APPLICATION NO:
F/2000/1223

LOCATION:
Land Adjoining 61 Rivermead Road, Woodley Reading.

APPLICANT:
Natta Country Homes Ltd C/O Owens Galliver

PROPOSAL:
Proposed erection of detached dwelling

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **07/06/2000**

CASE OFFICER: **Nicola Lake**

26 June 2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Natta Country Homes Ltd
C/O Owens Galliver
10 High Street
Pangbourne
Reading
RG8 7AB

Application Number: F/2000/1223

Parish: **WOODLEY**

Location: **Land Adjoining 61, Rivermead Road, Woodley, Reading.**

Proposal: ***Proposed erection of detached 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its scale, massing and location would form an overbearing feature to the detriment of the residential amenity of the occupiers of neighbouring dwellings. As such, the proposed development is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

Reason
2. The proposed first floor south facing bedroom window would directly overlook the private amenity area of No.61 Rivermead Road, to the detriment of the residential amenity of the occupiers of the neighbouring dwelling. As such, the proposed development is contrary to Policy LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 06/06/2000

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

Mr. Alistair Hopkins

about application on land
Adj. to 61, Rivermead close.
Woodley.

He wrote in to object to the applicat
but has not received write
notification of its refusal

I think it is 1223.

Fax - 0118 926 8971.

2 copies

one post
one fax.

Applicationo	Name & Address
F/2000/1223	A Hopkins *8 Triumph Close* Woodley RG5 4AQ
App refused, letter 17/07/00	

NL

Please File

OWENS · GALLIVER
architects

facsimile message

Date	:23.June.2000
Time	: 17.00
To	: Miss H. Morgan
Organisation	:Planning, Wokingham D.C.
Fax number	: 0118 974 6484
Inc. No. Of pages	:1
Project	: Norton Works, Woodley
Our job number	: 00-356\cl.05
Subject	:

PLANNING SERVICES | HPT
POL | TLS
DC | TNF
APP
CS
31017
26 JUN 2000
COPIES TO: | ACK:
FILE:

I gather that you met Mr. Scott of Natta Country Homes Ltd. (the Applicant for the Norton Works Application) on site earlier in the week, and that you briefly looked at the adjoining single plot in Rivermead Road.

This is also the subject of an Application (F/2000/1223), and it seems likely that this will be refused out of hand, simply because it is part 2 storey. This is in spite of considerable efforts to produce a sympathetic design, particularly to minimise impact. We gather that the principal objections have been received the neighbours at 8, Triumph Close, and Mr. Scott has written to them offering to meet to discuss, but he has not had a response.

Although we realise that you are not the Case Officer for this Application, we would be very grateful of your support, if you feel able. → No. Advised of problems verbally at pre-app stage.

Yours sincerely

PAUL GALLIVER

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1223

Applicant : Natta Country Homes Ltd C/O Owens Galliver.

Location : Land Adjoining 61, Rivermead Road, Woodley, Reading.

Proposal : Proposed erection of detached dwelling

Site Notice Displayed ? :	YES	NO	DATE
		✓	4.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4.5.2000

Date Registered : 12/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 07/06/2000

Consultation Responses :

Environmental Health - No objection Subject to condition
Highways - No objection Subject to conditions
Landscaping - No objection
Woodley T.C - Recommend Refusal
Letters - 2 letters from No 8.

Planning Issues :

Site Designation - within the identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene.

Application Number: F/2000/1223

Appraisal :

1) Impact upon the neighbouring dwellings.

The proposed development is a full application for a new dwelling located on the a small site to the side of 61 Burncroft. The proposed development is two storeys with a hipped roof to one side. The site is higher than no 61 which has a high wall between it and the proposed site. However, the proposed dwelling could have gabled end facing the rear garde of no 61, which would also have a side facing first floor window. Which would directly overlook the rear amenity area of no 61. The proposed development is also right on the boundary with no 8. As such the proposed development would have an overbearing and overlooking impact upon the residential amenity of no 61 and no 8.

2.) Impact upon the Street Scene.

The dwelling is far enough back to no impact upon the loss of Hoarn and is set back from the front of the site. As such the proposed development would have no significant detrimental impact upon the character or appearance of the Street Scene.

