/6032

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

Tel: (0118) 974 6492

Date: 18 April 2002

My ref: F/2002/6327

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/6327
76, Grazeley Road, Three Mile Cross, Reading.
Proposed erection of 2 detached dwellings. 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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6327**
76, Grazeley Road, Three Mile Cross, Reading.
Proposed erection of 2 detached dwellings. 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 Pollock

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

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

Tel: (0118) 974 6492

Date: 18 April 2002

My ref: F/2002/6327

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

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Yours sincerely
Trevor Watson
Development Control Manager

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76, Grazeley Road, Three Mile Cross, Reading.
Proposed erection of 2 detached dwellings. 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 B Patman

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

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

Tel: (0118) 974 6492

Date: 18 April 2002

My ref: F/2002/6327

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/6327
76, Grazeley Road, Three Mile Cross, Reading.
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6327**
76, Grazeley Road, Three Mile Cross, Reading.
Proposed erection of 2 detached dwellings. 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 M Bryant

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

Received by Wokingham District Council

Application No: F/2002/6327

Proposal:
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Location:
76, Grazeley Road, Three Mile Cross, 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 F/2002/6327 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2002. 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

18 April 2002

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

09.APR.2002* 6327

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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 GEEN . . . . . .

Date . . . . . 5 April 2002 . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

09.A.R.2202 6527

1.	APPLICANT'S NAME	MR & MRS D GEEN
	ADDRESS	31 ARTHUR ROAD WOKINGHAM, BERKS
	POST CODE	RG41 2SS PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ALAN BARNES CONSULTING ENGINEERS
	ADDRESS	THE STREET SWALLOWFIELD, BERKS
	POST CODE	RG7 1QY PHONE 988 4010
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	76 GRAZELEY ROAD THREE MILE CROSS, RG7 1BJ
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING DWELLING AND REPLACEMENT BY TWO DWELLINGS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.014 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1801/P/01 /P/02 + LOCATION PLAN SK1 - DRIVEWAY ACCESS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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	☐	LANDSCAPING	☐

6327

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

09 APR 2002

COPIES TO	ACK:
	FILE:

Ref. A209L/1801/0804/AB

09.APR.2002 6327

Planning Department
Wokingham District Council
P O Box 157
Council Offices
Shute End
Wokingham RG40 1BN

08 April 2002

For the attention of Ms N Brown

Dear Sirs

YOUR REF. F2002/6050 – ERECTION OF TWO DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 76 GRAZELEY ROAD, THREE MILE CROSS, READING

Further to our recent meeting, we enclose six copies of the amended drawing No. 1801/P/01A with the proposed house location moved to avoid overlooking of the neighbour's property.

Regarding the other points raised:-

(a) A Bat survey is being commissioned as requested.

(b) We have consulted Mr John Mulloney (Environmental Health) regarding the noise assessment survey. There is a substantial new development which wraps around the proposed site (part of No. 76's original rear garden was sold to the developer and houses have been erected thereon), and a noise assessment survey undertaken as part of that work. As far as we are aware no special precautions were necessary. Double glazing and close board fencing will be incorporated in any event for other reasons (viz. compliance with the Building Regulations and for privacy).

The original application is therefore withdrawn and we enclose an amended application.

Yours faithfully,

Alan Barnes BSc(Eng) C Eng. MICE MI Struct E
ALAN BARNES CONSULTING ENGINEERS

Encl. Planning Application/Drawings

cc File

ADDRESS 76 GRAZELEY ROAD PARISH SHINFIELD

(71)

PLOT No. ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/6050	Mr+Mrs Green	erect 2 dwell + dem of exist		

