APPLICATION NO:
F/2000/0712

LOCATION:
Land Adjacent To 15 Alderney Gardens, Winnersh Wokingham.

APPLICANT:
Oxford House Properties Ltd C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of two detached dwellings

EARLIEST DATE FOR DECISION: ~~31/05/2000~~ 4/5/2000

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Oxford House Properties Ltd
C/O The Edwards Irish Partnership
36 Lanborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2000/0712

Parish: **WINNERSH**

Location: **Land Rear Of 42 - 44, Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of two detached dwellings**

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

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

Condition
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
3. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
5. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
7. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials.

Condition
9. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
13. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Condition
15. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
16. The access road leading to the development shall be constructed to adoptable standards in accordance with the Berkshire Design Guide prior to the development being occupied. Detailed plans shall be submitted to and approved by the Local Plannig Authority prior to the development commencing.

Condition
17. Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other overhead servicing shall be placed over or used in the development hereby permitted.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of highway safety.

Reason
6. In the interests of highway safety.

Reason
7. In the interests of highway safety.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. To safeguard the amenities of neighbouring residents and the locality.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

Reason
14. To ensure a satisfactory external appearance.

Reason
15. In the interests of highway safety.

Reason
16. In the interests of highway safety.

Reason
17. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 16/06/2000

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.

Rec'd 11.00AM 23.10.00

Oxford House Properties Ltd.

Wellisford House · Fleet Hill · Finchampstead · Berks. RG40 4LF
Tel: 0118 973 2321
Fax: 0118 932 8189

PLANNING SERVICES	MPT
POL	TLS 35597
DC	ENF
APP	
CS	BCP 7
23 OCT 2000	
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	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

23 October 2000

0712 7

Dear Sirs

PLOTS 17 AND 19 ALDERNEY GARDENS WOKINGHAM F/2000/0712

With reference to compliance with conditions in respect of the above, may I submit the following information:

Condition 4. Slab levels submitted

Condition 6. Parking, loading and unloading will be accommodated on the section of road fronting the above.

Condition 7. Vehicles entering and leaving the site will be on clean road. The roads will be swept periodically

Condition 8. 1800 mm Close Board Fence to rear boundary
1800 mm Larch Lap Fence to side boundaries.
Brindle block driveways to match existing approved.

Condition 11 As above

Condition 14 Already submitted

Condition 15 and 16. Details already submitted and approved by Steve Auton

not acceptable as needs to be approved by LPA.

If you require any further information then please let me know.

Yours faithfully

David Evans

Date: 10 November 2000

To: Case Officer

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

Application Number: F/2000/0712

Location: Land Rear Of 42 - 44, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed erection of two detached dwellings

Applicant: Oxford House Properties Ltd C/O The Edwards Irish Partnership.

Case Officer: Basia Polnik

The new plans show the following: Details pursuant to conditions 04, 06, 07, 08, 11 and 16 relating to landscaping, boundary treatment, slab levels, prevention of mud on the road and provision of parking/loading areas for construction vehicles and operatives and access road construction. Letter dated 23.10.00 and plan.

Comments are required by 24/11/2000.

Should you have any queries regarding this application please contact the case officer Basia Polnik on extension 6450.

(RING ONE)

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

App No. F/2000/0712 (Planaps) / (Ludhouse) Date Rec. 23.10.00 and 7.11.00

Location: LAND ADJ. 15 ALDERNEY GARDENS (PLOTS 17 + 19).

Parish WINNERSH

Applicant: OXFORD ROAD PROPERTIES LTD.

Description of attached plans Details pursuant to conditions 4, 6, 7, 8, 11 and 16 relating to landscaping, boundary treatment, slab levels, prevention of mud on the road and provision of parking / loading areas for construction vehicles and operatives and access road construction

Drawing No's: letter dated 23.10.00 and plan.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 10.11.00

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/0712 (Planaps) / (Ludhouse) Date Rec. 23.10.00 and 7.11.00

Location: LAND ADJ. 15 ALDERNEY GARDENS (PLOTS 17 + 19)

Parish WINNERSH

Applicant: OXFORD ROAD PROPERTIES LTD

Description of attached plans Details pursuant to conditions 4, 6, 7, 8, 11 and 16 relating to landscaping, boundary treatment, slab levels, prevention of mud on the road and provision of parking / loading areas for construction vehicles and operatives and access road construction

Drawing No's: letter dated 23.10.00 and plan.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER BP. Consultations Sent by Admin. on 10.11.00

Yellow - Part One Copy
Green - Officer's Copy

Recd 11.00AM 23.10.00

Oxford House Properties Ltd.

Wellisford House · Fleet Hill · Finchampstead · Berks. RG40 4LF
Tel: 0118 973 2321
Fax: 0118 932 8189

PLANNING SERVICES	HPT
POL	TLS 35597
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CS	BCP

23 OCT 2000

COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

23 October 2000

0712

Dear Sirs

PLOTS 17 AND 19 ALDERNEY GARDENS WOKINGHAM F/2000/0712

With reference to compliance with conditions in respect of the above, may I submit the following information:

Condition 4. Slab levels submitted

Condition 6. Parking, loading and unloading will be accommodated on the section of road fronting the above.

Condition 7. Vehicles entering and leaving the site will be on clean road. The roads will be swept periodically

Condition 8. 1800 mm Close Board Fence to rear boundary
1800 mm Larch Lap Fence to side boundaries.
Brindle block driveways to match existing approved.

Condition 11 As above

Condition 14 Already submitted

Condition 15 and 16. Details already submitted and approved by Steve Auton

not acceptable as needs to be approved by LPA.

If you require any further information then please let me know.

Yours faithfully

David Evans

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 26 November 2000
My ref: BP/F/2000/0712
Your ref:

Oxford House Properties Ltd
Wellisford House
Fleet Hill
Finchampstead
Berks RG40 4LF

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 Mr Evans

RE: PROPOSED ERECTION OF DWELLINGS ON PLOTS 17 & 19 ALDERNEY GARDENS, WINNERSH

Further to your letter dated 23rd October 2000 regarding the submission of details to various conditions planning permission F/2000/0712 in connection with the above-mentioned development, I confirm that the following are acceptable:

Condition 4: Slab levels as shown on plan received 23.10.00

Condition 6: Details of parking, loading and unloading during construction as outlined in your letter dated 23.10.00.

Condition 7: Precautionary measures to prevent mud & debris being deposited on the highway as outlined in your letter dated 23.10.00.

Condition 8: Boundary treatment as outlined in your letter dated 23.10.00 and landscaping details, including paviors, as shown on plan 1343/01 received 7.11.00.

Condition 11: Boundary treatment as outlined in your letter dated 23.10.00.

Condition 16: Access road construction, as shown on plan 514/100 subject to it being constructed in accordance with Appendix 7/1 attached.

I hope this is of assistance.

Yours sincerely

J.MITCHELL
Development Control Manager

File: conditionOK.doc

Date: 10 November 2000

To: Highways

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

Application Number: F/2000/0712

Location: Land Rear Of 42 - 44, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed erection of two detached dwellings

Applicant: Oxford House Properties Ltd C/O The Edwards Irish Partnership.

Case Officer: Basia Polnik

The new plans show the following: Details pursuant to conditions 04, 06, 07, 08, 11 and 16 relating to landscaping, boundary treatment, slab levels, prevention of mud on the road and provision of parking/loading areas for construction vehicles and operatives and access road construction. Letter dated 23.10.00 and plan.

Comments are required by 24/11/2000.

Should you have any queries regarding this application please contact the case officer Basia Polnik on extension 6450.

CONDITION 6 - Letter dated 23/10/00 satisfies the highway authority.

CONDITION 7 - Letter dated 23/10/00 satisfies the highway authority.

CONDITION 16 - Construction details as per Drg. No. 514/100 and Appendix 7/1 (enclosed) of permitted pavement options satisfy the highway authority.

Adam Coggins. 21/11/00.

APPENDIX 7/1 - SHEET 1

PERMITTED PAVEMENT OPTIONS -

CARRIAGEWAY TYPE 1	THICKNESS (mm)
SURFACING DBM Wearing course (10mm Nominal size aggregate 100 Pen binder)	30mm
BASECOURSE DBM Basecourse 20mm nominal size aggregate 100 Pen binder	60mm
ROADBASE DBM Roadbase 28mm nominal aggregate 100 Pen binder	100mm
SUB-BASE Sub-base (Clause 803) : Type 1	350mm
TOTAL PAVEMENT THICKNESS	**540mm**

C.B.R. Test results provide a C.B.R. of 3% therefore depth of sub-base to be in accordance with SD/900/1

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 15 November 2000

Location:	44 Watmore Lane, Winnersh
Proposal:	Proposed erection of two detached dwellings
Application Number:	F/2000/0712

In response to your consultation dated 10 November 2000 for the above application, the landscape comments are as follows:

The landscape scheme as shown on drawing no. 1343/01 is acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2000/0712

Proposal:
Proposed erection of two detached dwellings

Location:
Land Adjacent To 15 , Alderney Gardens, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2000. Written comments submitted will become available for public inspection.