Recomendation : ~~Approval:~~ ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1223
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its scale, massing and location would have form an overbearing feature to the detriment of the residential amenity of the occupiers of neighbouring dwellings. As such, the proposed development is contrary to Policy LBE2 of the Haddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan
2	→		The proposed first floor South East facing, Bedroom window would directly overlook the Private amenity area of No 61 Riverhead Road, to the detriment of the residential amenity of the occupiers of neighbouring dwelling. As such, the proposed development is contrary to policy LBE2 of the Haddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

[signature]
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 61 Rivermead Road Woodley Reading. APPLICATION NUMBER: F/2000/1223	OFFICER: Nicola Lake DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS – Residential
Enclosed site to the side of N° 61, which is lower than this site

3. DESCRIPTION OF SITE/BUILDING

↑

4. RELATIONSHIP TO ADJOINING PROPERTIES The site is very small with constraints on either side.
- check trees about the T.P.O.
- check overlook, overbearing + overshadowing

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/1223

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

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/1223
Land Adjoining 61, Rivermead Road, Woodley, Reading.
Proposed erection of detached dwelling

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 26 June 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1223**
Land Adjoining 61, Rivermead Road, Woodley, Reading.
Proposed erection of detached dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/1223

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

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/1223
Land Adjoining 61, Rivermead Road, Woodley, Reading.
Proposed erection of detached dwelling

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 26 June 2000

Yours faithfully

John Morrison

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1223**
Land Adjoining 61, Rivermead Road, Woodley, Reading.
Proposed erection of detached dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 14 / June 2000

My ref: F/2000/1223

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/1223
Land Adjoining 61, Rivermead Road, Woodley, Reading.
Proposed erection of detached dwelling

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 26 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1223**
Land Adjoining 61, Rivermead Road, Woodley, Reading.
Proposed erection of detached dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

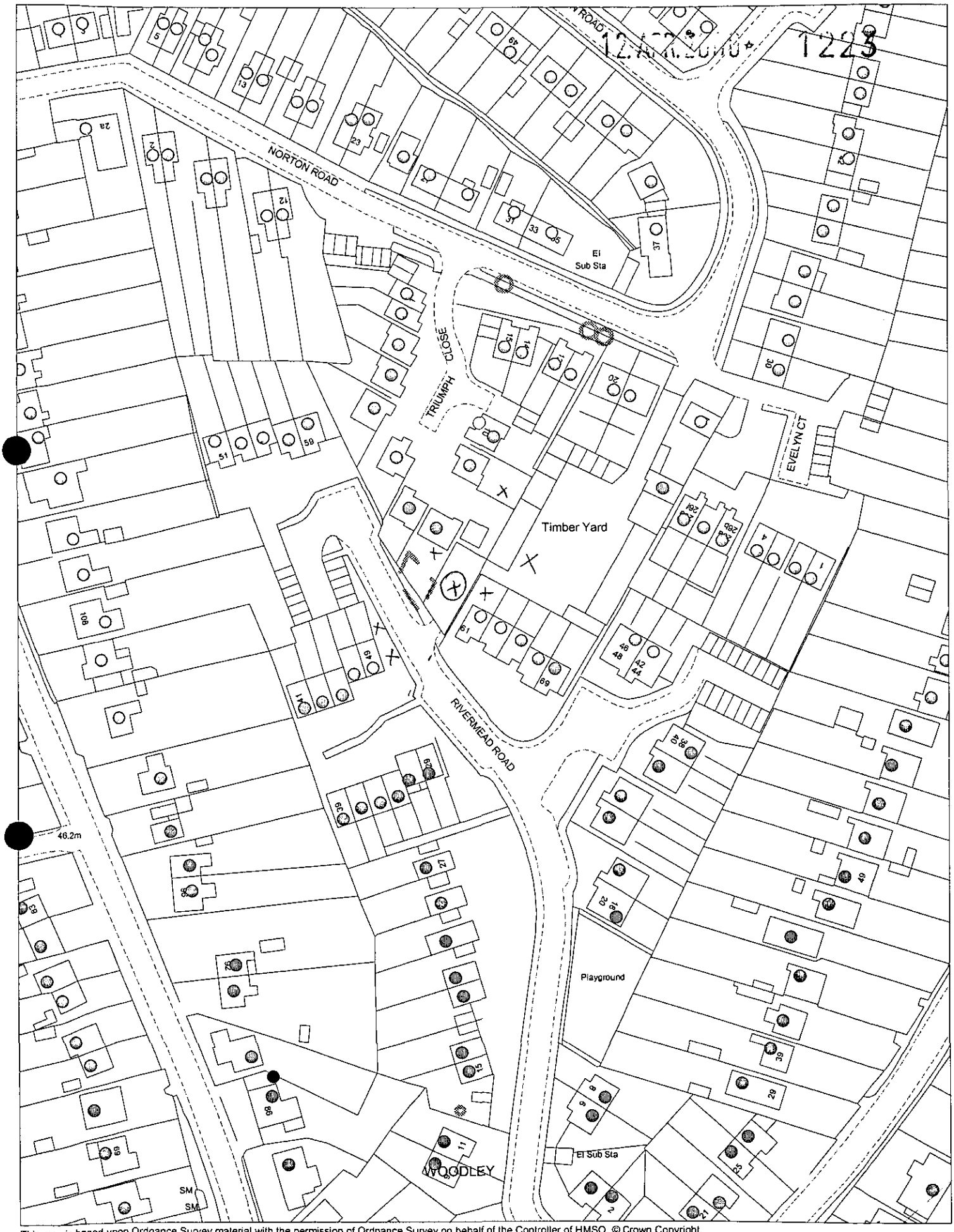
_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish *this application to be transferred.*