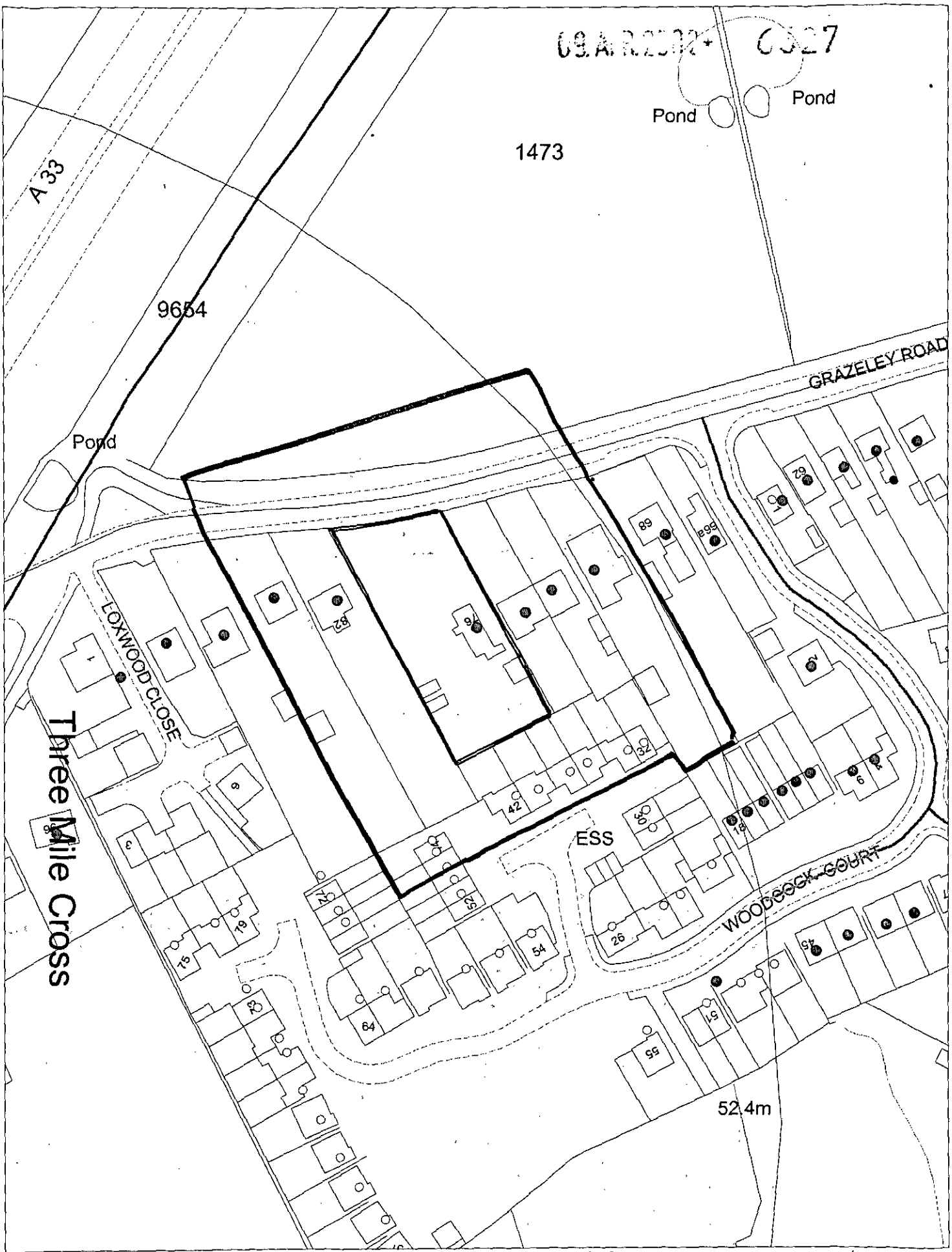
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

