APPLICATION NO: O/2000/2484

LOCATION: Land Rear Of 41 Bearwood Road Wokingham

APPLICANT: F Bond Esq

PROPOSAL: Outline application for the proposed erection of two dwellings.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON: 16/11/00

CASE OFFICER: BASIA POLNIK

EC.

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Hearing held on 21 February 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Raymond Michael MBA BSc DipTP MRTPI ARICS MIMgt
an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date 19 MAR 2001

Appeal Ref: APP/X0360/A/00/1053982
Land rear of 41 Bearwood Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
- The appeal is made by F. Bond Esq against Wokingham District Council.
- The application (ref:F/2000/2484), is dated 20 September 2000.
- The development proposed is the erection of 2no. detached dwellings and 2 garages.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. At the hearing it was agreed to revise the description of development in order to better reflect the works which would require planning permission. I have therefore adopted the description set out above.

Main Issues

2. I consider that there are 2 main issues in this case. Firstly, whether the proposal would harm the rural character of the Area of Special Landscape Importance (ASLI) by reason of the introduction of residential use into the countryside. Secondly, whether residential use would give rise to an unacceptable level of danger for road users because of the narrow access or the restricted visibility available at the junction with Bearwood Road.

Planning Policy

3. The development plan for the area is the Berkshire Structure Plan (1995), together with the Loddon Area Local Plan (1995). Policy OS1 of the former sets out the overall strategy of the Plan, whilst Policy C2 indicates that development outside settlement boundaries will only be permitted, inter alia, for the redevelopment of existing buildings to maintain or enhance the rural environment. Policy C8 indicates that development in ASLIs will be carefully controlled to protect their special landscape significance.

4. The Local Plan includes Policy LTV2 which states that all land outside identified settlements is considered to be rural area within which development will not normally be allowed. Among the exceptions is development for housing purposes of sites not exceeding 0.4ha in the form of rounding off or redevelopment. In addition, Policy LC3 indicates that development which would cause long-term damage to the rural character or special landscape qualities of ASLIs will not be allowed.

5. The Council is currently preparing the Wokingham District Local Plan, which was placed

on deposit in 1997 and adopted for development control purposes in the same year. Proposed amendments have been published following the Public Local Inquiry in 1998. The plan contains Policy WOS1 related to sustainable development, and WOS2 which indicates that, other than in exceptional circumstances, development will only be allowed within the boundaries of identified settlements shown on the Proposals Map. Policy WOS3 sets out general development control principles, and Policy WOS5 seeks to secure environmental improvements as part of development proposals including, inter alia, the relocation of bad neighbour uses.

6. Policy WCC1 states that development outside settlement boundaries will only be allowed in exceptional circumstances including, inter alia, redevelopment proposals in the countryside, and Policy WLL2 indicates that development which would have a detrimental impact will not be allowed within designated ASLIs. Policy WBE1 seeks to achieve good contemporary design, and Policy WEM18 states that the Council will accept the principle of change of use away from employment generating use to meet residential needs. Finally, Policy WT4 indicates that development will not be permitted where the proposal would generate traffic detrimental to the character of the rural roads in the locality.

7. National policy is set out in Planning Policy Guidance on the Countryside (PPG7), which indicates that building in the countryside should be strictly controlled. It advises that the pattern of development should be determined through the development plan process, and should be well-related in scale and location to existing development. In addition, Planning Policy Guidance on Housing (PPG3) gives priority to re-using previously developed land in urban areas.

Impact on the Character of the Surrounding Area

8. The site is within the Bearwood ASLI, and outside the settlement boundary of Barkham Hill. The immediate surroundings are rural in character, with the adjoining land being mainly used for the grazing of horses. It lies about 180m to the west of Bearwood Road, which is a busy local distributor road, and is currently occupied by a small haulage business and a car repair works. It is separated from the rear of the residential curtilages along Bearwood Road by an open area of about 100m. The site is currently screened from view in most directions by existing trees on the boundary and on adjoining land, and due to a general fall in land levels from East to West. However, it is visible from parts of Hayes Lane, which runs about 300m to the north, and from a footpath which runs about 150m to the west of the site.

9. The site has been in the existing uses since the 1970s, and those activities were regularised by planning permissions granted in 1992 for the parking of 3 lorries and the change of use to workshop with associated storage and parking. Those permissions were limited to named companies, and they remain lawful uses of the site to the present day.

10. A further planning permission was granted in 1995, which allowed for the erection of a single-storey building on the site for the parking of 4 commercial vehicles with ancillary storage and maintenance of vehicles belonging to CRB Haulage. The permission was conditioned to restrict the maintenance of vehicles on the site to those owned by the applicant personally. That permission was renewed by the Council in 2000, subject to similar conditions and to an agreement under Section 106 which would preclude the use of the site for the workshop use granted under the 1992 permission. The permission has not been implemented.

11. The haulage building approved in the extant permission would be sited close to the western boundary of the site and would be a significant structure, measuring about 30m x 15m in plan and having a height of some 7m to the ridge of the roof. It would be a simple structure, clad with plastic-coated profile steel sheeting on a brick plinth, and would be similar in appearance to many modern farm buildings. The extant planning permission requires the submission of a landscaping scheme and, although the building would be close to the boundary, I consider from my site inspection that there would be sufficient room to enable planting to take place to provide a significant degree of screening along that side of the site. In my view, the implementation of the extant permission would bring significant benefits by removing much of the existing open storage, and reducing the level of traffic using the site.

12. The existing uses on the site are visually unattractive, but have limited impact on the surroundings because of the screening around the boundary and the distance from the nearby residential properties. Whilst they are visible from the north, they have a relatively minor effect from that aspect because of the distance over which they are viewed. It was confirmed at the hearing that the use is currently low key and has little effect on local residents due to noise levels. The appellant indicated that the use is currently not as busy as in the past, but that position could change in the future.

13. The current proposal would involve the development of 2 substantial detached dwellings and garages. The indicative plan submitted shows enhanced planting around the boundaries of the site, which would provide some screening from the adjacent footpaths and bridleways. The development would facilitate the removal of the current uses and preclude the development of the extant planning permission for haulage use. Whilst that would bring some environmental benefits to the area, I consider that the form of development proposed would result in the intrusion of an urban form of residential development which would compromise the integrity of this essentially rural area.

14. The development plan provides for the redevelopment of existing developed sites in the countryside for housing purposes, and the proposal complies with the policies in that respect. However, the development plan and national policy also indicate that such development should be appropriate in its impact and acceptable in terms of other policies. In this case the development would, in my view, be to the detriment of the character of the area, and be contrary to the policies in the development plan to protect the countryside and the ASLI. I consider those factors to be the most significant matters in this case, and I therefore conclude that the proposal would harm the rural character of the Area of Special Landscape Importance (ASLI) by reason of the introduction of residential use into the countryside, and would be contrary to Policies C2 and C8 of the Structure Plan, Policy LC3 of the adopted Local Plan, and Policy WLL2 of the emerging Local Plan.

15. I observed at my site inspection that there are a small number of properties which have been developed at the rear of the houses fronting Bearwood Road. However, those are closely related to the frontage development, and do not intrude into the open countryside to the degree which would be the case with the current proposal. I also noted that there are properties which have been developed along Hayes Lane, but I do not consider those to be comparable to the scheme before me.

16. I note that, in the event of the current proposal not proceeding, the appellant would be able to continue with the current use or implement the extant permission for haulage use. Whilst

both of those options would lead to a continuation of inappropriate uses on the site, I take the view that the proposed housing development would be contrary to national and local planning policy, and would therefore not be a satisfactory alternative. The current use and the extant permission are both restricted to the existing users and are tightly constrained to avoid intensification. Given the low-key nature of the uses and their limited impact on neighbouring residents, I consider that their removal would not bring sufficient benefit to justify the grant of permission for residential development.