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Development Control Support Section, Environmental Services, Wokingham District Council.
17 April 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1223

Proposal:
Proposed erection of detached dwelling

Location:
Land Adjoining 61, Rivermead Road, Woodley, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

1933

LAND ADJ.

ADDRESS 61 RIVERMEAD ROAD PARISH WOODLEY

PLOT No. AND PLOT 8 NORTONS STUDIO ORD. SHEET No. SU 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66851/Q	Barratt Homes Ltd	Outline - Bungalow	17.2.98	G
99/69925/A	B.P. Moor Esq.	One dwelling.	2/8/99.	R

MINISTRY DECISION

SPECIAL ORDERS

NO. OF PAGES: 2
DATE: 19 May 2003

TO: Miss N Lake
COMPANY: Wokingham DC
FAX NO: 0118 974 6484
TEL NO:

POL	TLS
DC JNL	ENF
APP	
CS	
22 MAY 2003	
COPIES TO:	ACK:

FROM: Alistair Hopkins
DEPARTMENT: Business Solutions
FAX NO: 0118 924 3971
TEL NO: 0118 924

COMMENTS:

psa letter re Plan N° F/2000/1223

PRIVACY AND CONFIDENTIALITY NOTICE

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8 Triumph Close
Woodley
Berkshire
RG5 4AQ

Miss N Lake
PO Box 157
Shute End
Wokingham
RG40 1WR

16th May 2000

Dear Miss Lake

Plan No F/2000/1223

I am writing to express my concerns about the further request for Planning Permission at the land adjoining 61 Rivermead Road, Woodley. My concerns are no different from those I outlined in respect of the previously rejected request (99/69925/F) and in no particular order, are:

1. The tree in our garden adjacent to the land is much closer to the fence than the plans depict; it is in fact only some 9-12 inches from the fence. This tree has a protection order against it (No 952/1999) and it would appear necessary to significantly cut back the branches that overhang the land, disturb the roots or even remove the whole tree. I am totally against any changes to the trees on my property and fully support the Preservation Order
2. From the plans it appears that the back of the property will have direct views into the two bedrooms, the kitchen/breakfast room and the dining room of my house and we will be able to see into the back of the property. This is unacceptable.
3. When I purchased the house I determined that outline permission had been granted for a "single storey bungalow" and this was crucial in our decision to continue with the purchase. My solicitor wrote to your Planning Office in May 1998 on the subject . The current plans show a two-storey house, which will significantly alter the aspect of my property in an unacceptable fashion. The rear garden will be in shadow all morning if the new construction is anything other than a bungalow.
4. At the back of our properties is an old (Victorian?) wall some 10 feet high. This is a feature of the land and it is not clear whether the plans require this to be knocked down. If this were the case then I would strongly object.