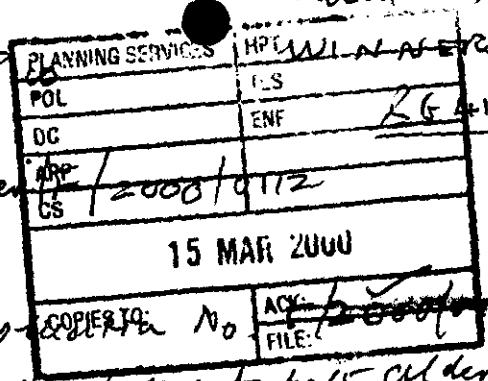
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

29 Sherwood Rd.

SDS

13. 3 00



PLANNING SERVICES	HPT WINNERSH
POL	TLS
DC	ENF RG 41 5NH
APP	
CS	

15 MAR 2000

COPIES TO: | ACK: | FILE:

Yr. ref Lynette Baker 2000/0112

Dear Mrs. Baker

Re: application No 2000/0112

Land adjacent to 15 Alderney Gdns Winnersh

I write subsequent to the letter of 7 March from Chris Wood & wish to object most strongly to the above application

I fail to understand why you should be expected to permit 2 further dwellings on this land when, as I understand it, only 9 were originally intended for the area under development. It will again increase the traffic volume on Alderney Gdns, & Watmore Lane & will be no help at all if in the future Watmore Lane is ever re-opened as a through road.

Also, there is the question of privacy. I understand there is no Preservation Order on the trees on the fringes of the plot, & should they ever be taken down, there will be a nasty invasion of privacy for ourselves & the owner of 31 & 33 Sherwood Road. Could not such an Order be made?

We really are concerned about this "creeping" development. I have received a most welcome letter from Mr. Hemlin confirming that an application has not been received for the rear of 40 Wadmore Lane. I assume that if Oxford Homes or anyone else want to develop that land, they will have to start from "Square one" & that any such application will be posted on the usual public notice boards in Winnersh, one of which is in Sherwood Road. May I please ask you to be kind enough to confirm this to me in writing to put our minds at rest!!

I thank you in anticipation of your help

Yours Sincerely,

John James

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 June 2001
My ref: EXC/F/2000/0712
Your ref:

Robert Evans
Oxford House Properties Ltd
Wellisford House
Fleet Hill
Finchampstead
Berkshire
RG40 4LF

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 Mr Evans

PROPOSED AMENDMENTS TO LANSCAPE SCHEME FOR 17 & 19 ALDERNEY GARDENS, WINNERSH (LAND REAR OF 42-44 WATMORE LANE, WINNERSH F/2000/0712)

I write in response to your letters of 11 May and 11 June, regarding the removal of Black Poplars at the above site. The trees that it is proposed to remove are shown on your drawing No 1343/01, amended by hand on 11 June 2001 and received on 12 June 2001, and I can confirm that this amendment to the landscaping scheme approved on 26 November 2000, is acceptable.

If you require any further advice on this matter, please contact Emy Circuit on 0118 97 46479.

Yours sincerely

John Mitchell
Development Control Manager
MLT

Oxford House Properties Ltd.

Wellisford House · Fleet Hill · Finchampstead · Berks. RG40 4LF

Tel: 0118 973 2321
Fax: 0118 932 8189

44404

PLANNING SERVICES	HPT
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DC BP EC.	ENF
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12 JUN 2001	
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	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PLANNING DEPARTMENT
PO BOX 157
WOKINGHAM
RG40 1WR

11 June 2001

Dear Sir/Madam

PLOTS 17 & 19 ALDERNEY GARDENS WINNERSH Ref BP/F/2000/0712

Further to my letter and telephone conversations with your Mr Etherington and Emy Circuit regarding the removal of black poplar stems, I am enclosing a copy of the landscape plan showing the position of the trees to be removed, as requested.

I understand that you will be confirming in writing to us later this week that we may proceed with the works which will enable us to complete our landscaping plans during this planting season.

May I thank you for your kind co-operation in this matter.

Yours faithfully

Robert Evans

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Neil Etherington Senior Arboriculturist Environmental Services Dept	**My Ref:** **Ext:**	 6469
To:	Basia Polnik Senior Planning Officer	**Your Ref:** **Date:**	442/WH/A 15th May 2001

REMOVAL OF 11 POPLAR TREES AT REAR OF 17 AND 19 ALDERNEY GARDENS, WINNERSH

I refer to the letter from David Evans requesting permission to remove the above trees.

They are relatively young specimens, are not in particularly good condition and are not suitable for long-term retention. Whilst providing some amenity to neighbouring properties they are not clearly visible from public viewpoints. They are not included in a Tree Preservation Order and I have no objections to their being removed. There are a number of Damsons growing on the boundary which provide some screening and additional trees could be planted if desired. Species such as Crab Apple or Rowan would be appropriate.

They may be subject to planning conditions, which may need to be varied before the work can be carried out. I would be grateful if you could check on this and let Mr Evans know whether the trees can be felled.

Thank you.

Neil Etherington

Oxford House Properties Ltd.

Wellisford House · Fleet Hill · Finchampstead · Berks. RG40 4LF

Tel: 0118 973 2321
Fax: 0118 932 8189

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

yr. ref. BP/F/2000/0712

11 May 2001

Dear Sir or Madam

REMOVAL OF 11 POPLAR STEMS R/O 17 & 19 ALDERNEY GARDENS WINNERSH

We are writing to you to request permission to remove the above for the benefit of the future house holders.

Mr Etherington has confirmed in a meeting with us on site yesterday that he is in favour of their removal which will allow the boundary screening to improve and new trees to be planted.

Would you be kind enough to consult Mr Etherington so that we may proceed with these works as soon as possible, please.

Yours faithfully

David Evans

cc N Etherington

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 December 2000
My ref: EXC/F/2000/0712
Your ref:

David Evans
Oxford House Properties Ltd
Wellisford House
Fleet Hill
Fiinchampstead
Berkshire
RG40 4LF

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 Mr Evans

DEVELOPMENT OF TWO DETACHED DWELLINGS ON LAND ADJACENT TO 15 ALDERNEY GARDENS, WINNERSH – SUBMISSION OF MATERIALS TO COMPLY WITH CONDITION 14 OF PLANNING APPROVAL F/2000/0712

I write in response to your letter of 1 October and apologise for the delay in doing so.

I can confirm that the materials specified in your letter are acceptable and condition 14 has been discharged. The relevant materials are:

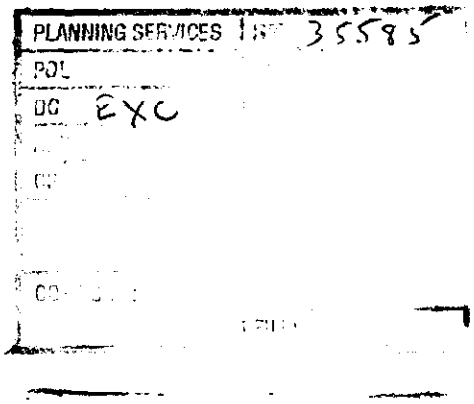
Plot 17	Red Multi Facings, Marshalls Rochester Blend Brick and Lambert Clay tiles
Plot 19	Red Multi Facings, Heritage Olde English Brick, cream render and Lambert Clay tiles

Yours sincerely

John Mitchell
Development Control Manager

Oxford House Properties Ltd.

Wellisford House · Fleet Hill · Finchampstead · Berks. RG40 4LF
Tel: 0118 973 2321
Fax: 0118 932 8189



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PLANNING SERVICES
PO BOX 157
WOKINGHAM

yr. ref. L Baker

1 October 2000

Dear Sirs

17 and 19 ALDERNEY GARDENS WINNERSH F 2000/0712 Condition 14

Further to the granting of Planning Permission in respect of the above, may I confirm the following points:

Materials : We propose to use similar materials to those submitted and approved by you in respect of the existing development (97/66162/F) as follows :

Plot 17 Red Multi Facings to plinth, Rochester Blend brickwork, Lambert clay tiles to front gable, dormers and roof.
Plot 19 Red Multi Facings to plinth, Heritage Olde English brickwork, cream render to front gable, Lambert clay roof tiles.

Samples submitted:

Red Multi Facings
Marshalls Rochester Blend
Heritage Olde English
Lambert Clay tiles

SLAB LEVELS

Plot17 47.77
Plot19 47.62

Perhaps you could confirm that these meet with your approval.

- development r/o 44 + 42 Watmore Lane
- r/o 46-54 Watmore Lane (97/66162/F) approved 24/3/98 + Materials approved 4/11/98
- development forms a continuation of earlier dev't + materials have already been used there.

Yours faithfully

N.B. Please note corrected slab level Plot 19

19 not 20

Please return file to
me once signed
Thanks
Basia
Materials outstanding

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/0712

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) 977 8909
DX: 33506 – Wokingham

Oxford House Properties Ltd
c/o Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION 2000/0712
SITE: LAND ADJ TO 15 PLOT PLOT 17 ALDERNAY GARDENS, WINNERSH, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0712 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Lynette Baker
Senior Planning Officer

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0712	LEB
BUILDING CONTROL NUMBER	FP 2000/0866 Hayward	
~~APPLICANT~~/AGENT	The Edwards Irish Partnership	
ADDRESS OF SITE BC application states off Alderney Gardens	Land near of 42-44 Watmore Lane WINNERSA	
DESCRIPTION OF PROPOSED WORK	2 detached 4 bed houses.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1343 01	1343 01
ELEVATIONS Plot 17 TAMAR FLOOR PLANS	1343 02	1343 02
FLOOR PLANS TILLINGHAM ELEVATIONS Plot 19	1343 03	1343 03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?		
DATE	14/7/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email: Chris.Wood@wokingham.gov.uk
Date 3 May 2000
My ref. CRW/SB/F/2000/0712
Your ref.