Access and Highway Safety

17. The site is accessed by way of a narrow track measuring some 200m in length, which runs between nos. 41a and 43 Bearwood Road, and serves the existing haulage and car repair uses. It also runs through the curtilage of no. 41, which is owned by the appellant, and provides access to that property. At points along its length it narrows to about 3.2m, although for a length of some 50m near its junction with the road it has been widened to just over 4m. There is scope for widening at some other points, although a number of pinch points would be likely to remain.

18. The Local Planning Authority indicated that the proposed use would generate about 20 vehicle movements per day based on TRICS data, and expressed concern that it would lead to an intensification of traffic movement and cause increased problems arising from the difficulties in passing on the narrow track. The appellant submitted that the current uses could generate up to 50 vehicle movements per day, some of which involve heavy goods vehicles, and the proposal would represent an improvement in that situation. However, no evidence was adduced to validate those traffic figures. The parties agreed that the unimplemented extant planning permission for haulage use would be likely to give rise to a lower level of vehicle movements.

19. At present the track is insufficiently wide for most of its length to allow vehicles to pass, and that could cause difficulties in access and egress. However, given the scope for improvement and the limited number of properties which would use it, I consider that the access track could be made adequate to serve the proposed development and the existing property at 41 Bearwood Road. I therefore see no over-riding objection to the proposal on that ground.

20. Bearwood Road is a comparatively wide 2-lane single carriageway highway with an overall width of about 6.9m. There are footways on both sides of the road. It is a busy local distributor road with a 40 mph speed limit, and at my site visit I observed that most traffic travels along the road at relatively high speeds. The national advice available in Places, Streets and Movement indicates that the appropriate visibility in those circumstances should be a clear distance of 120m in each direction.

21. Measurements taken on site indicated that the visibility available across land owned by the appellant or within the highway is about 19m to the north and 40m to the south, when measured from a point 2m from the carriageway of Bearwood Road. Both of those measurements fall well below the required visibility distances and, given the traffic levels and speeds on the road, they would result in seriously inadequate sight lines for vehicles emerging from the site.

22. The visibility distances available taking account of views across third party land rise to over 100m to the north and about 60m to the south. However, those adjoining owners could

carry out planting or erect fencing which would obstruct those views at some future date, and therefore that level of visibility cannot be relied upon. The appellant indicated that he had a covenant over the adjoining property at no. 41a, which would prevent obstruction of the sight line to the south. However, in my judgement, visibility in that direction could not be improved beyond its present level due to the geometry of the road, and would remain significantly below an acceptable level. I therefore conclude that residential use would give rise to an unacceptable level of danger for road users because of the restricted visibility available at the junction with Bearwood Road, and that the proposal would be contrary to Policy WOS3 of the emerging Local Plan.

23. The appellant submitted that continuation of the existing use or the implementation of the extant permission for haulage use would both give rise to greater danger to highway users than the present proposals. Notwithstanding the current or possible situations arising in those circumstances it would, in my view, be inappropriate to grant a further permission in this case which would perpetuate the existing deficiencies, given the substantially substandard visibility available at the access point.

Conclusions

24. I have taken account of all the other matters raised in this case, including the views expressed by local residents at both application and appeal stages, and the advice in Planning Policy Guidance on General Policy and Principles (PPG1) on development in rural areas. However, none of those matters are sufficient to outweigh the conclusions which I have reached on the main issues.

25. For the reasons given above I conclude that the appeal should be dismissed.

Formal Decision

26. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the erection of 2no. detached dwellings and 2 garages on land rear of 41 Bearwood Road, Wokingham.

Raymond Michael.

Inspector

APPEARANCES

FOR THE APPELLANT:

Simon Leedale MSc DipTP MRTPI	Gregory Grey Associates, Redcliffe, 17 Dinorben Close, Fleet, Hants, GU13 9SL.

FOR THE LOCAL PLANNING AUTHORITY:

Elaine Connor	Planning Assistant, Wokingham District Council.
Tom Callaghan	Highways Engineer, Wokingham District Council.

INTERESTED PERSONS:

Mrs Pam Osborne	27 Bearwood Road, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Council's letter of notification and list of persons notified.
Document	3	Extract from the Report of the Public Local Inquiry into the Loddon Area Local Plan, 1991.

PLANS

Plan	A	Dwg no. BWR00151/01-Site Plan
Plan	B	Dwg no. BWR/00/151/02-Ordnance Survey Plan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 SEP 2000

Officer: BP | Application No. O/2000/24484

Map No. 82 Site 0:36

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(D) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF TWO DWELLINGS

Location: R/O 41 BEARWOOD ROAD

Parish: WOKINGHAM Ward: BARKHAM

16.10.00

Applicant: MR F BOND

Fee Received 570-00 (4) 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	(2) 12, 13.	Request with S.N.	
4	Correct S 66 certificate		16.10.00	
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 ...Contrary to development plan 16.10.00

Date Site Notice Sent : 16.10.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape Area of Special Landscape Importance

Trees .....

Conservation Officer .....

Environmental Health .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) .....

Education .....

Social Services .....

Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) .....

Sport England .....

OTHERS: (Rural Area)

- Wokingham CPRE

.....

No pre-apps

NEIGHBOURS:

S/N+ 59, 70 Bearwood Road

8 Barkham Manor

The Manor House, Barkham Manor, Wokingham

Almond Tree Cottage, Hayes Lane, Barkham

The Lilacs, 98 Bearwood Road, Wokingham

Coombe Hill, Hayes Lane, Barkham

2 Barkham Manor, Barkham Rd, Wokingham

The Gate House, Barkham Manor, Barkham

11 – 47 (odd), 21a, 39a, 24a, 41a, 42a Bearwood Road.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
Haulage yard

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
Reserved matter

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
Reserved matter

16. HOW WILL SURFACE WATER BE DISPOSED OF?
Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
Private drive arrangement

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	Reserved matter / *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

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? YES/~~NO~~ — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£570.00

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

SIGNED Gleeson Grey Associates. ON BEHALF OF F Bond Esq DATE 20th September 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify Haulage yard		126.88 and extant permission for 450.00 in replacement		
OTHER	Please Specify				
	TOTAL		450.00		

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25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	4 (38 tonne
Proposed	4	nil

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
Residential

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
not applicable

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
not applicable			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
no

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

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

FOR OFFICE USE ONLY
21.SEP.2000* 2484

1.	APPLICANT'S NAME	F Bond Esq
	ADDRESS	c/o the agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates
	ADDRESS	Chartered Town Planning Consultants 17 Dinorben Close, Fleet, Hampshire
	POST CODE	GU13 9SL PHONE 01252 624004
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land at r/o 41 Bearwood Road Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed development of 2no. dwellings in lieu of commercial haulage use & building
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.29ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwg. no. BWR/00/151/01A & Ordnance survey plan

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

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

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

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

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

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

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) r/o 41 Bearwood Road
Wokingham, Berkshire

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

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SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

1. I have/~~The applicant has~~ given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) ~~of any part~~ of the land to which the application* relates, as listed below.

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

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

2. I have/The applicant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before 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:

Agricultural tenant's name (c)	Address at which notice was served	Date on which notice was served

Signed Gregory Gray Associates

*On behalf of F Bond Esq

Date 20th September 2000

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

(1) ADDRESS 41 BEARWOOD ROAD PARISH BARK E

PLOT No. ORD. SHEET No.