I have received some additional information from Woodley Town Council and will

ORACLE
Applications

Oracle Corporation UK Limited
Oracle Parkway
Thames Valley Park
Reading
Berkshire
RG6 1RA

Telephone: 0118 924 0000
Facsimile: 0118 924 3000

fax

NO. OF PAGES: 2
DATE: 19 May 2000

Our ref: SP\2000\001686\001
Your ref: F/2000/1223

Date: 25th July 2000

ENVIRONMENT AGENCY

COPIES TO: | ACK: | FILE:

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

For the attention of: Nicola Lake

Dear Sir/Madam

ERECTION OF DETACHED DWELLING - LAND ADJ 61 RIVERMEAD RD, WOODLEY

Thank you for your letter dated 28 April 2000 which was received on 2 May 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/2**.The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

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 required for any discharge of sewage or trade effluent into controlled

Cont/d..

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

waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. 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 is likely to 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 discharge from the developed site should mimic that from the existing greenfield site as far as practicable. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and

- Storage should be provided to protect from a 1 in 100 year storm.

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.

Environment Planning: Contact Miranda Wycherley on 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*	*Details*

Cont/d..

SU 768 723	0 m	Loddon Bridge Road	no information

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would therefore recommend that a landfill gas risk assessment be undertaken prior to development.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

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.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

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

Yours faithfully

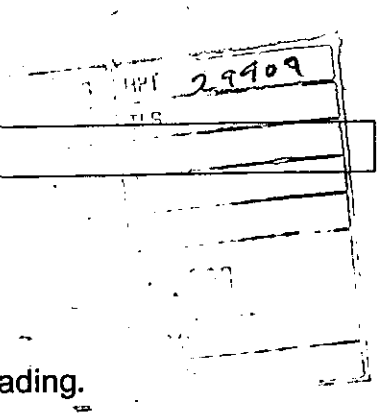
S Paxman

Sarah Paxman
Development Planning Officer

cc: Owens Galliver, 10 High St, Pangbourne, Berks RG8 7AB

FROM: Nicola Lake

DATE: 28 April 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1223

Proposal: Proposed erection of detached dwelling.

Site Address: Land Adjoining 61, Rivermead Road, Woodley, Reading.

Applicant: Natta Country Homes Ltd C/O Owens Galliver.

Your observations are required in respect of this application **by 22/05/2000** .

One letter of objection had been received and as the resident was present the meeting was adjourned to enable him to express his objections in more detail.

His main concerns related to the location of the tree and the unneighbourly impact of the proposed house. The existing wall was a significant feature and he would not wish for it to be removed.

After the meeting was reconvened, the committee fully discussed the proposals and, after taking into account the neighbour's concerns, recommended that the application be Refused:

- the tree was a feature and was subject to a TPO
- the unneighbourly impact – particularly on No. 8 Triumph Close
- the plan was misleading – it did not indicate the back and front of the neighbouring property
- concern at the impact on the wall, which was an important part of the street scene
- the very first outline application had been for a smaller dwelling – this was very different

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 22nd May 2000

Location: Land adjoining 61 Rivermead Road, Woodley.

Proposal: Proposed erection of detached dwelling.

Application Number: F/2000/1223

In response to your consultation dated 28th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The new building will sit appropriately in the landscape.

Patricia Green.

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 28 April 2000

Application Number: F/2000/1223

Proposal: Proposed erection of detached dwelling

Parish: WOODLEY TOWN

Site Address:
Land Adjoining 61, Rivermead Road, Woodley, Reading.

Applicant:
Natta Country Homes Ltd C/O Owens Galliver.

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).

SC23 - Parking - insert "Parking"
SR06
SC32 - Pedestrian Visibility
SR13
SC33 - Construction Vehicles
SR13
SC34 - Mud
SR13

INFORMATIVE
INO8

Signed: _____ **Print name:** S. MATTON

11.5.00

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS 0935 | WC
19 MAY 2000
COPIES TO: | ACK:
FILE:

8 Triumph Close
Woodley
Berkshire
RG5 4AQ

Miss N Lake
PO Box 157
Shute End
Wokingham
RG40 1WR

16th May 2000

Dear Miss Lake

Plan No F/2000/1223

I am writing to express my concerns about the further request for Planning Permission at the land adjoining 61 Rivermead Road, Woodley. My concerns are no different from those I outlined in respect of the previously rejected request (99/69925/F) and in *no particular order, are:*

