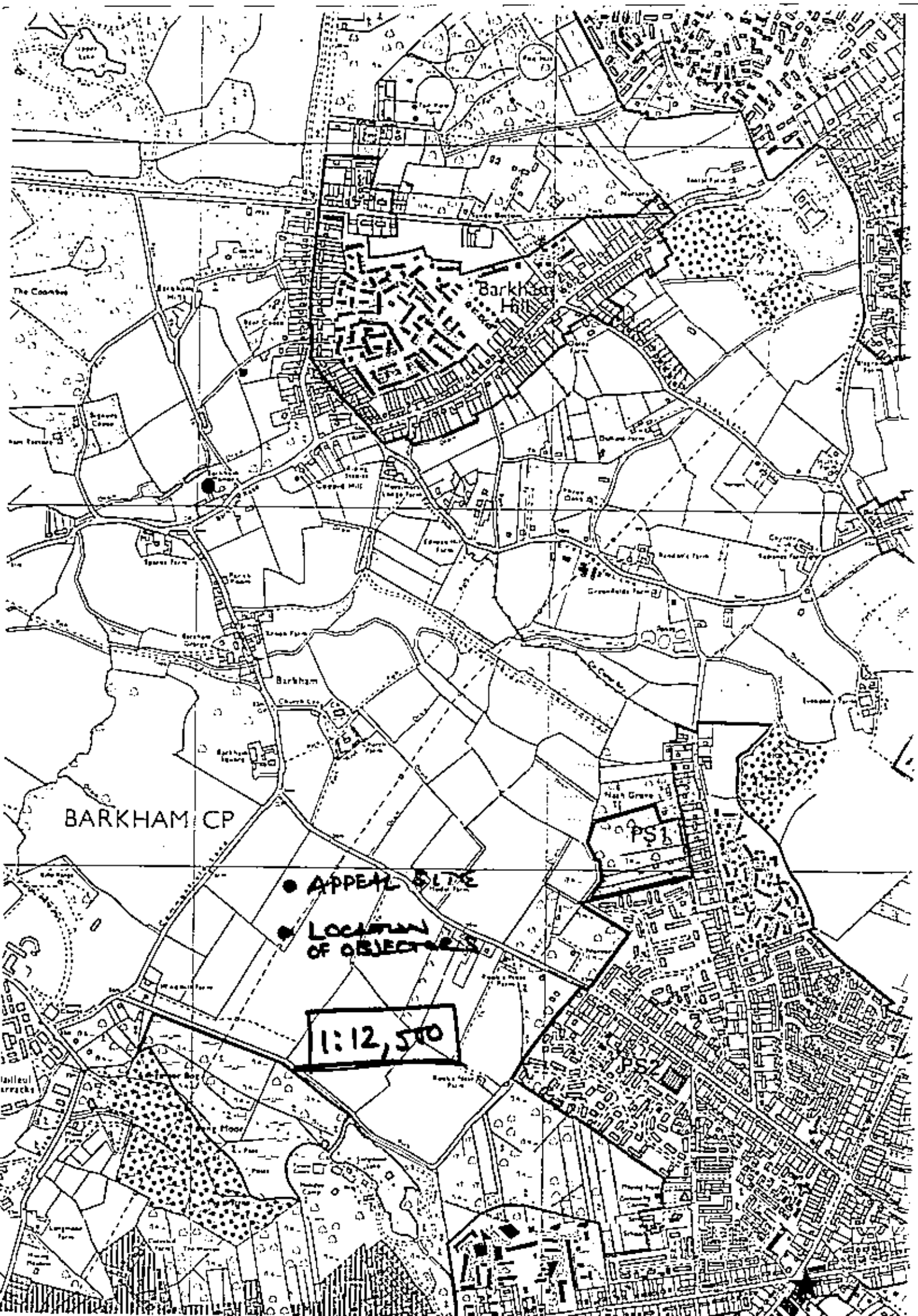
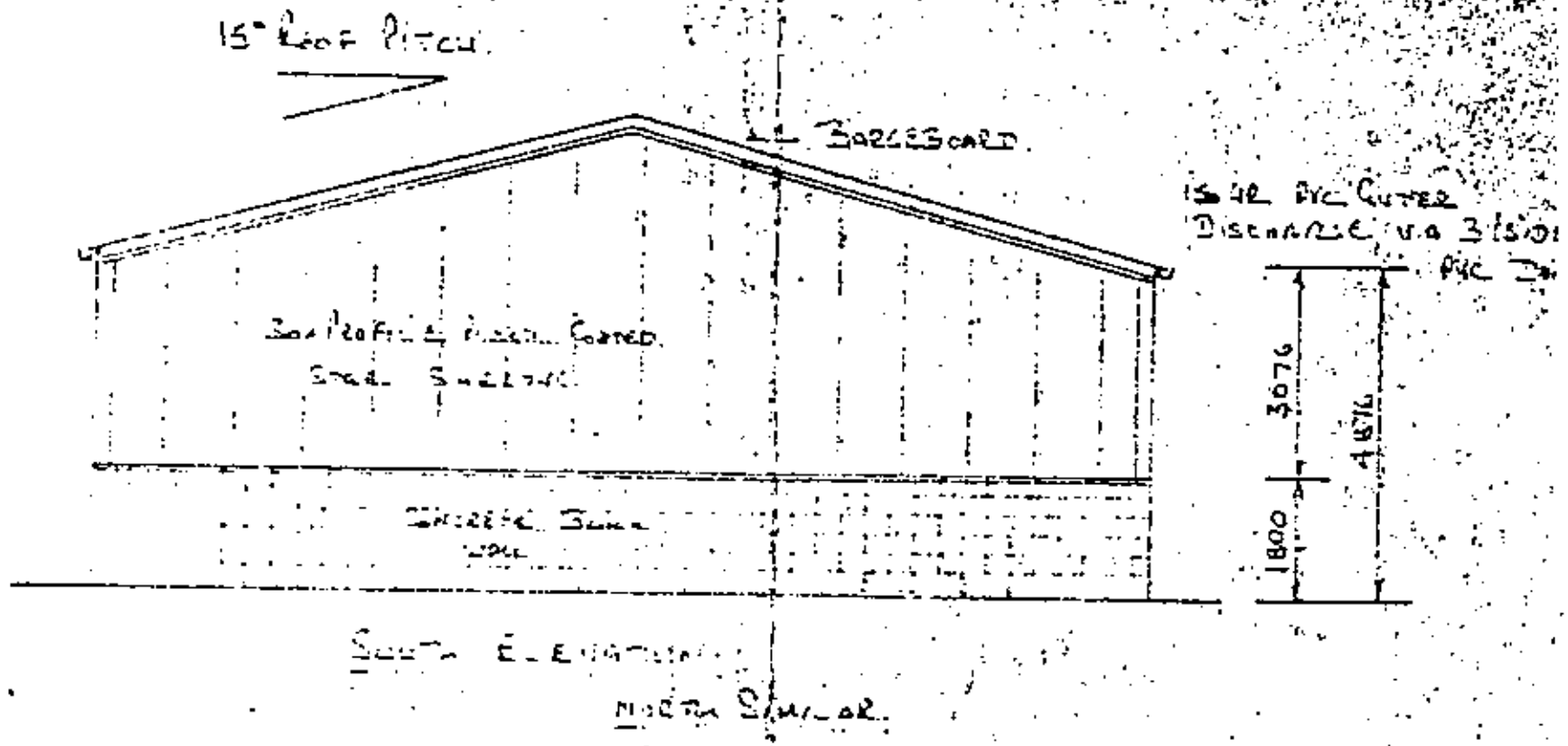