28131

The Rt Hon John Redwood, MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

PLANNING APPLICATION F/2000/0712

You wrote to me on 6 April on behalf of your constituent, Mr Skeet of 31 Sherwood Road, Winnersh. I am sorry not to have been able to reply earlier.

Following Mr Skeet's letter we did reconsult on this planning application. Although the address was technically correct it was in fact a new road and some residents may not have been aware of the implications of the proposal. I hope that the revised notices have resolved that matter.

Yours sincerely

CHRIS WOOD
Head of Planning & Transportation

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

PLANNING SERVICES	RPT
AAL	BCS
DC	LRE
APP	
OS	28131
10 APR 2000	
COPIES TO:	ACK:
	FILE:

06 April 2000

Chris Wood Esq
Head of Planning & Transportation
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

REPLY REQUIRED
26/4

Dear Mr Wood

Planning Application F/2000/0712

I am writing on behalf of my constituent, Mr Christopher Skeet, of 31 Sherwood Road, Winnersh. I understand he has written to you complaining about the letter to local residents and the planning notices posted by the Council in respect of the above application. Mr Skeet feels that the precise location has not been adequately identified and the exact nature of the proposed development is also not clear. Is it possible for the Council to issue fresh letters and planning notices so that the residents know exactly what is proposed and can respond accordingly?

Yours sincerely

Email: redwoodj@parliament.uk

1327

WOKINGHAM DISTRICT COUNCIL

To Mike Thomas / Chris Wood

Date _____ Time _____

WHILE YOU WERE OUT

Name Mr Skeet.

Of 31, Sherwood Road.

Phone No. 0118 978 5989 Ext. _____

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

MESSAGE 14th March 00.

f/2000/0[illegible]2/ – Lad [illegible]

15, Alderney Gardens, Winnersh

Chris Wood – [illegible]

Christopher Skeet (Both [illegible]

no response.

Signed _____

Chris Wood
Head of Planning and Transportation
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC LEB	ENF
APP	
CS	97282
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

REPLY REQUIRED
30/3

14th March 2000

Your ref: Lynette Baker
F/2000/0712

Dear Mr Wood

Planning Application No. F/2000/0712

I have received your letter advising of the proposal to erect two detached dwellings on land adjacent to 15, Alderney Gardens, Winnersh.

However, I am not satisfied with the content of your letter nor the red planning notices posted locally.

In my view your letter to residents and the red planning notice posted do not clearly identify the location or nature of the proposed development. This should have been described as being at land adjacent to 15 Alderney Gardens, **Watmore Lane**, Winnersh, Wokingham.

Alderney Gardens does not yet have a proper street sign (there is only a small makeshift temporary wooden sign there) and many local residents will not have heard of this road name or be aware of its location or that it is off Watmore Lane.

Furthermore, there is no mention in your letter or in the red notices of the name of the developer, whom I presume to be Oxford House Properties Limited. In view of the considerable strength of feeling about the existing back-fill development in Watmore Lane by this company, I feel this is a serious and important omission.

For the above reasons I do not consider that your department has fully complied with either the letter or spirit of the planning legislation and request that you issue a fresh letter to local residents and post fresh notices clearly identifying the location of the proposed development and the name of the developer. A further 21 days from the issue of any fresh letter/notices should be allowed for comments/objections. Also, a proper legible street sign should be erected at the entrance to Alderney Gardens, Watmore Lane, Winnersh.

Yours faithfully,

Christopher Skeet

31 Sherwood Road
Winnersh
Berks
RG41 5NH

Lynette re-consulted after speaking to Mr Skeet

Copies to: John Redwood MP
The Chief Executive, Wokingham District Council

Tel. (0118) 974 6447

Date: 07 March 2000

Your Ref:

My Ref: Lynette Baker
F/2000/0712

The Owner/Occupier
31
Sherwood Rd
Winnersh
Wokingham
Berks

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 Number: F/2000/0712

Site Address: Land Adjacent To 15 , Aldemey Gardens, Winnersh Wokingham.

Proposal: Proposed erection of two detached dwellings.

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road W... from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.3... 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/0712** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Lynette Baker**, on **(0118) 974 6447**.

Yours faithfully

Chris Wood
Head of Planning and Transportation

To:
Trees

From: Lynette Baker

Date: 07 March 2000

9 MAR 2000

Application Number: F/2000/0712

Proposal: Proposed erection of two detached dwellings.

Site Address:
Land Adjacent To 15 , Alderney Gardens, Winnersh, Wokingham.

Applicant:
Oxford House Properties Ltd C/O The Edwards Irish Partnership.

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

TPO Near - not on site
See attached plan.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 07 March 2000

Application Number: F/2000/0712

Proposal: Proposed erection of two detached dwellings

Site Address:
Land Adjacent To 15 , Alderney Gardens, Winnersh, Wokingham.

Applicant:
Oxford House Properties Ltd C/O The Edwards Irish Partnership.

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) THE ALLEGED ROAD VERGE TO THE DEVELOPMENT SHALL BE CONSTRUCTED TO ADOPTABLE STANDARDS, IN ACCORDANCE WITH THE BERKSHIRE DESIGN GUIDE. PRIOR TO DEVELOPMENT BEING OCCUPIED. DETAILED PLANS SHALL BE SUBMITTED TO & APPROVED BY THE LPA PRIOR TO DEVELOPMENT COMMENCING.

(2) SC23 INSERT GARAGING/PARKING/TURNING.

(3) SC32 PED VIS BOTH ACCESSES

(4) SC33 CONSTRUCTION VEHICLES

(5) SC34 (MUD ON ROAD)

Signed: TL 10/5/00 **Print name:** _____

Applicationo	Name & Address
F/2000/0712	John James 29 Sherwood Rd Winnersh Berks RG41 5NH
F/2000/0712	Mr & Mrs Skeet 31 Sherwood Road Winnersh Rg41 5NH
F/2000/0712	Mr G Duggleby 35 Sherwood Road Winnersh RG41 5NH
F/2000/0712	Mr & Mrs B J Viney 75A Watmore Lane Winnersh Wokingham Berks
F/2000/0712	F Campling & Mrs C Campling 33 Sherwood Road Winnersh Rg41 5NH
F/2000/0712	C & M Skeet 31 Sherwood Road Winnersh Rg41 5NH
F/2000/0712	J Mathews 25Sherwood Road Winnersh Rg41 5NH
F/2000/0712	Mr & Mrs J Mitchell 17 Harefield Close Winnersh RG41 5NP

APP Approved: letter sent 23/6/00

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0712

Applicant : Oxford House Properties Ltd C/O The Edwards Irish Partnership.

Location : Land Adjacent To 15 , Alderney Gardens, Winnersh, Wokingham.

Proposal : Proposed erection of two detached dwellings

Site Notice Displayed ? :

YES	NO	DATE
✓		1/7/4

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/02/2000

Earliest Date for Decision : 31/03/2000

Latest Consultation Date/Site Notice Expiry Date : 31/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses : 7 letters of objection on grds of: loss of privacy, out of char, risk to trees, inc in traffic, pressure on loc resources risk to wildlife, highway safety, disturbance from construction, road surface
6 letters & faxes from Mr Skeet: obj on grds & above esp'y loss of light & privacy
WPC: comment 'this wd encroach on existing properties.'

Planning Issues : Landscape — no objection
HA · CA

→ Principle of devt.
Details of devt

Application Number: F/2000/0712

Appraisal :

1. Principle of Dev
Proposal is part of a larger site identified for housing in LAP - remainder virtually all built & occupied. (Policy PW3) Principle : acceptable. Also endorsed at appeal.

2. Details.
Proposal continues the line of recently completed dwellings, similar style. Pattern of development & its impact on character of existing area is acceptable. Tree screen to rear to be kept - Separation distances bet proposed units & nos 29 + 31 Sherwood Rd = acceptable at 23+ + 24+ metres. Approx 40m from the rear of properties in Watmore Lane. Sufficiently distant from all existing properties to avoid adverse impact. Details : acceptable

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

Check roads on plan plot before pump through

Application Number F/2000/0712
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC05	SR05	
3	SC17	SR05	8-6 Mon fri 8:30-1:30 sat
4	SC18	SR05	
5	SC23	SR13	pkg, garg. & turning
6	SC33	SR13.	
7	SC34	SR13.	
8	SC40	SR09	finished levels, means of enclosure hard surfacing
9	SC41	SR09	
10	SC42	SR09	the dwellings are occupied
11	SC45	SR05	
12	SC48	SR09	
13	SC49	SR09	
14	SC52	SR12	
15	SC32	SR13	
16		SR13	The access rd leading to the development shall be constructed to adoptable standards in accordance with the Yorkshire Design Guidelines to the development being occupied. Detailed plans shall be submitted to & approved by the LPA prior to the development commencing
17		SR05	Provision shall be made for services including cable TV pre-ducting to be placed underground no above ground wire or cables or other overhead servicing shall be placed over or used in the development hereby permitted

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To 15 Alderney Gardens Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0712

OFFICER: Lynette Baker

DATE OF SITE VISIT: 17/4

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on Sh Rd + WL.