1. The tree in our garden adjacent to the land is much closer to the fence than the plans depict; it is in fact only some 9-12 inches from the fence. This tree has a protection order against it (No 952/1999) and it would appear necessary to significantly cut back the branches that overhang the land, disturb the roots or even remove the whole tree. I am totally against any changes to the trees on my property and fully support the Preservation Order
2. From the plans it appears that the back of the property will have direct views into the two bedrooms, the kitchen/breakfast room and the dining room of my house and we will be able to see into the back of the property. This is unacceptable.
3. When I purchased the house I determined that outline permission had been granted for a "single storey bungalow" and this was crucial in our decision to continue with the purchase. My solicitor wrote to your Planning Office in May 1998 on the subject . The current plans show a two-storey house, which will significantly alter the aspect of my property in an unacceptable fashion. The rear garden will be in shadow all morning if the new construction is anything other than a bungalow.
4. At the back of our properties is an old (Victorian?) wall some 10 feet high. This is a feature of the land and it is not clear whether the plans require this to be knocked down. If this were the case then I would strongly object.

I have received some additional information from Woodley Town Council and will attending their Plans Committee on the 23rd May and have copied them with this letter.

Yours sincerely

Alistair Hopkins

cc. Mrs A Keenan, Woodley Town Council

PLANNING SERVICES
POL
APP
CS
16 MAY 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/rivermead

To: Nicola Lake, Development Control

Your Ref: F/2000/1223

Date: 12 May 2000

PROPOSAL:- PROPOSED ERECTION OF DETACHED DWELLING
ADDRESS:- LAND ADJOINING 61 RIVERMEAD ROAD, WOODLEY

These proposals have been evaluated and I have the following comments:

This site may be contaminated due to its proximity to a landfill site therefore an investigation needs to be carried out by the developer to establish the extent of any contamination and the potential impact of any landfill gas. Then remedial measures required to deal with the hazards should be agreed and implemented. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority (LPA) for approval.

   i. The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.
   ii. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
   iii. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
   iv. Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has

not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

v. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis

* Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 APR 2000	Map No. 47 Site 0.03
Officer: NL	Application No. F/2000/1223
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING

Location: LAND ADJ 61 RIVERHEAD ROAD

Parish: WOODLEY Ward: Ladden ✓ 28/4

Applicant: NATTA COUNTRY HOMES LTD

Fee Received 190.00 Required ..... Additional ..... Refund .....

(11) 10/4/00

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28/4..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ 28/4
Trees	NK: ✓ 28/4
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 28/4 250 m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ 28/4

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: ✓ .....
Environment Agency	BP: ✓ 28/4
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

Pre-app attached

NEIGHBOURS:

S/N + 49 + 61 Rivermead Rd ✓ 28/4

8 + 9 Triumph Close ✓ "

Woodley Timber Co. - Norton Rd "

1933

LAND ADJ.

ADDRESS 61 RIVERMEAD ROAD PARISH WOOBLEY

PLOT No. AND PLOT 8 NORTON'S STUDIO ORD. SHEET No. SU 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66851/O	Barratt Homes Ltd	Outline - Bungalow	17.2.98	G
99/69925/A	B.P. Moor Esq.	One dwelling.	2/8/99.	R

MINISTRY DECISION

SPECIAL ORDERS

12 APR 2018 1223

OWENS · GALLIVER

architects

with compliments

Mrs C. Hurst.
£1330 Appl. posted last Fri
with cheque for £1520.
this Application "uses up"
£190 surplus
All as discussed
thank you

10 HIGH STREET PANGBOURNE READING BERKS RG8 7AB
Tel 0118 984 1344 Fax 0118 984 1389

Chris Owens MA (Cantab) Dip Arch **RIBA Paul Galliver** Dip Arch RIBA

1789/a

SECTION 66 CERTIFICATE

Application No.