BUILDER 392/48 cin 382/51 a 528/51R 0/137/60R R/73/67 A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02478	Devins & Mulley	Use of 2 exc. bldg for Eng. Works	14 4 75	N/A Ref
BR 6630	Mr F C Bond	S/storey ext	10.6.77	APP N/A
06555	"	" "	7.7.77	N/A C/A
17954	"	HARDSTANDING FOR 3 COMM. VEHS.	26 8 82	N/A REF.
35365	S&N AUTOS	FORMER AGR. BLDG. AS WORKSHOP	4.7.90	REF
35366	C.R.B. HAULAGE	PARKING FOR 2 CABS FOR ARTICULATED VEHS. (RETRO. APPS.)	4.7.90	REF.
38807	"	PARKING LORRIES	2.3.92	C/A
38808	S&N AUTOS	WORKSHOP/STORAGE/PARKING	2.3.92	C/A
43969 ~~95/60055/F~~	CRB HAULAGE	BLDG. FOR PARKING 4 COMM. VEHS. - STORAGE & MAINTENANCE	17.7.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

21.SEP.2000* 2484

1933

(2)

ADDRESS 41 BEARWOOD ROAD PARISH BARKMAN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64844/F	LAING HOMES	5 DET. DWELLINGS	25-02-97	REF
97/64847/F	"	"	"	"
97/66838/F	BOND & CH. CHURCH	3 "	WDC. FAILED TO	DETERMINE
98/68073/F	Mr. & Mrs. Bond & C.C. Dev.	Erect. 3 Det. Dwellings & Garages	2.10.98	REF.
F/2000/0549	Mr F BOND	Renewal 43969	27.7.00	APP

MINISTRY DECISION 66838 - APPEAL DISMISSED - 22-10-98

SPECIAL ORDERS

1811

Planning Application

Received by Wokingham District Council

Application No: O/2000/2484

Proposal:
Outline application for the proposed erection of two dwellings.

Location:
Land Rear Of 41 Bearwood Road 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer BASIA POLNIK P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive within 24 days of the date of this notice. 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

DATE: 12 October 2000

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Head of Planning & Transportation,
Wokingham District Council,
Shute End,
Wokingham,
Berks,
RG40 1WR.

21.SEP.2000* 2484

19th September 2000

Our Ref: BWR/00/151

Dear Sir,

PROPOSED DEVELOPMENT OF 2 NO. DWELLINGS IN LIEU OF HAULAGE USE AND BUILDING
LAND AT THE REAR OF 41 BEARWOOD ROAD, BARKHAM, WOKINGHAM.

I am enclose an application on behalf of my Client.

In order to assist in the determination, I detail the background case in relation to:

(i) the existing situation
(ii) the proposal.

(1) Existing situation

Planning permission was granted on the land in March 1992 for a change of use to work shops and associated storage and parking (38808F refers).

Also in March1992 planning permission was granted for the parking of lorries (38807F refers). This was restricted to 3 lorries on the land at any one time.

In July 1995 planning permission was granted for a building to accommodate 4no. lorries with ancillary storage (43969F refers). This was renewed this year under reference F/2000/0549. Condition 11 restricts the size of vehicles to 38 tonnes and a s106 Agreement had the effect of revoking the permission granted under reference 38808. I attach a copy from a transportation manual showing the size of 38 tonne lorries which, as you will see, are articulated and 15½ metres in length.

Continued/...

In 1997 planning permission for development of 3 detached houses and garages was dismissed at appeal. In his decision the Inspector made the following judgements:

- Under policy WCC1 the principle of redevelopment in the countryside is accepted subject to location and design considerations.
- Under policy WLL2 (ASLI) built development will not be accepted where it has a detrimental impact on special landscape qualities.
- There are four distinctive areas of the site:

(1) The haulage yard;
(2) An area of car storage and buildings;
(3) A paddock and orchard;
(4) A paddock and orchard on the higher land (the proposed housing site).

21.SEP.2000* 2464

- Large two storey houses of the size/scale proposed "**in that part** of the site" would be obtrusive from the public footpath and harmful to the ASLI (paragraph 9).
- The unattractive workshop building (as exists) and the storage of vehicles about it has "an undeniably brown field character" (paragraph 9).
- The width of the access road is acceptable.
- A 2 metre "X" distance is acceptable from the minor road (access).
- Site lines at the junction are unacceptable due to obstructing vegetation.

(2) The proposal

In conceiving my Clients proposal we have regard to the Inspector's decision. The key material differences may be summarised as:

- The proposal is for two dwellings rather than three. It is possible to design these of a very much lesser scale than the standard house types produced by Charles Church.
- The siting is at a lower part of the land which wholly relates to the haulage yard. This is of brownfield character and revised PPG3 encourages its re use for housing. In fact there is a 7.34m fall from the garden bottom of the retaining wall to the terrace of 41 Bearwood Road to the western most part of the site. No reference was made to this in the appeal submission although the Inspector clearly picked on the point and obtrusiveness of large houses on the higher land.
- The proposal must be set against the impact of the extant planning permission. This is shown on the drawing and it should be noted that the siting will result in the loss of all mature trees along the western most boundary.
- Visibility at the access with Bearwood Road has been considerably improved by removal of mature trees and vegetation. This must be set against the vehicular movements associated with four 38 tonne HGV's.

By reason of these material differences, the proposal accords with emerging policy WCC1(F) – redevelopment in the countryside- which was the conclusion of the previous Inspector. Critically the siting, unlike the Charles Church scheme, is at a lower part of the site and retention of mature trees provides an effective screen from the public footpath. This is not achieved by the fall back position of the extant planning permission and by any reasonable judgement the residential scheme would be less harmful to the character of the ASLI than the haulage yard.

I trust you have all the information required and please do telephone me if I can be of further assistance.

Yours faithfully,

Mark Leedale

21.SEP.2000* 2484

Emy's preapp

25.02.97 : 97/64844/f - 5 det dwellings REF.

1998 (97/66838/f) 2000 (2484)

- 3 houses w. garages
- Appeal against non det.
- Dismissed

- 2 houses
- Appeal against non-det.
- Pending.

1995 : 43969 - Bldg for pk 4 commercial vehicles for storage & maintenance — C/A.

1992: 38808 - Workshop/storage/parking - C/A.

1990: 35366 - Pk for 2 cabs for articulated vehicles - REF (Reno)

1990 : 3 5365 - Agri building to WORKSHOP - REFUSED.

1982: 17954 - hardstanding for 3 Commercial Veh - REFUSED.

0.84ha site comprising of small outbuildings, a paddock containing a stable bldg & an orchard. Site is used for a car repair business & haulage use & some outside storage.

Access from Bearwood Rd along a single track located between 2 residential props.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 18 October 2000

Application Number: O/2000/2484

Proposal: Outline application for the proposed erection of two dwellings.

Parish: BARKHAM PARISH

Site Address:
Land Rear Of 41, Bearwood Road, , Wokingham.

Applicant:
F Bond Esq C/O Gregory Gray Associates.

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

✓ below as applicable;

1) ☑ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments as application 99/66838/F.

Signed: _____ **Print name:** Adam Coggins.

23/10/00.

(1) ADDRESS 41 BEARWOOD ROAD PARISH BARK E

PLOT No. ORD. SHEET No.