2. DESCRIPTION OF SURROUNDINGS 1930s res dev on WL (redev) 1960s on Sh Rd.

3. DESCRIPTION OF SITE/BUILDING Cont of site recently comp Site already cleared

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

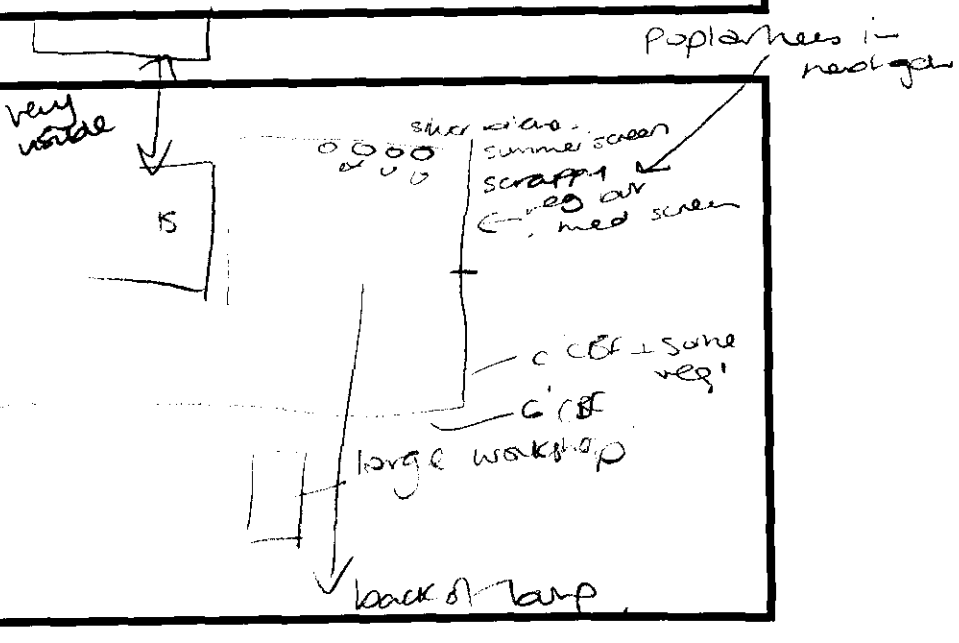
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



1327

WOKINGHAM DISTRICT COUNCIL

Chris Skeet

To Lynette — consultation

cc. Liz Sigg.

Date _____ Time 09.40

WHILE YOU WERE OUT

97 80531
0585 932545

Name Councillor Liz Siggery

Of _____

Phone No. _____ Ext. _____

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

MESSAGE would like to speak to you quite urgently. She wouldn't leave her n², She said it was in the book.

Aldemey Gdns —

phone before doing

anything

Signed Helen P.

Lynette Baker

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 21st March 2000

Location: Land Adjacent to 15 Alderney Gardens, Winnersh.

Proposal: Proposed erection of two detached dwellings

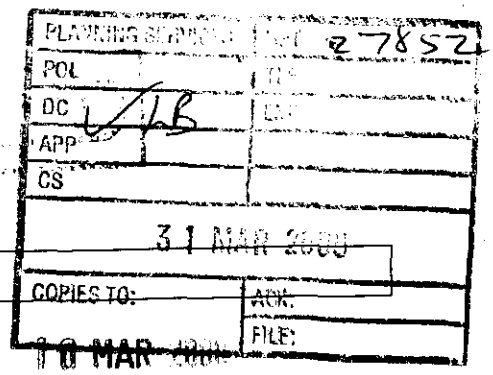
Application Number: F/2000/0712

In response to your consultation dated 7th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant



FROM: Lynette Baker

DATE: 07 March 2000

PLANNING SERVICES | 27852
POL
DC LB
APP
CS
31 MAR 2000
COPIES TO: | ACK:
FILE:
10 MAR 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0712

Proposal: Proposed erection of two detached dwellings.

Site Address: Land Adjacent To 15 , Alderney Gardens, Winnersh, Wokingham.

Applicant: Oxford House Properties Ltd C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 31/03/2000** .

The Committee **COMMENTED** that:

1 This would encroach on the existing properties

SIGNED: _____ DATE: 30.03.00

Clerk To Winnersh Parish/Town Council.

FAX COVER SHEET.

TO: Mr C Skeet

FROM: Lynette Baker / Mark Bridge

DESTINATION FAX No: 01189 789891

DATE: 19/5/00

TIME: 12.05

SUBJECT: R/O 42-44 Warmore Lane

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 3

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: May 18, 2000
My ref: MB/2/RFS/3394
Your ref:

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

Mr Skeet
31 Sherwood Road
Winnersh
Berks RG41 5NH

Dear Mr Skeet

LAND OFF ALDERNAY GARDENS/ R/O 42-44 WATMORE LANE, WINNERSH APPLICATION F/2000/0712

I am writing with reference to the above and further to your enquiry.

I visited the site on 16 May 2000, where I observed that there were a couple of workmen on site. I was advised that they are undertaking works to the access road and drainage. I have written to the developers advising them to stop work on site, as any work undertaken is at their own risk and expense.

The application decision is due shortly and until such time as the application has been determined no enforcement action will be taken. If the application is refused the appropriate enforcement action will be considered.

If you require further information regarding this matter, please do not hesitate to contact me.

Yours sincerely,

MR. M. BRIDGE
Planning Enforcement Officer

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: May 18, 2000
My ref: MB/1/RFS/3394
Your ref:

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

Oxford House Properties Ltd.
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks RG40 2BT

By Fax and Post

Dear Sirs

LAND OFF ALDERNAY GARDENS/ R/O 42-44 WATMORE LANE, WINNERSH APPLICATION F/2000/0712

I am writing with reference to the above development and following a site visit made on 16 May 2000.

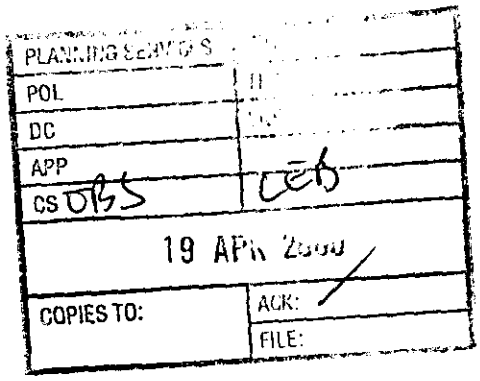
I was informed that work is currently being undertaken to the access road and drainage. The application has not yet been determined and therefore there is no planning permission for the site. As such I must advise you to cease all unauthorised work on site immediately, as any work carried out is at your own risk and expense. Failure to do so could result in formal enforcement action being taken against you.

Please advise me of your intentions regarding this matter on receipt. If you require further information regarding this matter, please do not hesitate to contact me.

Yours faithfully,

MR. M. BRIDGE
Planning Enforcement Officer

cc. Oxford house Properties Ltd.



Chris Wood
Head of Planning and Transportation
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

FAO: Lynette Baker, Planning Officer

14th April 2000

Dear Mr Wood,

Planning Application No. F/2000/0712
Site Address: Land Rear of 42-44 Watmore Lane, Winnersh, Wokingham

Thank you for your letter of 11 April, 2000 inviting comments on the above planning application.

Now that revised notices have been issued clearly identifying the location of the proposed development and a fresh period of 21 days allowed for comment, we wish to **withdraw** all the objections/comments in our previous letter dated 17th March 2000 and **replace** them with the comments as listed below:

Comments/Objections on Planning Application No. F/2000/0712

This proposed development by Oxford House Properties Limited is a continuation of back-fill development along Watmore Lane, Winnersh. The development is growing ever larger, some 10 substantial sized houses having already been erected. We feel that a line should now be drawn under any further expansion of this back-fill development for the following reasons:

1. The proposed dwellings (4/5 bed detached houses) will be large properties situated quite close to the neighbouring properties in Sherwood Road thus substantially altering their outlook and privacy.

2. The proposed new dwellings, together with those already erected by the developer, will create a solid almost straight line of development consisting of large houses of similar height and general design. No attempt appears to have been made in the design or planning of the development to vary the height or positioning of the dwellings thereby reducing the detrimental impact on the neighbouring properties.

3. Additional dwellings in Watmore Lane will further add to local traffic congestion, road safety problems and pressure on local schools and facilities.

4. We are concerned at the ecological/environmental impact of the proposed development. The developer has already removed a number of established trees on the site (although some have been retained as screening) and other trees appear to have been earmarked for removal if the planned further development proceeds.

Yours sincerely,

Christopher and Mary Skeet
31 Sherwood Road
Winnersh
Berks RG41 5NH

LANNING SERVICES	NPT 28473
POL	TES
DC	ENF
CS	
18 APR 2000	
ORDER TO:	ACK:
	FILE:

Reply reqd.

To Lynette Baker
Senior Planning Officer
Wokingham District Council

From: Chris Skeet
31 Sherwood Road
Winnersh

Date 17 April 2000

FAX - Subject: Planning Application No. E/2000/0712 Land r/o 42-44 Watmore Lane, Winnersh

Further to your letter dated 11 April 2000 advising the extension of the period for comments on the above planning application, I have not seen any new red site notices put up as yet either on the site or in Sherwood Road.

Can you please look into this and advise me what is happening.

Thank you

Chris Skeet

put up by Joss Miller on Monday 17

phoned 19/4
- he confirmed it's up.

FAX COVER SHEET

TO: Chris Skeet

FROM: Lynette Baker.

DESTINATION FAX No: 9785989

DATE: 14/04/00.

TIME: 12.15.

SUBJECT: Land R/O 42-44 Watmore Lane.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

I've added measurement C as requested.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Notes

All dimensions and levels c
commencement of work.

This drawing is the copyrig



Distance
a = 23.2m
b = 25.4m
c = 14.5m.

Height of
proposed unit
= 7.4m.