12.APR.2000*

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

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

OR

● + See Note (a) to Certificate A

OR

● (b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 Delta Country Homes Ltd

Date 10.4.00

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

1769A

12. APR 2023

PLANNING APPLICATION PART I

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

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

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	NATTA COUNTRY HOMES LTD
	ADDRESS	ROSE COURT, MILL LANE
		CROWDALL, SURREY
	POST CODE	GU10 5RP Tel. No. 01252851158
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	OWEN G. GALLIVER, ARCH. S
	ADDRESS	10 HIGH STR. PANGBOURNE
		BERKS
	POST CODE	RG8 7AB Tel. No 0118 984 1344
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO
		61 RIVERMEAD RD
		WOODLEY.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.018
5. Give brief details of the proposal.	ABOUT THE APPLICATION	2-bedroom
		FAMILY HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS: 1:1250 ~~1:2500~~ Location Plan ✓ | 1:100 Floor Plan ✓
1:100 ~~1:500~~ Block Plan ✓ | Other
1:100 Elevations ✓

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE ☐ | SITING ☐
MEANS OF ACCESS ☐ | DESIGN ☐
LANDSCAPING ☐

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

Vacant
Last use not known

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

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Interlocking concrete tiles.
Facing bricks, some timber boarding.
Timber windows & doors

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / NO

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190

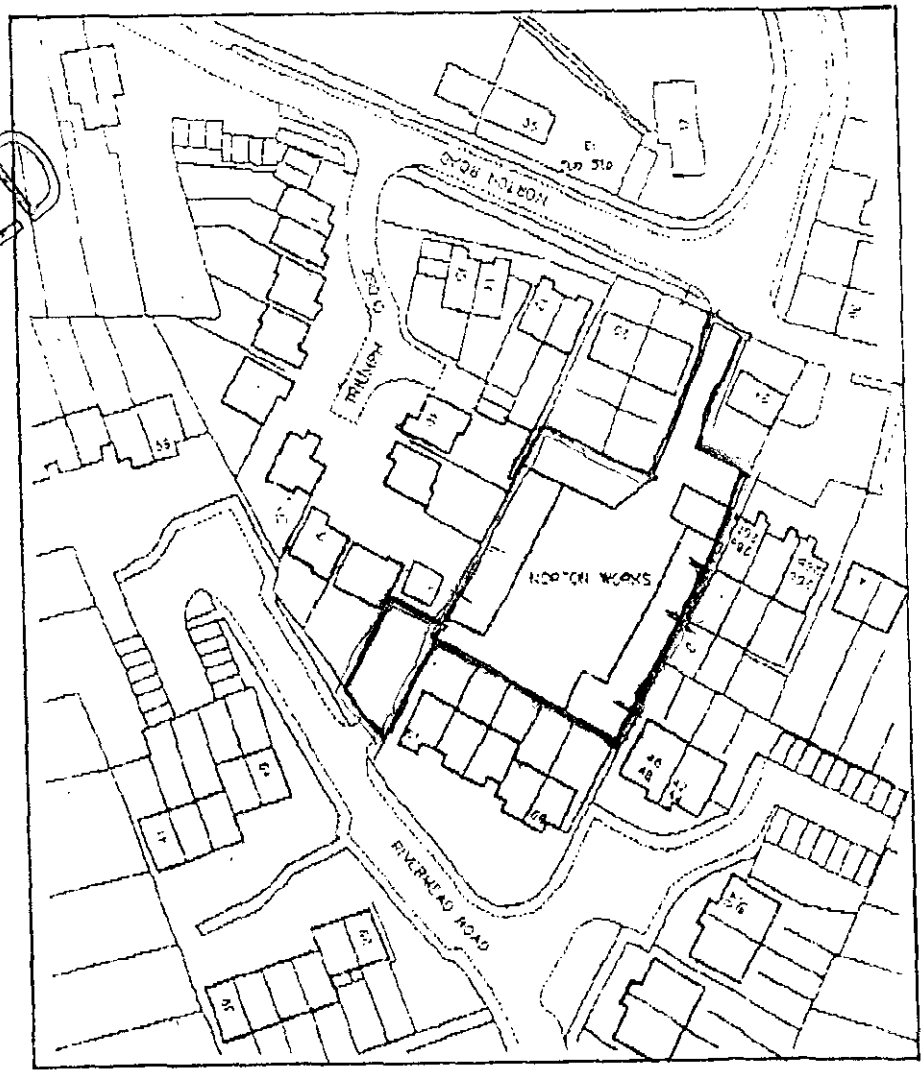
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Natta Country Homes Ltd DATE 10.4.00