16 April 2002

Scale: 1 : 1250

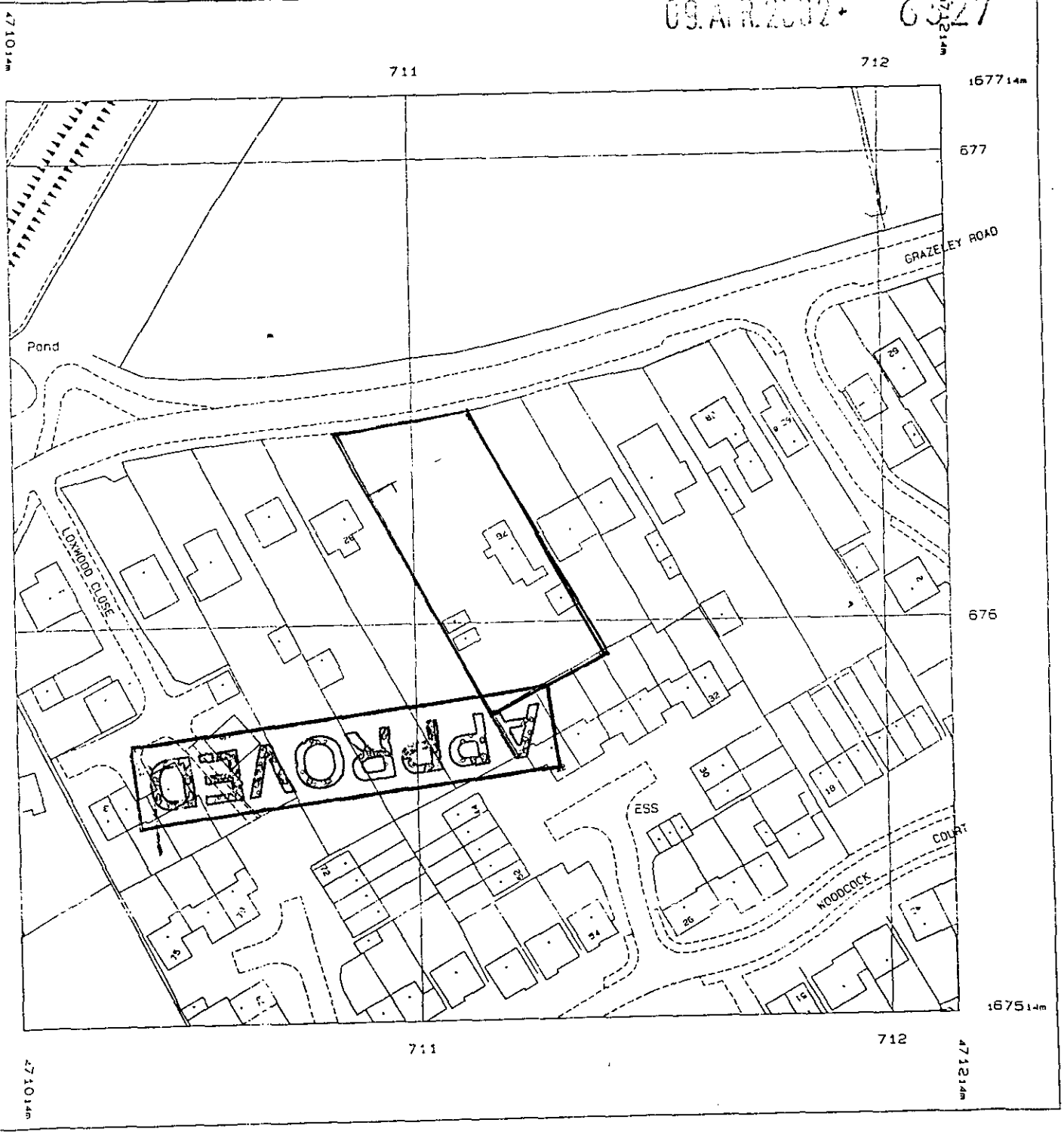
Ordnance Survey®

uperplan®

Planning Extract - 1

Site-centred

09.AR.2032 6327



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

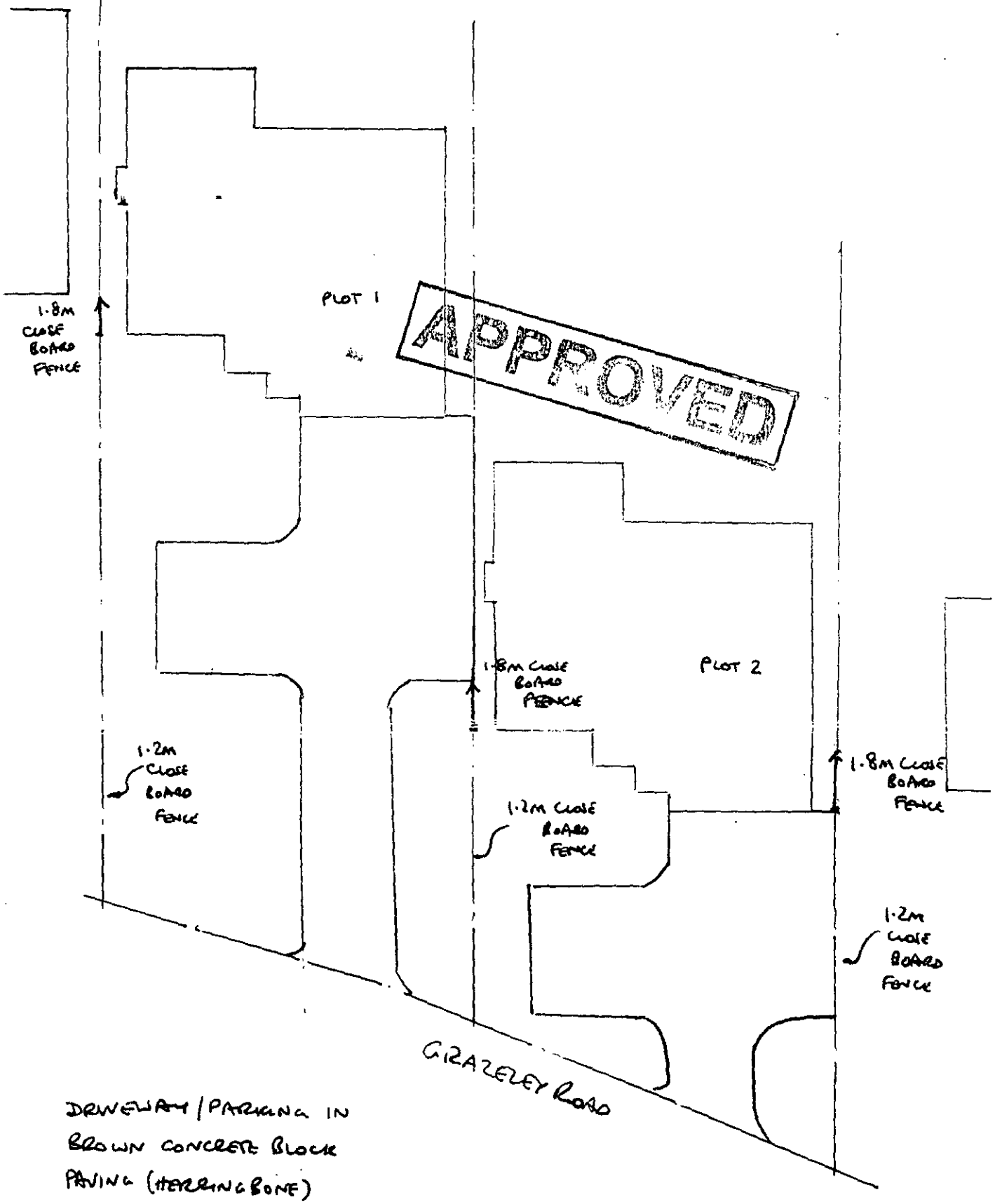
National Grid sheet reference at centre of this Superplan: SU7167

The representation of a road, track or path is no evidence of a right of way.

s Superplan product does not contain
recorded map information.

ALAN BARNES Consulting Civil and Structural Engineers THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY TEL: READING (0118) 988 4010 FAX: (0118) 988 2386	DRAWN AB	DATE APRIL 02
	SCALE 1:200	DRG. No. 1801/SK 1 A
JOB TITLE 76 GRAZELEY RD, THREE MILE CROSS	CLIENT MR & MRS GEEN	
DRG. TITLE PROPOSED DRIVEWAY ACCESS TO NEW HOUSES – AMENDED SCHEME		

09.APR.2002 6327



DRIVEWAY / PARKING IN BROWN CONCRETE BLOCK PAVING (HERRING BONE)

TPR97