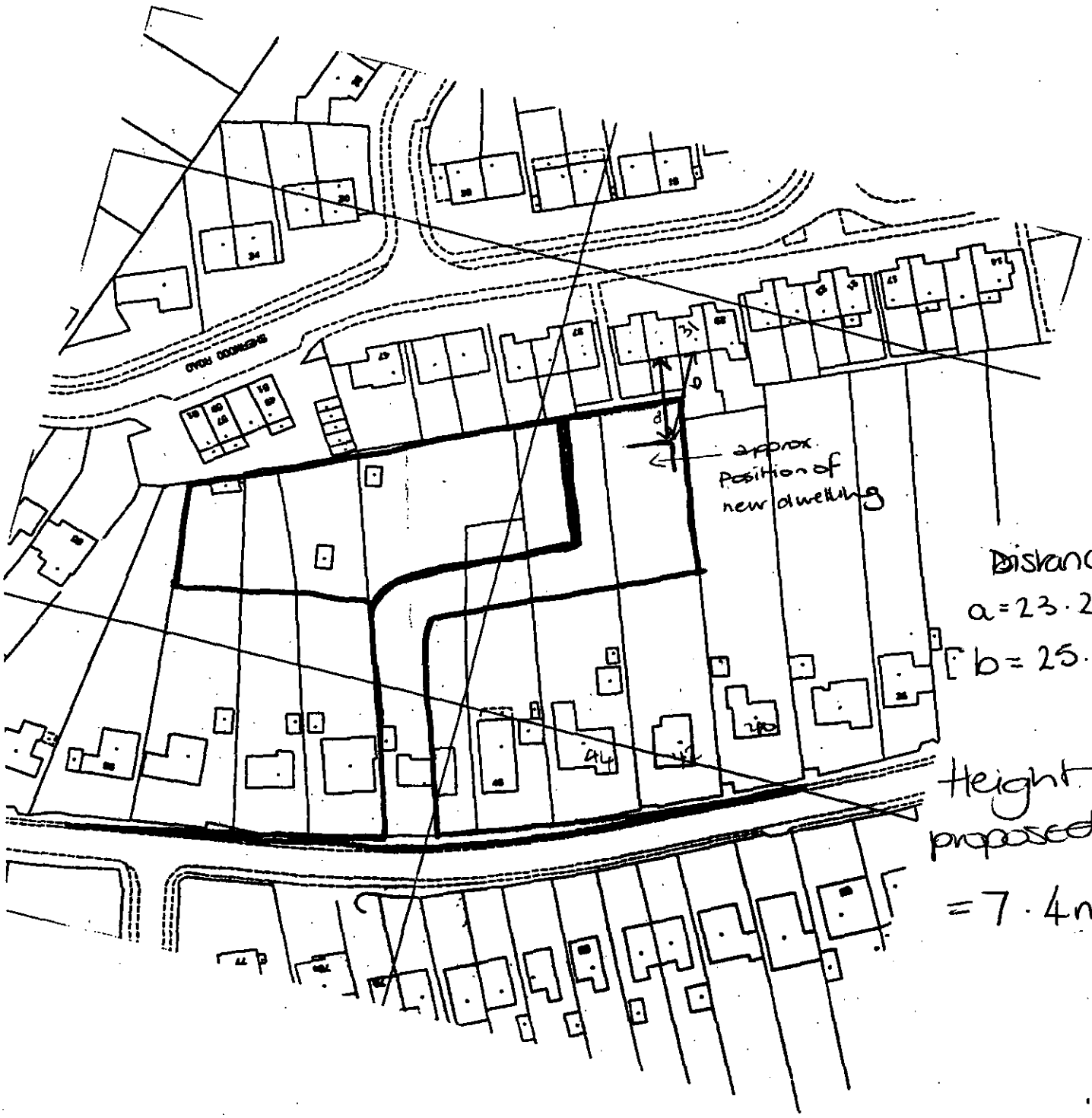
LOCATION PLAN 1:1250

N.B. Not possible to scale from this plan.

Notes

All dimensions and levels commencement of work.

This drawing is the copyri



LOCATION PLAN 1:1250

N.B. Not possible to scale from this plan

Joss Miller

From: Lynette Baker
Sent: 12 April 2000 16:14
To: Karen Court; Karen Satterford
Cc: Joss Miller
Subject: RE: PLANNING QUERY

Karen,
Thanks for your email.

Alderney Gardens.
Mr Skeet is a resident who lives to the rear of the site. His letter (objecting to the scheme) was being dealt with by Chris Wood who, I understand, has now replied. I spoke to Mr. Skeet myself on the phone, last week. He was concerned that the neighbour notification letters and site notice did not have a recognisable address for the site - apparently 'Alderney Gardens' is a new road name. We have agreed to re-consult using the address 'Land R/O 42-44 Watmore Lane', and he seemed happy with this. I also faxed him some details including measurements which he asked for. Having spoken to Mrs. Siggery yesterday, I wrote to Mr. Skeet confirming our phone conversation, and telling him what action we propose to take. I copied Mrs. Siggery into this correspondence, which was sent yesterday.

Mrs. Siggery therefore knows the latest position; do you think this query pre-dates my conversation with her of yesterday?

Baptist Church, Lower Earley.
My colleague Joss Miller is dealing with this application. I will make sure she gets the message about contacting the Town Council.

Thanks, Lynette.

-----Original Message-----
From: Karen Court **On Behalf Of** Karen Satterford
Sent: 12 April 2000 15:03
To: Lynette Baker
Subject: PLANNING QUERY
Importance: High

Lynette

1. I have been contacted by Cllr Liz Siggery about a proposed development in Alderney Gardens. The applicant (or agent) is Chris Skeet of Bathurst Road who is co-ordinating a response on behalf of a number of people. I understand he has written in with comments but has not had a response yet.

Please could you look into this and get back to Liz Siggery to let her know what the current position is, and also respond to Chris Skeet

2. Earley Town Council have contacted Jane Earl about the Baptist Church in Lower Earley Way where Pye want to build 9 houses. Earley Town Council are concerned that access to the housing development will be over the car park which is on their land and they have not been consulted about the use of this land.

Please could you arrange or ensure that Earley Town Council are contacted by whoever is the relevant person to clarify the point for them.

Many thanks
Karen

PLANNING SERVICES RPT 28262
POL
DC
APP
CS
COPIES TO

To: Lynette Baker, Planning Officer, Wokingham District Council

From: C.J. Skeet, 31 Sherwood Road, Winnersh Tel. 0118 978 5989

Subject: **URGENT FAX**

Re: Land r/o 42-44 Watmore Lane Winnersh - Planning Application No. F/2000/0712

Reply Req'd

1 When I spoke to you on Friday 7th April, you agreed to extend the period for comments on the above planning application by a further 21 days and to issue fresh red planning notices identifying the site address more clearly.

Has this now been actioned?

2 Also, you faxed me some measurements showing distances from the proposed new dwellings to the existing properties at 33 and 31 Sherwood Road, Winnersh. Could you please also advise me of the distances from the rear of the proposed new dwellings to the boundary lines with Nos 33 and 31 Sherwood Road.

Thank you

C.J. Skeet

Tel/Fax 0118 978 5989

Responded 11/4.
x in post

To: Lynette Bauer,
Planning Dept.

PLANNING SERVICES	NPT
POL 28176	FES
DC	ENF
APP	
CS	
10 APR 2000	
COPIES TO:	ACK:
	FILE:

From: Chris Skeet
(Fax: 0118 978 5989)

Re: Land R/O 42-44 Watmore Lane

Thank you for your fax.

Could you please also advise on distances from rear of new dwelling to our boundary lines. (i.e. our rear fences.)

15m at eastern end.

Thanks.

The Chief Planning Officer
Environmental Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

ENVIRONMENTAL SERV. DEPT	HPT
POL	TLS
DC	ENF
APP	
CS 055	CEB
20 MAR 2000	
COPIES TO:	ACK:
	FILE:

FAO: Lynne Baker Planning Officer

17th March 2000

Dear Sir/Madam

Planning Application No. F/2000/0712
Site Address: Land Adjacent to 15 Alderney Gardens, Winnersh

I wish to object to the above planning application on the following grounds:

1. The notices issued to local residents and the red planning notices posted in the area do not clearly identify the location or nature of the proposed development. Alderney Gardens is a new estate road off Watmore Lane, as yet without a proper street sign and is generally unknown to local residents. Most local residents would not be aware of its name or location. Furthermore, no mention is made of the name of the developer, Oxford House Properties Limited. I request that fresh letters and notices be issued/posted and a further 21 days for comments be allowed.

2. Having examined the plans submitted by Oxford House Properties Limited, I was disappointed by the lack of detail provided. Apart from a general scale given on the drawings there are no specific measurements provided on the plots sizes, house dimensions etc. It is therefore difficult if not impossible for a local resident examining the plans to form a view of the impact of the development on neighbouring properties. I request that the developer be asked to submit further drawings with full measurements of the plot sizes, house dimensions and distances from neighbouring boundaries clearly indicated on them.

3. This proposed development by Oxford House Properties Limited is a continuation of back-fill development along Watmore Lane, Winnersh. The development is growing ever larger, some 10 substantial sized houses having already been erected. I consider that a line should now be drawn under any further expansion of this back-fill development by Oxford House Properties Limited for the following reasons:

(a) the proposed dwellings (4/5 bed detached houses) are simply too large and too close to the neighbouring properties in Sherwood Road, thus interfering with their rights of light and privacy.