BUILDER 392/48 in 382/51 a 528/51R 0/137/60R R/73/67 A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02478	Devins & Mulley	Use of 2 exc. bldg for Eng. Works	14 4 75	N/A Ref
BR 6630	Mr F C Bond	S/storey ext	10 · 6 · 77	APP N/A
06555	"	" "	7 · 7 · 77	N/A C/A
17954	"	HARDSTANDING FOR 3 COMM. VEHS.	26 8 82	N/A REF
35365	S&N AUTOS	FORMER AGR. BLDG. AS WORKSHOP	4 7 90	REF
35366	C.R.B. HAULAGE	PARKING FOR 2 CABS FOR ARTICULATED VEHS (RETRO. APPS.)	4 7 90	REF.
38807	"	PARKING LORRIES	2 3 92	C/A
38808	S&N AUTOS	WORSHOP/STORAGE/PARKING	2 3 92	C/A
43969 ~~95/60058/F~~	CRB HAULAGE	BLDG. FOR PARKING 4 COMM. VEHS. - STORAGE & MAINTENANCE	17 7 95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

21.SEP.2000* 2484

1933

(3) ADDRESS 41 BEARWOOD ROAD PARISH BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64844/F	LAING HOMES	5 DET. DWELLINGS	25-02-97	REF
97/64847/F	"	"	"	"
97/66838/F	BOND & CH. CHURCH	3 "	NDC. FAILED TO	DETERMINE
98/68073/F	Mr. & Mrs. Bond & C.C. Dev.	Erect. 3 Det. Dwellings & Garages	2.10.98	REF.
F/2000/0549	Mr F BOND	Renewal 43969	27.7.00	APP

MINISTRY DECISION 66838 - APPEAL DISMISSED - 22-10-98

SPECIAL ORDERS

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Haulage yard

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Reserved matter

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Reserved matter

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Private drive arrangement

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	Reserved matter/	*	/		/	
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

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? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£570.00

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

SIGNED Gregory Grey Associates. ON BEHALF OF F Bond Esq DATE 20th September 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES		21.SEP.2000*	2484	
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify Haulage yard		126.88 and extant permission for 450.00 in replacement		
OTHER	Please Specify				
	TOTAL		450.00		

IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	4 (38 tonne)
Proposed	4	nil

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

Residential

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

not applicable

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
not applicable			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

no

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

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

FOR OFFICE USE ONLY
21.SEP.2000* 2484

1.	APPLICANT'S NAME	F Bond Esq
	ADDRESS	c/o the agent
	POST CODE	PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates
	ADDRESS	Chartered Town Planning Consultants 17 Dinorben Close, Fleet, Hampshire
	POST CODE	GU13 9SL PHONE 01252 624004
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land at r/o 41 Bearwood Road Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed development of 2no. dwellings in lieu of commercial haulage use & building
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.29ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwg. no. BWR/00/151/01A & Ordnance survey plan

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

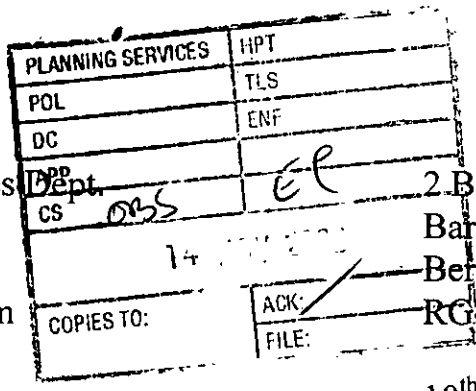
CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

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

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

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



Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

2 Barkham Manor
Barkham
Berkshire
RG41 4 DQ

10th November 2000

Dear Sir

Application Number: 0/2000/2484

Site Address: Land Rear Of 41 Bearwood Road, Wokingham

Proposal: Outline application for the proposed erection of two dwellings

I write to confirm my objection to the above Planning Application to erect 2 houses on land at the rear of 41 Bearwood Road, Wokingham

My main objection is that approval would result in further erosion of the green belt stretching from Bearwood college grounds to the Barkham Road. This is an area designated, as being of Special Landscape Importance and a large part of it is a Wild Life Heritage designation.

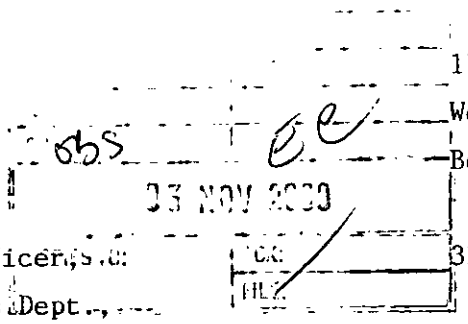
There are several footpaths and bridlepaths adjoining the area which are enjoyed by many ramblers. More buildings would represent an intrusion into the enjoyment of these leisure activities.

Finally, approval for this application would almost certainly open the floodgates for similar applications.

Yours faithfully,

M P Harrison

17,Copse Drive,
Wokingham,
Berks. RG41 1NA



31 October,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.O/2000/2484 - PROPOSED ERECTION OF TWO DWELLINGS ON LAND TO REAR OF 41,BEARWOOD ROAD,WOKINGHAM.

The land involved in this application is classified as Separation of Settlements in the Loddon Area Local Plan(LALP) and as an Area of Special Landscape Importance in the draft Wokingham District Plan(1997).The proposed development would be contrary to Policy LC1 of the LALP and to Policies WLL2 and 3 of the draft Wokingham District Plan(1997).

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Richard Noble
17 Bearwood Road
Barkham
Berkshire
RG41 4TB

SPS

PLANNING SERVICES	HPT
POL	FLS
DC	ENF
APP	
CS	✓
07 NOV 2000	
COPIES TO:	ACK: FC
	FILE:

5th November 2000

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

Dear Sir / Madam

Planning Application O/2000/2484

Land Rear of 41 Bearwood Road

It is my opinion that this proposed development is most undesirable.

A view of the plans show that these two dwellings could easily become a development foothold and used for future infill claims.

I understand that the land behind the row of houses on the western side of Bearwood Road is an Area of Special Landscape importance. Any development across the fields or in the line of sight of the fields would damage a rare area of beautiful countryside.

I can see no need for these houses. I can however see a reason not to build them.

Yours faithfully

R Noble

Richard Noble

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax 0118 977 2857
E-mail judith@neuhofer.freeserve.co.uk

PLANNING SERVICES | HPT EC.
DC | ENT 36100
APP
CS
03 NOV 2000
COPIES TO: | ACK:
FILE:

Mrs. B. Polnik
Planning Department
Wokingham District Council

Date 27th. October 2000

Dear Mrs. Polnik,

Application Number O/2000/2484
Land Rear of 41 Bearwood Road

I have been asked to write to you on behalf of Barkham Parish Council concerning the above numbered application. The Council is concerned that if this particular application is granted it will set a precedent. We feel it is likely then that adjoining properties will put in similar planning applications, that would be difficult to decline, greatly increasing the housing density in this predominately rural setting.

It should also be taken into consideration that this property is abutting "The Coombes", which is designated as an "Area of Special Landscape Importance" and therefore it would seem that this application is inappropriate. Great care must be taken not to spoil this area of natural beauty, since its recreational value is at a premium in the Wokingham area.

I trust these points will be taken into account and our recommendation is to refuse this application.

Yours sincerely,

J. P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2000/2484
CASE OFFICER: BASIA POLNIK

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

PLANNING SERVICES | HPT 35402
POL | TLB
DC EXC | ENF
APP | CS
17 OCT 2000
COPIES TO: | ACK: | FILE:

Ms. Circuit,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

16th October 2000

Our Ref: BWR/00/151

Dear Ms. Circuit,

PROPOSED DEVELOPMENT OF 2 NO. DWELLINGS
41 BEARWOOD ROAD, BARKHAM, WOKINGHAM.

I am in receipt of your letter of 9th October.

Given the delay in responding an application for this development has been submitted. I note that you concur with my view that the proposed development would be less prominent in the landscape. I am not at all sure that policy WCC5 of the emerging Local Plan or paragraph 3.15 of PPG7 are relevant. Moreover, you have not provided any justification as to why you consider advice in PPG7 should carry more weight than extant PPG3. Additionally, you have not afforded any reference in you letter to the matters raised by the previous Inspector.