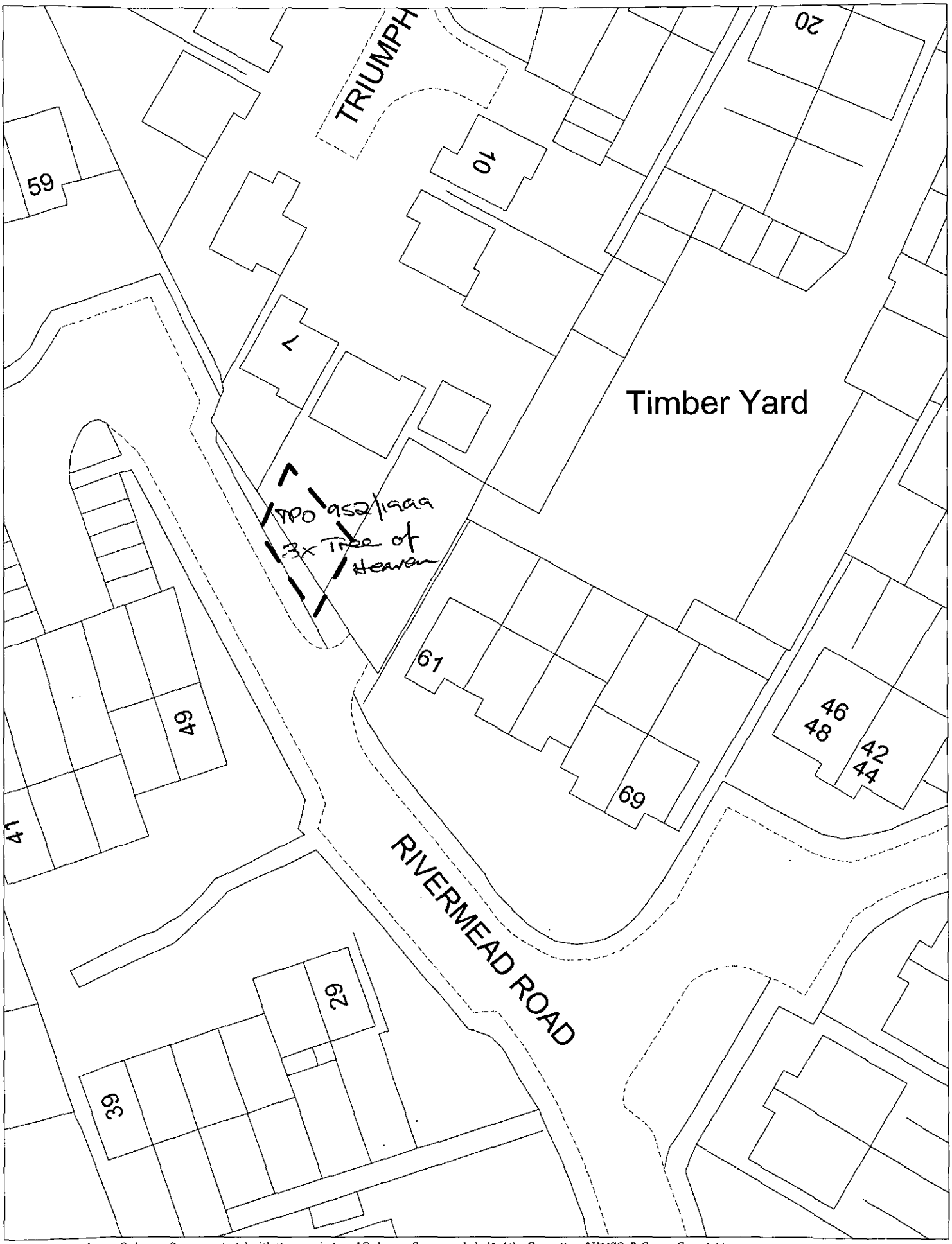
Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

12 APR 2010 1223

REFUSED



LOCATION PLAN
1:1250



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Landscape Section, Environmental Services, Wokingham District Council.
11 May 2000

Scale: 1 : 500

N
W E
S