(b) the proposed new dwellings, together with those already erected by the developer, will create a solid almost straight line of development consisting of large houses of the same height and general proportions - all situated very close to the existing properties in Sherwood Road. No attempt has been made in the design or planning of the development to vary the height or positioning of the dwellings thereby reducing the detrimental impact on the neighbouring properties.

(c) additional dwellings in Watmore Lane will further add to local traffic congestion and road safety problems.

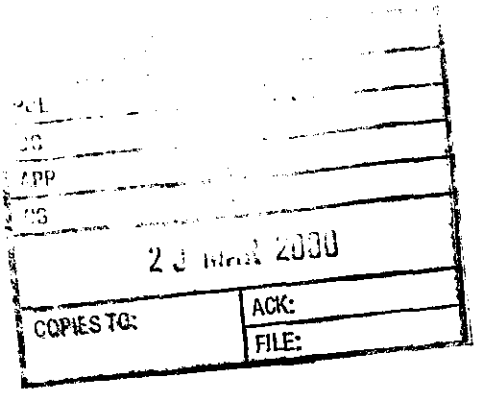
Finally, I would like to draw to your attention the allegation that the developer, Oxford House Properties Limited, has already removed and destroyed a substantial number of long established trees on this site, many of which are used annually by nesting birds. This possible breach of the law has, I understand, already been brought to the attention of the Council and the Police and has been or is being investigated. Without commenting on the truth of these allegations, I believe the Council should look very carefully at the environmental impact of this further extension of the back-fill development along Watmore Lane, Winnersh - including the proposal to remove more trees.

Yours faithfully,

C J Skeet M J Skeet

Christopher and Mary Skeet
31 Sherwood Road
Winnersh
Berks RG41 5NH

The Chief Planning Officer
Environmental Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR



FAO: Lynette Baker, Planning Officer

17th March 2000

Dear Sir/Madam

Planning Application No. F/2000/0712
Site Address: Land Adjacent to 15 Alderney Gardens, Winnersh

I wish to object to the above planning application on the following grounds:

1. The notices issued to local residents and the red planning notices posted in the area do not clearly identify the location or nature of the proposed development. Alderney Gardens is a new estate road off Watmore Lane, as yet without a proper street sign, and is generally unknown to local residents. Most local residents would not be aware of its name or location. Furthermore, no mention is made of the name of the developer, Oxford House Properties Limited. I request that fresh letters and notices be issued/posted and a further 21 days for comments be allowed.

2. Having examined the plans submitted by Oxford House Properties Limited, I was disappointed by the lack of detail provided. Apart from a general scale given on the drawings there are no specific measurements provided on the plots sizes, house dimensions etc. It is therefore difficult if not impossible for a local resident examining the plans to form a view of the impact of the development on neighbouring properties. I request that the developer be asked to submit further drawings with full measurements of the plot sizes, house dimensions and distances from neighbouring boundaries clearly indicated on them.

3. This proposed development by Oxford House Properties Limited is a continuation of back-fill development along Watmore Lane, Winnersh. The development is growing ever larger, some 10 substantial sized houses having already been erected. I consider that a line should now be drawn under any further expansion of this back-fill development by Oxford House Properties Limited for the following reasons:

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Yours faithfully,

C J Skeet M Y Skeet

Christopher and Mary Skeet
31 Sherwood Road
Winnersh
Berks RG41 5NH

1327

WOKINGHAM DISTRICT COUNCIL

To Mike Thorp / Chris Wood

Date _____ Time _____

WHILE YOU WERE OUT

Name Mr Skoot

Of 31, Sherwood Road

Phone No. 0118 978 5989 Ext. _____

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

MESSAGE 14th March 00.

f/2000/0712/ — Lad adj

15, Alderney Gardens, Winnersh

Chris Wood — [illegible]

Christopher Skoot (Both marked

no response.

Signed _____

Lynette

Re: attached - I think the writer has a point - please arrange for re-consultation.

Thanks

Mike

Chris Wood
Head of Planning and Transportation
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC LFB	ENF
APP	
CS	97282
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

REPLY REQUIRED
30/3

14th March 2000

Your ref: Lynette Baker
F/2000/0712

Dear Mr Wood

Planning Application No. F/2000/0712

I have received your letter advising of the proposal to erect two detached dwellings on land adjacent to 15, Alderney Gardens, Winnersh.

However, I am not satisfied with the content of your letter nor the red planning notices posted locally.

In my view your letter to residents and the red planning notice posted do not clearly identify the location or nature of the proposed development. This should have been described as being at land adjacent to 15 Alderney Gardens, **Watmore Lane**, Winnersh, Wokingham. off Watmore Lane

Alderney Gardens does not yet have a proper street sign (there is only a small makeshift temporary wooden sign there) and many local residents will not have heard of this road name or be aware of its location or that it is off Watmore Lane.

Furthermore, there is no mention in your letter or in the red notices of the name of the developer, whom I presume to be Oxford House Properties Limited. In view of the considerable strength of feeling about the existing back-fill development in Watmore Lane by this company, I feel this is a serious and important omission.

For the above reasons I do not consider that your department has fully complied with either the letter or spirit of the planning legislation and request that you issue a fresh letter to local residents and post fresh notices clearly identifying the location of the proposed development and the name of the developer. A further 21 days from the issue of any fresh letter/notices should be allowed for comments/objections. Also, a proper legible street sign should be erected at the entrance to Alderney Gardens, Watmore Lane, Winnersh.

Yours faithfully,

Christopher Skeet

31 Sherwood Road
Winnersh
Berks
RG41 5NH

Copies to: John Redwood MP
The Chief Executive, Wokingham District Council

24 Sherwood Road
WINNERSH
RG41 5NW

18-4-00.

Yr ref. WEB/E/2000/0712

Dear Mrs. Belza

re. Land r/o 42-44 Watmore Lane Winnersh

I refer to your letter of 11 April to Mrs Sleet, a copy of which has been passed to me.

I wish to re-confirm my strong objection to the development, which were set out in my letter to you of 13 March covering the same matter

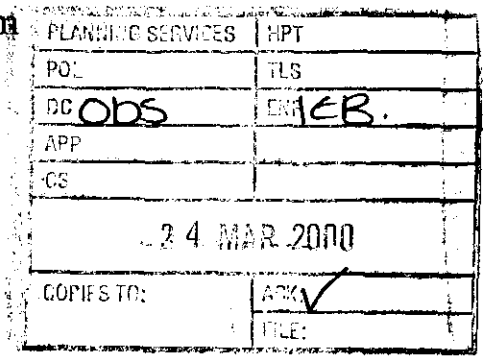
I hope this letter will suffice, but should you wish me to send you another copy, I will be pleased to do so.

Thank you for your assistance.

Yours Sincerely

John James

75A Watmore Lane
Winnersh, Wokingham
Berkshire RG41 5JS



22 March 2000

Chris Wood
Head of Planning & Transportation
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir

Reference: Planning Application Number F/2000/0712

As residents of Watmore Lane who are considerably affected by the new development now named Alderney Gardens, the entrance to which is opposite our house, we are against increasing the number of new homes. We have been to see the files on the planning applications for this development and it would seem that the original proposal to extend a development along the back of gardens is being carried out by stealth (bit by bit). This is unacceptable.

We object for the following reasons:

a) The amount of traffic that willl come from the development. There are two schools in close proximity.

b) The entrance road is very narrow. Only 4.5 metres wide and 3.8 metres wide at the traffic calming area.

c) The houses in Sherwood Road whose gardens back onto the proposed development loose the privacy which they have had for many years.

d) Building on the site has now been going on for two years. We have been inconvenienced greatly during this time. The demolition process was noisy and dirty. Fires were lit to dispose of rubbish. Delivery of building materials meant that large lorries some of which were articulated, were parked opposite my driveway and along the road, often before it was light in the morning. Building workers cars were also left in Watmore Lane.

d) contd.

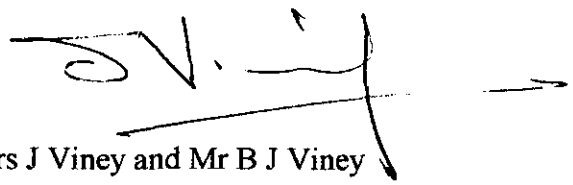
On a dull rainy day I reversed out of my drive in my car only to back into a large parked lorry carrying window frames. I fully accept this was my fault but, nevertheless, I felt that the extra parking from large lorries was too much and something we should not have to put up with in a quiet and narrow residential road.

e) Watmore Lane road surface is appalling. It has been churned up by the heavy loads. Children cycling to school and, indeed, myself because I cycle, are at risk of coming off our bikes because of the uneven and rutted road surface. Large puddles build up during rainy days. Will Watmore Lane be resurfaced?

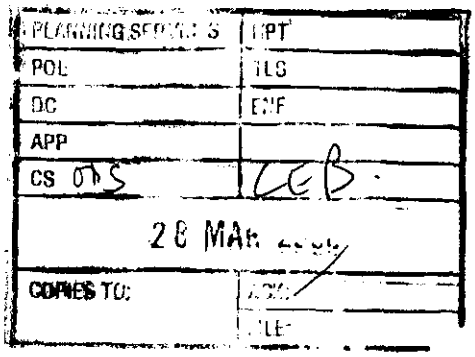
f) The entrance to the site looks dreadful. At the moment there is a consignment of bricks left at the entrance. When will a proper road name be put up instead of the wooden hand painted one?

Please take our objections into consideration.