Rather than troubling you with a further response to these matters may I respectfully ask you to give them full and proper consideration in the determination of my Client's application.

Yours sincerely,

Mark Leedale

WORK SHEET FOR : BASIA POLNIK

Application Number : O/2000/2484

Applicant : F Bond Esq
Location : 41 Bearwood Road Wokingham

Proposal : Outline application for the proposed erection of two dwellings.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered :

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 16/11/00. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2000/2484

Appraisal :

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

Application Number O/2000/2484
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 41 Bearwood Road Wokingham

APPLICATION NUMBER: O/2000/2484

OFFICER: BASIA POLNIK

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

COPY

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 SEP 2000

Officer: FC | Application No. O/2000/2484

Map No. 82 Site 0:36

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(D) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF TWO DWELLINGS

Location: R/O 41 BEARWOOD ROAD

Parish: WOKINGHAM Ward: BARKHAM

Applicant: MR F BOND

Fee Received 570-00 (4) 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	Q 12, 13.	Request with S.H.	
4	Correct S 66 certificate		16.10.00	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

CORY

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ...Contrary to development plan / 16.10.00

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

INTERNAL CONSULTATIONS

Building Control .....

SH Landscape Area of Special Landscape Importance

Trees ✓ .....

Conservation Officer .....

Environmental Health .....

Housing .....

Leisure & Cultural services .....

SH Public Rights of Way ✓ .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) .....

Education .....

Social Services .....

Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) .....

Sport England .....

OTHERS: (Rural Area)

- Wokingham CPRE

.....

.....No pre-apps.....

Printed 18.10.00

NEIGHBOURS:

S/N + 59, 70 Bearwood Road

8 Barkham Manor

STILL TO DO → NEIGHBOUR LETTERS The Manor House, Barkham Manor, Wokingham

COUNCILLOR LETTERS Almond Tree Cottage, Hayes Lane, Barkham

LANDSCAPE & TREES The Lilacs, 98 Bearwood Road, Wokingham

PUBLIC RIGHTS OF WAY Coombe Hill, Hayes Lane, Barkham

POLICY & PLANS 2 Barkham Manor, Barkham Rd, Wokingham

HIGHWAYS ✓ The Gate House, Barkham Manor, Barkham

ENV. AGENCY ✓ 11 – 47 (odd), 21a, 39a, 24a, 41a, 42a Bearwood Road

Tel: (0118) 974 6451

Date:

My ref: O/2000/2484

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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

Dear Councillor

Application Number: O/2000/2484
Land Rear Of 41, Bearwood Road, , Wokingham.
Outline application for the proposed erection of two dwellings.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **O/2000/2484**
Land Rear Of 41, Bearwood Road, , Wokingham.
Outline application for the proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

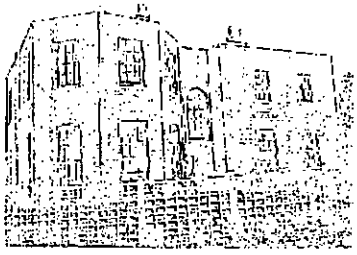
_____

_____

Signed: _____ Date: _____

Councillor A Miller

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



PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS 6155	ee
13 NOV 2000	
COPIES TO:	ACK:
	FILE:

The Manor House
Barkham Manor
Wokingham
Berkshire
RG41 4DQ

(0118) 9783042

Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

08/11/00

Dear Sir

Application Number: 0/2000/2484

Site Address: Land Rear Of 41 Bearwood Road, Wokingham

Proposal: Outline application for the proposed erection of two dwellings

Reference is made to the above Planning Application regarding the proposal to erect 2 houses on land at the rear of 41 Bearwood Road, Wokingham

May I confirm my complete opposition to its acceptance on the following points: -

1. It represents further erosion of the green belt stretching from Bearwood college grounds to the Barkham Road. It is an area designated, as being of Special Landscape Importance and a large part of it is a Wild Life Heritage designation.

2. Several footpaths and bridle paths criss cross the adjoining area and are enjoyed by many ramblers. More building represents an intrusion into the enjoyment of these leisure activities.

3. My understanding is that this particular address has already been given, mistakenly in my estimation, permission to build a lorry storage and maintenance workshop on the site. This was several years ago and has very recently been the subject of a renewal application. This present plan seems to indicate an intention to develop the land no matter what.

4. Over recent years Bearwood Road has become heavily congested with traffic at peak times and the restrictions on turning right or left into Barkham Road are well documented. Car queues build up well past no. 41 for those travelling south. Cars travelling north come around a blind corner which finishes close to the no. 41 entrance, at excessive speeds. It cannot be right to agree to let even more vehicles enter Bearwood Rd at such a dangerous point.

Please take my comments into account when coming to your decision

Yours faithfully



J Shepherd

43. Bearwood Road.
Wokingham.
Oct 23rd. 2000.

PLANNING SERVICES	HPT
HOL	TLS
ASP	
SS OBS	EC
24 OCT 2000	
COPIES TO:	ACK:
	FILES

REF:— APP. No. 0/2000/2148
Land rear of 41 Bearwood Rd, Wokingham.
Erection of two dwellings

As owners of property (No 43) adjacent to No. 41 Bearwood Rd, we have objection to the erection of two dwellings at the rear of No. 41. This plan is preferable to the erection of a warehouse for commercial use with attendant heavy lorry traffic.

We feel that Barkham does not need any more commercial sites. The traffic problems on Bearwood Rd. should be considered.

B. M. Small.

C. S. & P. J. Osborne,
27, Bearwood Road,
Barkham,
Wokingham,
Berks.
RG41 4TB.
0118 9789869.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | CC
13 NOV 2000
COPIES TO: | ACK:
FILE:

Re. application No.
0/2000/2484.

9-11-00.

Dear Ms Connor,

We would like to support the application for the proposed erection of two dwellings on land at rear of 41, Bearwood Road.

We are aware that the present owner already has planning permission for a large commercial building to house haulage lorries, but that he would prefer to exchange this for permission to build 2 dwellings.

As our own land is adjacent to the land in question, 2 houses would certainly be preferably to us, and we know that many surrounding neighbours would also prefer not to have very large haulage lorries going in and out of the premises on what is a very busy road, especially in the rush hour.

Indeed, when the queues of traffic are stationary along the road, these vehicles would find it impossible to turn in or out of the entrance. It is also on a dangerous bend without good enough views for very long vehicles.

As this is a semi-rural, residential area, the building of two houses would certainly be more acceptable to us than a very large commercial building, plus movements of lorries. Also, in light of the present severe flooding not too far away in Winnersh/ Sindlesham/ Lower Earley, the new dwellings could be built with the sure knowledge that this land in question will not suffer in the same way. Our land is totally dry and we've lived here for the past 26 years.

We hope that these comments might be of some help.

Yours sincerely,

Pamela Osborne.

Policy and Plans Consultation

Location: Land Rear of 41, Bearwood Road, Wokingham.

Proposal: Outline Application for Proposed Erection of Two Dwellings.

Application Number: O/2000/2484

Applicant: F Bond Esq c/o Gregory Gray Associates.

Potentially the following policies in the Wokingham District Local Plan Deposit Draft could apply to this site:

Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside WCC1
Policy WLL2: Areas of Special Landscape Importance
Policy WBE1: Development in its Local Context
Policy WEM18: Alternative Uses for Land & Premises with a Commitment for, or in Existing, B1 – B8 Use
Policy WT4: Environmental Aspects of Traffic

The proposal would conflict with Policy WOS2 and WLL2 as the site lies outside the 'identified settlement' of Barkham Hill, and within the countryside and an Area of Special Landscape Importance.