Yours faithfully



Mrs J Viney and Mr B J Viney



33 Sherwood Road
Winnersh
Wokingham
Berkshire
RG41 5NH

23 March 2000

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

Dear Mr Wood

Application Number: F/2000/0712

Site Address: Land Adjacent to 15 Alderney Gardens, Winnersh, Wokingham

Proposal: Proposed erection of two detached dwellings

Thank you for your letter of 7 March 2000 notifying us of the above planning application.

Whilst we have enjoyed total privacy at the rear of our garden, we appreciate that is inevitable that any spare land in the Wokingham area will eventually be built on. We therefore have no objection to the actual proposal, but would like to make our views known regarding our current and future outlook.

The design of the proposed new properties, in our opinion, is not in keeping with the existing properties in the area and seem to be very tall.

Although it would appear from the plans (which seem to be quite vague) that the trees already on the site are to remain, we would like to know if the new owners will be able to remove them as soon as they move in? However, we have been informed that the contractors intend to plant new trees, to replace some they have already removed, we trust these will be of a similar type of tree and not dense conifers.

In general we feel that by increasing the population of the Winnersh area provision should be made for better facilities, e.g. more funding for local schools and urgent attention being paid to the traffic problems at the Winnersh Crossroads.

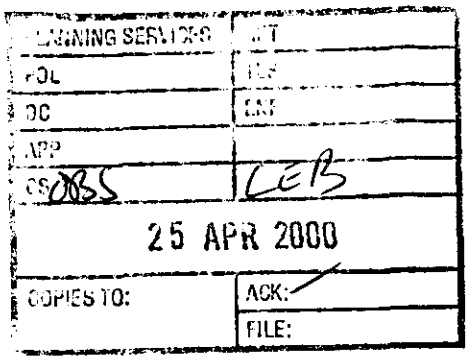
Thank you for your attention in this matter.

Yours sincerely

Fintan Campling and Mrs Catherine Campling

17 Harefield Close
Winnersh
Wokingham
RG41 5NP

19th April 2000



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

Dear Sirs,

Re: Application Number - F/2000/0712

We have received a copy of your letter dated the 11th April 2000 regarding the above application for the proposed erection of two detached dwellings on the land at the rear of 42-44 Watmore Lane, Winnersh.

In the strongest terms possible we very much object to this application for two more houses being added to the new development off Watmore Lane. In our opinion the development is unsightly and not in keeping with the traditional houses of Watmore Lane. More houses would just add pressure on the local infrastructure which Winnersh could well do without!

Road traffic is already an horrendous problem within Winnersh, which local residents are very concerned about. Adding more houses would exacerbate the situation - not help resolve it. Also, Watmore Lane itself looks a right mess at the juncture of the new development. The road is unfinished and so is the pavement.

Also, there are a number of beautiful poplar trees to the rear of the proposed application - not to mention the wildlife - has or will this be taken into consideration?

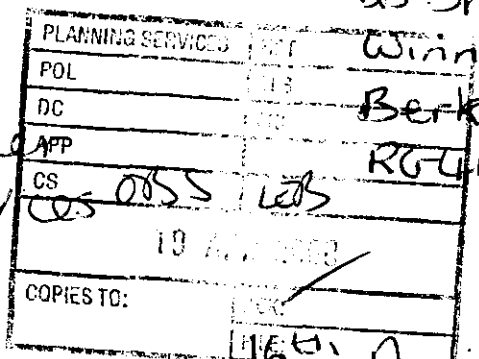
Once again, as local residents we object most strongly to this application. We await the decision of the Planning Officer, with interest, in due course.

Yours faithfully,

S E Mitchell

Mr and Mrs J.P. Mitchell

25 Sherwood Rd
Winnersh
Berkshire
RG41 5NH.



Lynette Baker
Planning Services
P.O. Box 157
Shute End
Wokingham

16th April 2000

Dear Mrs Baker,

With Regards planning application F/2000/0712.

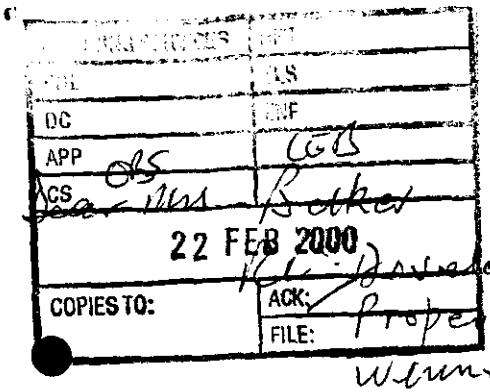
I feel this is 2 houses too far although sometimes I feel houses at the bottom of my garden may be preferable to the current mess.

You must though take into account all considerations — roads already too busy - Schools already too full etc etc. further housing can only put even more strain on the system.

Thankyou Yours faithfully

Joanth Matthews

29 Sherwood Road
WINNERSH
RG41 5NH



Re: Development by Oxford House Properties in Watmore Lane Winnersh. Applcn 97/66162/F

I refer to the letter of 16/2 addressed to you by my neighbour Mr. C. Street, 31 Sherwood Road, & wish to confirm my 100% support for the sentiments expressed in the final paragraph.

For your information, I enclose a copy of a letter I have today addressed to Oxford House Properties at 40 Watmore Lane. I would welcome any relevant comments, & I shall be glad to hear I am on your mailing list for anything that will concern my property.

Yours Sincerely

John James

29 Sherwood Road
WINNERSH
WOKINGHAM
RG41 5NH

19.02.00

Dear Sir Re: Development - Waltmore Lane

I refer to the letter of 18/2 addressed to you by my neighbour at 31 Sherwood Rd., Mr. Sheet, who has given me a copy of your letter of 18/2.

I have heard a rumour, - I admit it is a rumour, from a source close to 40 Waltmore Lane that you are negotiating to buy part of his garden which backs on to me. Is this true? If so, please be aware that I am the "other half" of the piece of land that extends back to 40. If you look, you would see that the boundary is marked by a green plastic mesh fence which I installed to give me an (my "green" view when I purchased the land.

If you do purchase parcel No. 40, we doubt you will replace the green wire fence with a proper wooden fence to mark the boundary, such fence would presumably be an extension to the one

• I understand you will erect for Mr. Skeet.

No doubt you will be aware that I am not happy with the development carried out so far, & with the possibility of it being extended, and I have, of course, notified John Redwood, M.P. of my attitude, so has Mr. Skeet.

I await an early reply,

Yours faithfully

John James

Copy to:

Mrs. Baker

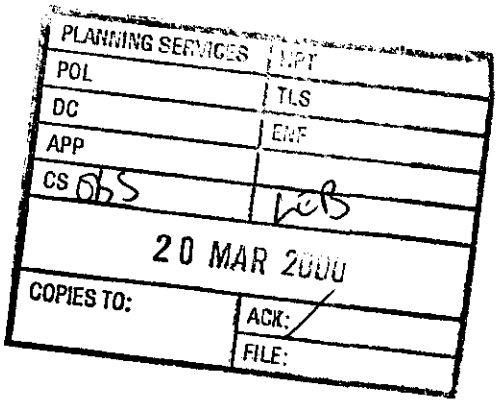
Senior Planning Office

Woking Gum D.C.

The Managing Director

Oxford House Properties Ltd.

Mr. G A Duggleby & Miss S B Dodson
35 Sherwood Road
Winnersh
Wokingham
RG41 5NH



FAO Lynette Baker
Case Officer
Environmental Services
Wokingham District Council
Shute End.

14 March 00

Dear Lynette Baker

RE: Application number F/2000/0712

Site Address: Land adjacent to 15 Alderney Gardens, Winnersh

I have been into the Environmental Services Dept to view the plans for the above-proposed development and would like to make the following comments before the application is determined.

- The four and five bedroom houses are extremely large in comparison with the existing housing. Our own houses are small three bedroom terraced homes; and the houses originally built on this side of Watmore Lane, were bungalows.
- The houses are being built so that they directly overlook our homes. Why can't they be built at an angle as they have on estates such as Woosehill and Lower Early, so they don't look directly into our bedrooms!!!
- We would like to recommend that the trees outlined on the boundary to the rear of the property, are to remain for **an indefinite period of time**, and for this to be included in the final proposals. If the trees are to be replaced (over time) then they should be of a similar type and species e.g. not a conifer hedge!

We would also like to bring to your attention Wokingham District Council's Environmental Policy, which quotes (amongst others) it will

> "conserve the natural environment and enhance the built environment"
> "act in the long term interests of the local economy and community"

This extension to the development already in existence has done nothing to conserve the natural environment. Many trees and shrubs have been uprooted destroying a lot of the local wildlife habitat. On viewing the current plans, the hedgerow along the side of this development has also been earmarked for removal, again destroying the habitat of local wildlife.

How can this development be in the long - term interest of the local economy and community? - **unless** the extra community charge generated from these properties will mean that:

- We will get a reduction in our community charge bill.
- The congestion at Winnersh crossroads will be eased.
- Proper crossing patrols for local school children crossing the already busy roads Robinhood Lane and Watmore Lane.
- Extra classrooms for the increased number of children brought into the area.

I think not!

We hope our comments are constructive and look forward to your reply with regard to a decision.
Yours sincerely

Miss S B Dodson

Mr G A Duggleby

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 11 April, 2000
My ref. Leb/f/2000/0712
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr. & Mrs Skeet
31 Sherwood Road,
Winnersh,
Berks. RG41 5NH

Dear Mr. & Mrs. Skeet,

LAND R/O 42-44 WATMORE LANE, WINNERSH: F/2000/0712

Thank you for your letter of 17 March with regard to the proposed development at the above site. I apologise for the delay in replying.