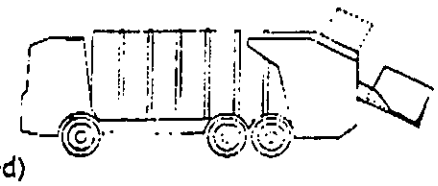
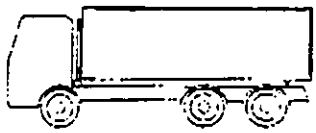
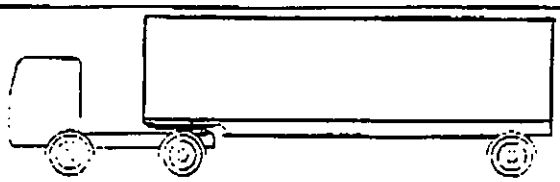
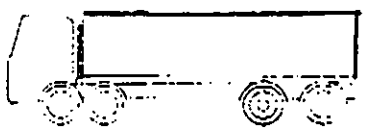
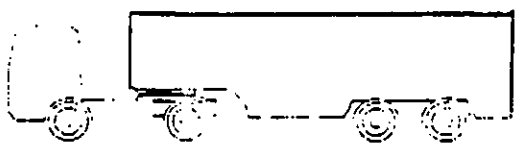
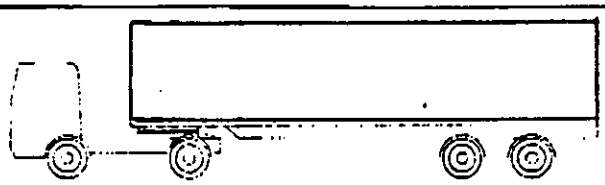
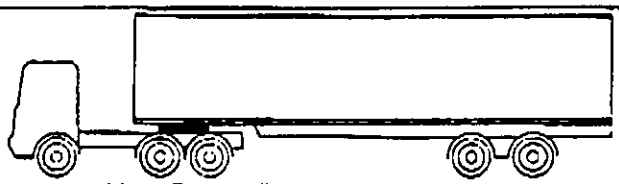
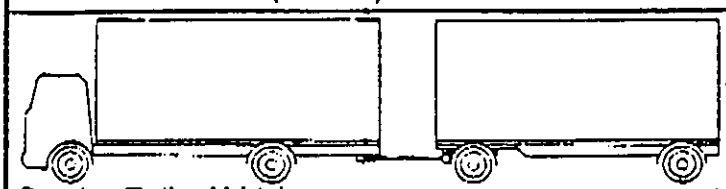
The proposal is supported by Policy WOS1, WOS5 and WCC1 (f) which encourage development on brownfield sites in preference to greenfield, and Policy WEM18 which permits the change of use of business employment generating use (classes B1 – B8) to residential. However, these do not outweigh the general presumption against development in the countryside.

The proposal would also conflict with Policy WCC1, WOS3, WBE1 and WT4. This is because the site is not in a sustainable location, and it would have an adverse effect on the countryside and wooded character/appearance of the area, particularly to the Area of Special Landscape Importance and to the setting of the settlement, and intrude into the countryside. In addition, the development has poor access, and would generate additional vehicle turning movements and could affect the flow of traffic along Bearwood Road.

Recommend – **REFUSAL**.

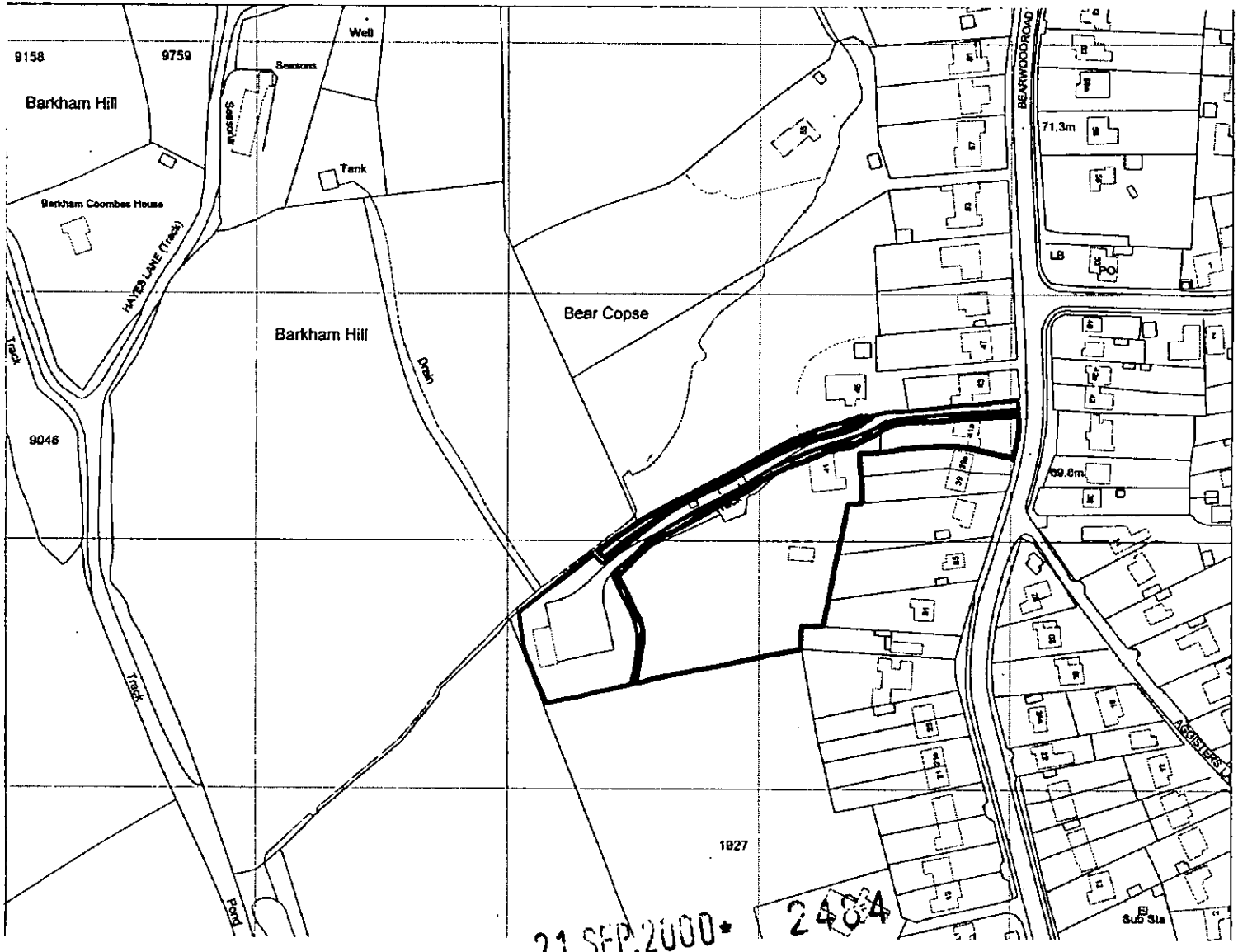
Andrew Astin, Policy & Plans

42.00 35
45.00

Outline/Description (Scale 1:200)	Weight (GVW) kg	Length† m	Width m	Height† m	Turning width between kerb m
 Refuse Vehicle (3 Axled)	22500	8.74 (10.64)	2.44	3.4 (4.0)	17.5
 Tipper (3 Axled)	24390	7.75	2.50	3.0 (6.0)	16.5
 Articulated Vehicle (3 Axled)	24390	13.90	2.50	4.0	15.0*
 Tipper (4 Axled)	30490	9.00	2.50	2.9 (6.9)	19.0
 Articulated Tanker (4 Axled)	32520	12.90	2.50	3.3	16.0*
 Articulated Box Van (4 Axled)	32520	15.00	2.50	4.0	16.0*
 Articulated Box Van (5 Axled)^	38000	15.50	2.50	4.0	16.5*
 Drawbar Trailer Vehicle	32520	18.00	2.50	4.0	20.0

* For more details of turning circle range see appendix D.
† Figures in brackets show dimension when loading.
* Smaller widths down to the turning circle of the tractor are possible but are not recommended for design purposes (see section 4.6.3).
§ These are typical vehicles not design vehicles. For information on FTA design vehicles see table 3.1.
^ Some vehicles will have 3 axled trailers and 2 axled tractors, see figure 4.8.
**This is a medium sized fire unit. For commercial or industrial premises other fire units might often be used and the local fire brigade should be consulted.

21.SEP.2000* 2484



Notes
Do not scale except for Planning and Building Regulations purposes.

Revision Details

E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU13 9SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
F Bond Esq

Job Title
Proposed erection of 2no. dwellings in lieu of commercial haulage use

Drawing Title
Ordnance survey

Scale
1:2,500

Date	Drawn By
Sept 2000	ML

Drg. No.	Rev.
BWR/00/151/02	

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 31 October 2000

Location:	Land rear of 41 Bearwood Road, Barkham, Wokingham
Proposal:	Outline application for the proposed erection of two dwellings.
Application Number:	O/2000/2484

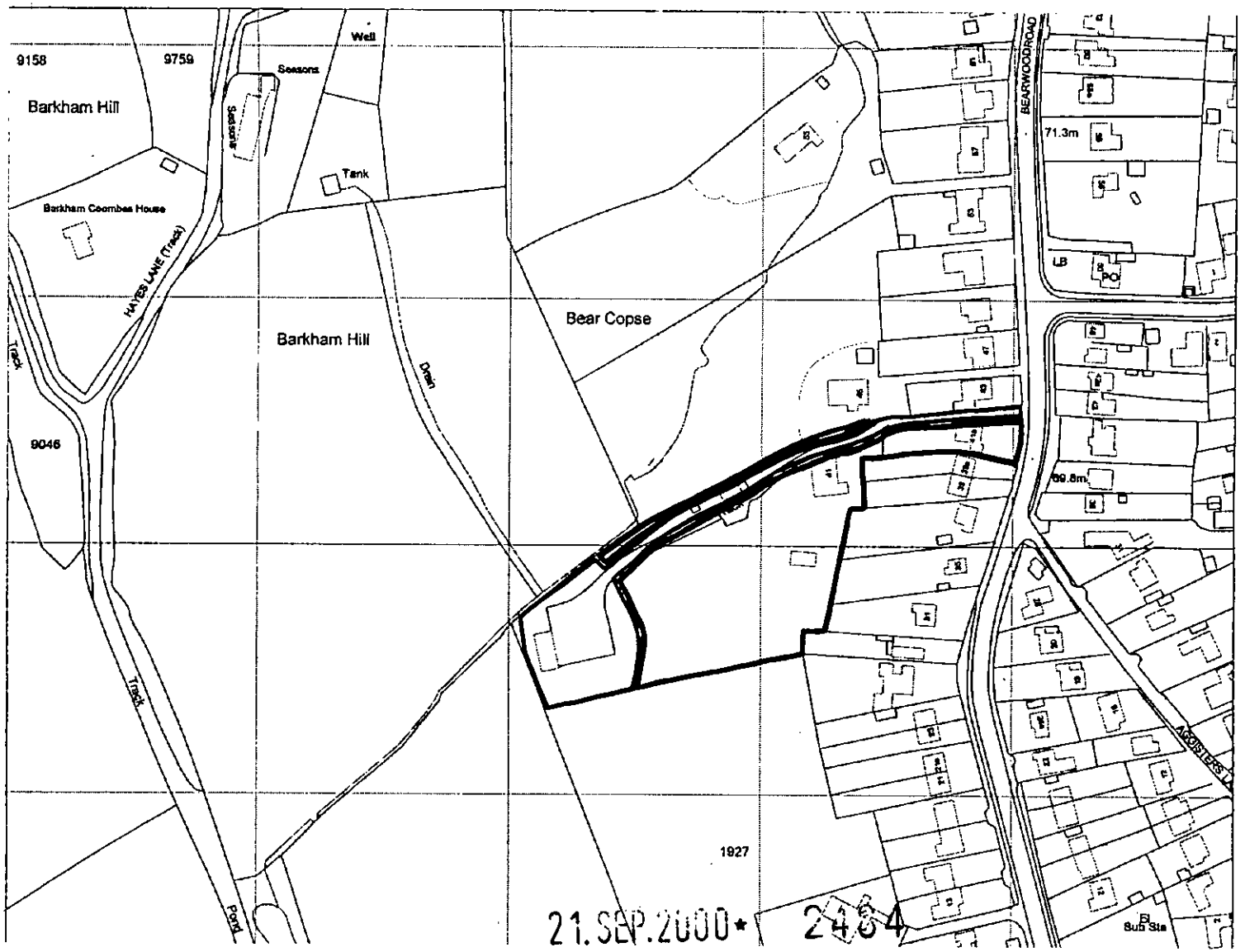
In response to your consultation dated 18 October 2000 for the above application, the landscape comments are as follows:

The site is outside the settlement boundary and within an ASLI, therefore development on this site is contrary to the policies within the local plan.

Hayes Lane runs on higher ground to the north of the site, allowing open views of the haulage yard through the vegetation from parts of lane. Any housing development within this site will have a detrimental impact on the surrounding landscape, it will also not relate in any way to the existing settlement boundary or existing properties along Barkham Road. Therefore I consider the proposed development of dwellings to be unacceptable in this location for the above reasons.

Catherine Brimble

Catherine Brimble
Landscape Architect



21.SEP.2000* 2464

Notes
Do not scale except for Planning and Building Regulations purposes.

Revision Details

E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU13 9SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
F Bond Esq

Job Title
Proposed erection of 2no. dwellings in lieu of commercial haulage use

Drawing Title
Ordnance survey

Scale
1:2,500

Date	Drawn By
Sept 2000	ML

Drg. No.	Rev.
BWR/00/151/02	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Haulage yard

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Reserved matter

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Reserved matter

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Private drive arrangement

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	Reserved matter / *	/	/
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

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? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£570.00

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

SIGNED Gregory Grey Associates. ON BEHALF OF F Bond Esq DATE 20th September 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT		21.SEP.2000* 2464		
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify Haulage yard		126.88 and extant permission for 450.00 in replacement		
OTHER	Please Specify				
	TOTAL		450.00		

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	4 (38 tonne)
Proposed	4	nil

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

Residential

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

not applicable

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
not applicable			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

no

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

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WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

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

FOR OFFICE USE ONLY

21.SEP.2006* 2484

1:	APPLICANT'S NAME	F Bond Esq
	ADDRESS	c/o the agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates
	ADDRESS	Chartered Town Planning Consultants 17 Dinorben Close, Fleet, Hampshire
	POST CODE	GU13 9SL PHONE 01252 624004
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land at r/o 41 Bearwood Road Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed development of 2no. dwellings in lieu of commercial haulage use & building
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.29ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwg. no. BWR/00/151/01A & Ordnance survey plan