Following our telephone conversation on Friday of last week, I can confirm that we will re-consult on the proposal, and that the address of the site will be changed to 'Land r/o 42-44 Watmore Lane'. I have also asked for another red site notice to be generated with the Watmore Lane address on it; I will erect this myself. There will therefore be another 21-day period for public consultation, and you will shortly receive a letter to inform you when this period begins.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

Leb.

LYNETTE BAKER
Senior Planning Officer

cc: Cllr. Mrs. E. Siggery

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2000	Map No. 54 Site 0.12
Officer: LEB / Application No. F/2000/0712	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF TWO DETACHED DWELLINGS

Location: ~~LAND OFF~~ LAND ADJ TO ARDERNE GARDENS

Parish: WINNERSH Ward: Winnersh

Applicant: OXFORD HOUSE PROPERTIES LTD

Fee Received 380-00 (1) Required ..... Additional ..... Refund .....

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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
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:

.....

.....

.....

NEIGHBOURS: 29-41 Sherwood Road ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~

40- ~~45~~ 50 Watmore Lane ~~40~~ ~~41~~

~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ 48 49

Houses opposite access in Watmore lane

65-75 75a 77 (odds)

Mrs Baker
Senior Planning Officer
Environmental Services Department
Wokingham District Counci
Shute End
Wokingham
RG40 1WR

...VICES	HPT 26191
POL	TLS
DC	
APP	
CS	
22	
COPIES TO:	

19 February 2000

Dear Mrs Baker

Development by Oxford House Properties - 44-54 Watmore Lane, Winnersh
Planning Application: 97/66162/F and subsequent applications

You may be aware that I have recently corresponded with Mike Hamlin in respect of the above development.

He informs me that you are the Case Officer involved and I would be grateful if you would include me in your mailing list for any further planning applications received from Oxford House Properties Ltd.

I understand that this developer has recently acquired part of the rear garden of No. 42 Watmore Lane and is now in the process of site clearance and expects to submit a planning application to you in the near future. I would like to inspect these plans when submitted. Please also add to your mailing list Mr John James, 29 Sherwood Road, Winnersh, Berks.

I and my neighbours in Sherwood Road are extremely concerned about the proposed spread of this back-fill development along Watmore Lane. It is a pure profit-making venture by the builders with no regard for the existing residents and their rights to enjoy their existing homes in peace and privacy. We will vigorously oppose any further planning applications submitted by Oxford House Properties Ltd and will wish to examine any plans submitted in considerable detail.

Yours sincerely,

Christopher Skeet

21.FEB.2000* 0712

31 Sherwood Road
Winnersh
Berks
RG41 5NH
0118 978 5989

Copy to: The Rt Hon John Redwood MP

The Edwards Irish Partnership
Architects & Surveyors

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

The District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

15th February 2000

21.FEB.2000* 0712

Dear Sirs

Proposed detached houses, land off Aldernay Gardens, Winnersh

Please find enclosed on behalf of my client, the application for planning approval for two detached units on the above site. The application continues the development approved by a previous application 99/6612F and in line with the identified site in the local plan.

The house types are designed to follow on the same theme as the development currently under construction. Provision has also been made to continue the development further.

The application consists of six copies of drawings 1343/01, 02 and 03 together with forms, Certificate A and a cheque for £380.00 being the appropriate fee.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

P H Edwards

P H Edwards

~~"FAIR-HAVEN",~~

ADDRESS 48 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU 86 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~O/205/62~~	Mr. C.W. Bohannan	Outline dwelling and part of Fairhaven	1.11.62	N/A. CLA
36899	APPEAL AGAINST CONDR. O/L	DEV. & REP. DEV O/L	3.6.91	Ref
H3354	" O/L	RENEWAL "	25.10.94	CLA
97/66162/F	OXFORD HOUSE PROPERTIES	DEM/9 BUNGALOWS	24.3.98	Re
	Plot 8	46 Sq		
DN/98/0139	"	Dem. 2 Bungalows	22.7.98	APP
	"			
	"			

DATE OF COMPLETION

MINISTRY DECISION 36899 - APPEAL GRANTED - 12.9.91 97/66162/F APPEAL ALLOWED - 1.7.98

SPECIAL ORDERS

DRAINAGE

21.FEB.2000* 0712

1769A

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.

For office use only
Application No.

1. 21.FEB.2000* 0712	YOUR NAME	OXFORD HOUSE PROPERTIES LTD.
	ADDRESS	NELLIS FORD HOUSE
		FLEET HILL FINCHAMPSTEAD.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT. Tel. No. 0118 989 4403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND OFF ALDERNAY GARDENS WINNERSH BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0975 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONSTRUCTION OF 2 NO 4 BED DETACHED COTTAGES WITH INTEGRAL GARAGES.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their 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.

FACE BRICKWORK, TILE HANGING AND RENDER ALL TO BE AGREED.
PLAIN TILES TO BE AGREED.

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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 £380.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A P Edwards ON BEHALF OF OXFORD HOUSE PROPERTIES DATE 15.2.2000

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

1789/a

SECTION 66 CERTIFICATE

Application No. 21.FEB.2000 0712

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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

on (d) . . . . . .

(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 . . . . . R A Edwards . . . . . .

On behalf of . . . OXFORD HOUSE PROPERTIES LTD . . .

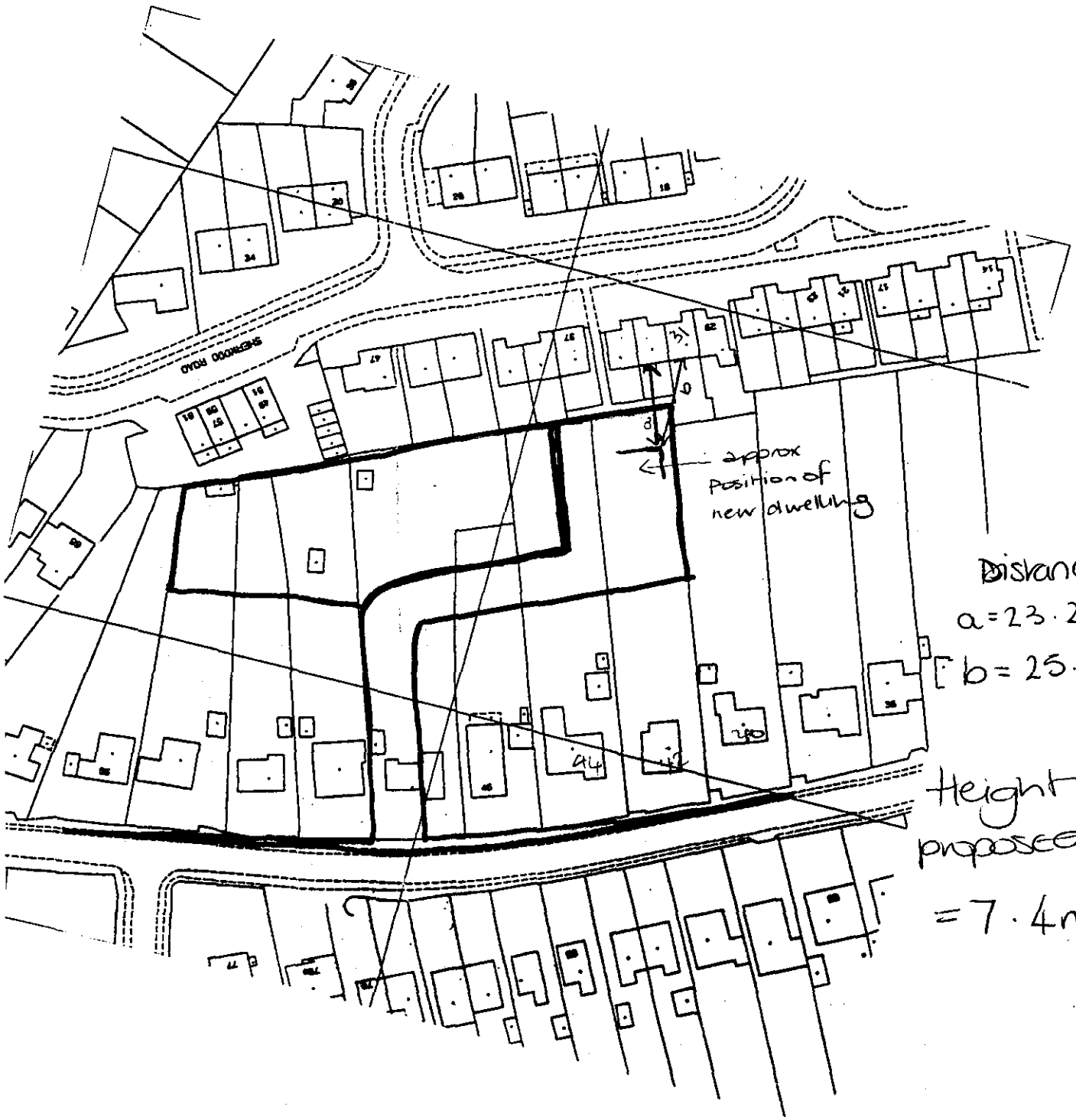
Date . . . 15 : 2 : 2000 . . . . . .

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

Notes

All dimensions and levels on si
commencement of work.

This drawing is the copyright o



Distance
a = 23.2m
b = 25.4m

Height of
proposed unit
= 7.4m.

LOCATION PLAN 1:1250

N.B. Not possible to scale from this plan.