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

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

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

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

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

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

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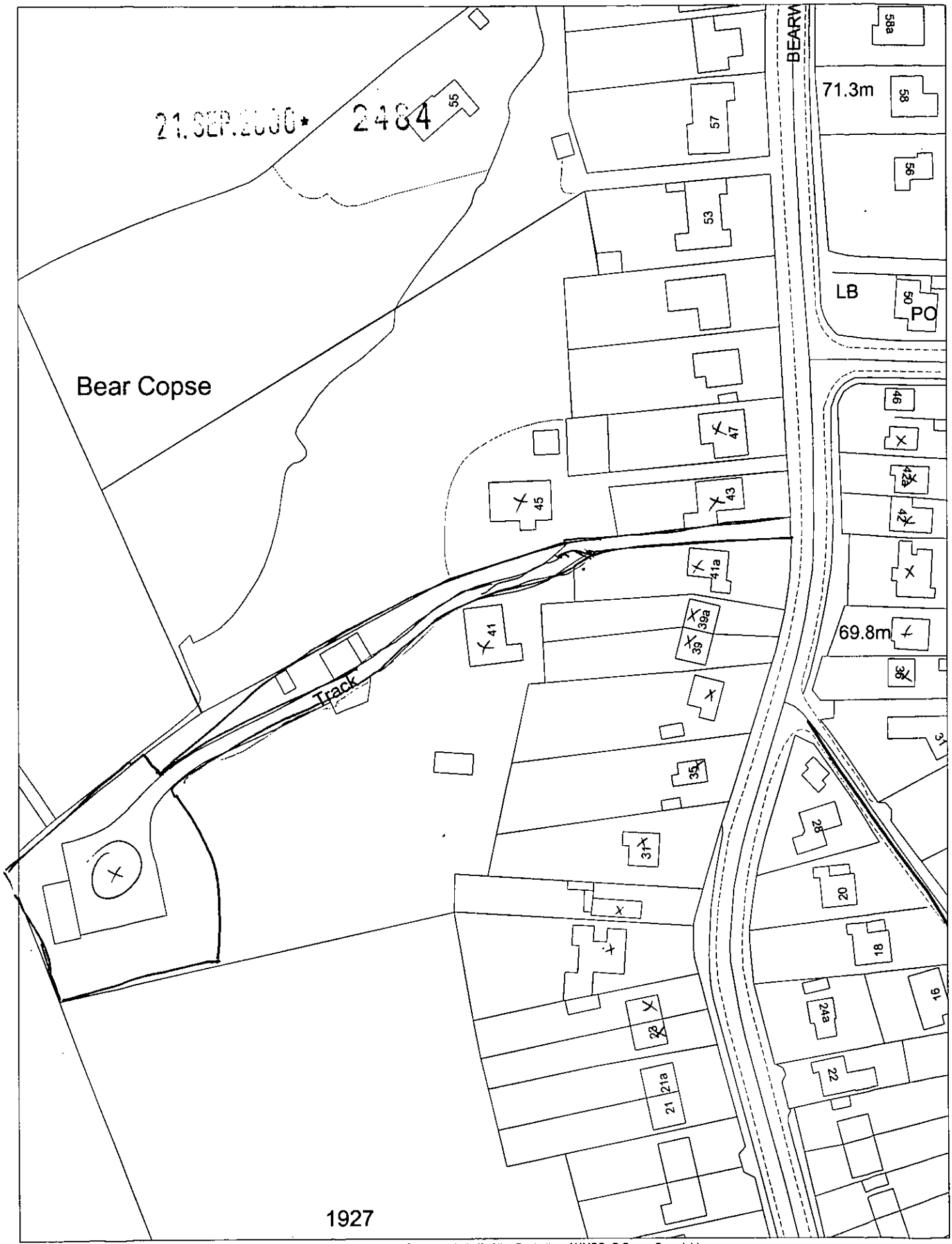

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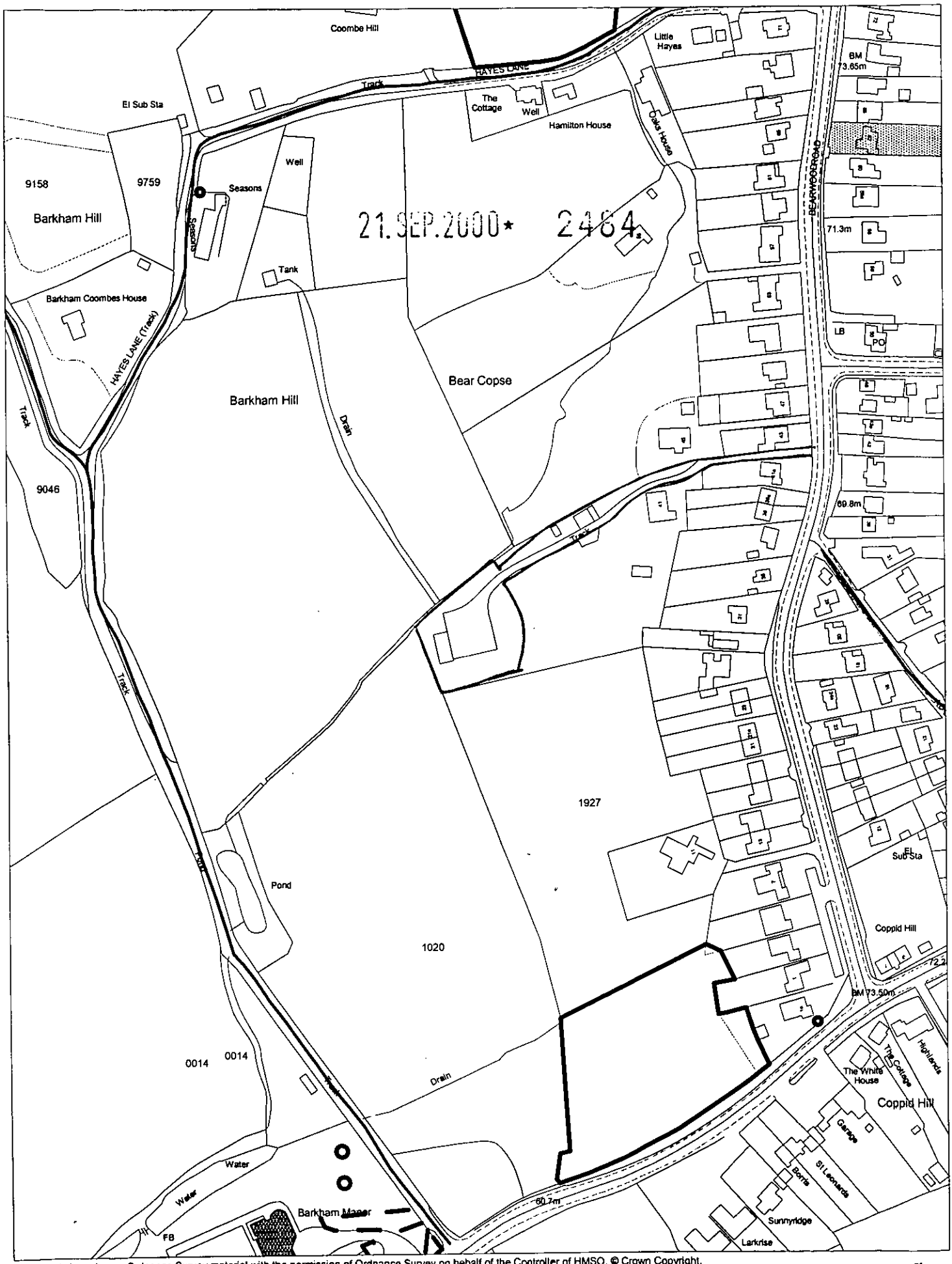
Development Control Section, Environmental Services, Wokingham District Council.
27 September 2000 Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.
27 September 2000

Scale: 1 : 2500

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