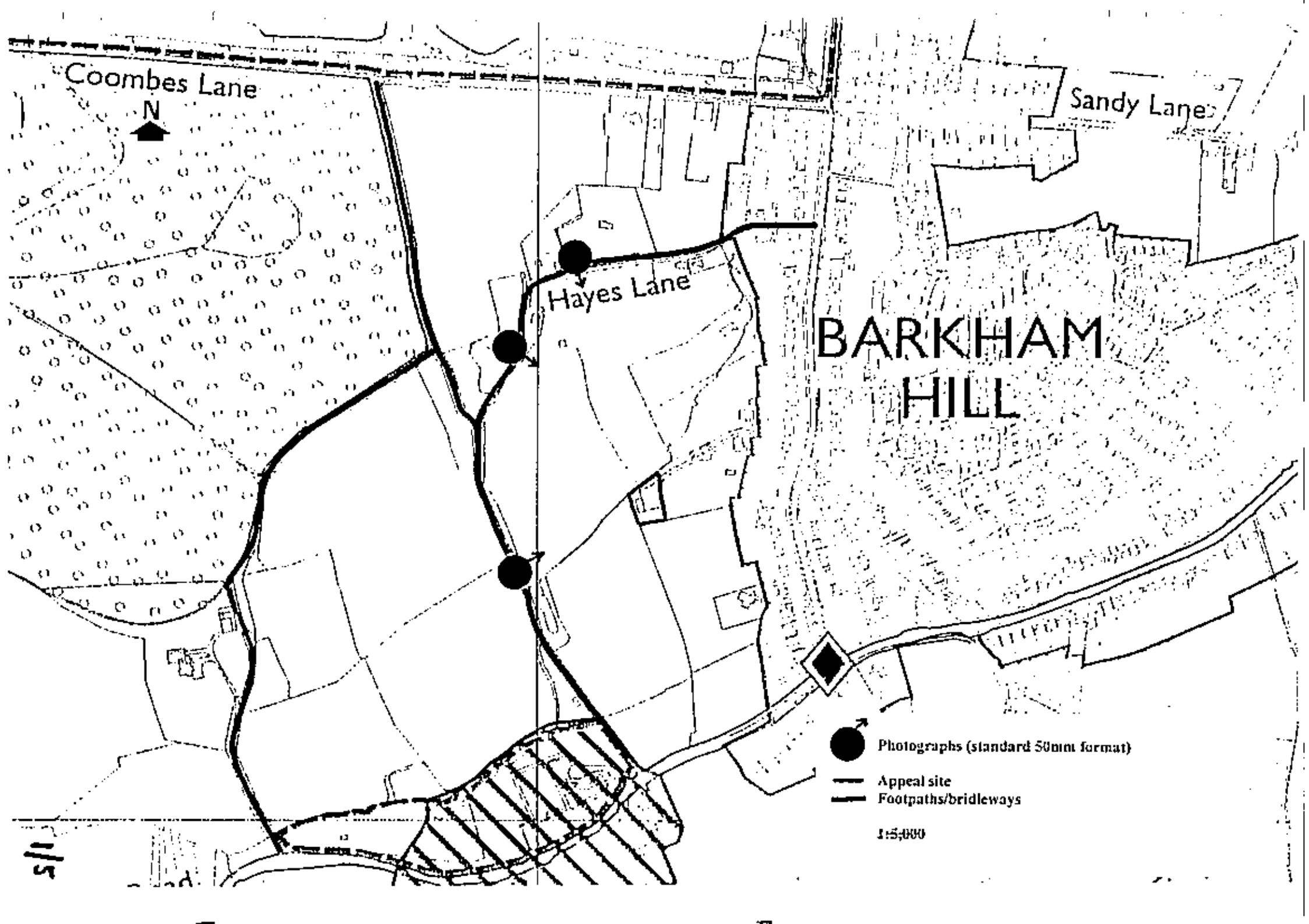
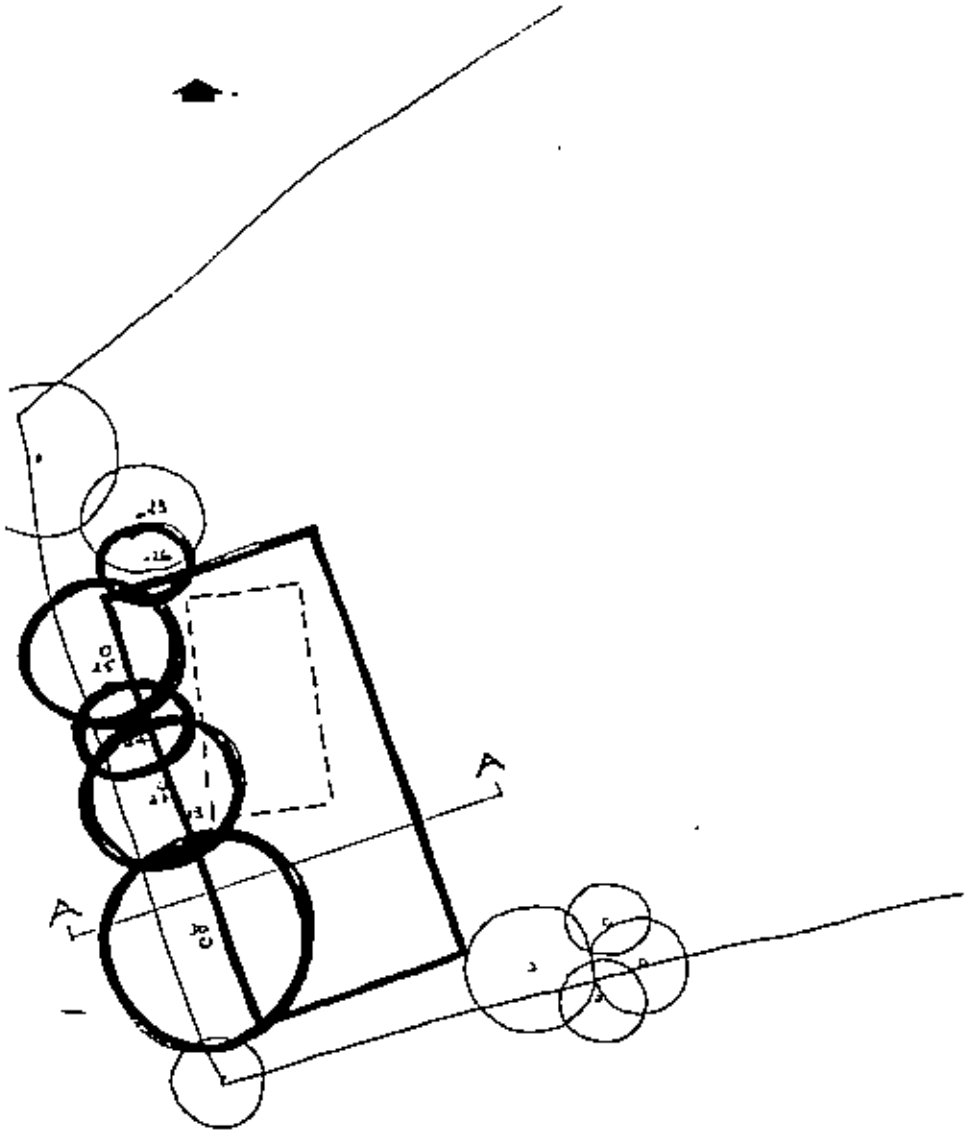

BARKHAM CP
PS1
APPEAL SITE
LOCATION OF OBJECTORS
1:12,500



Roof & Vertical Cladding
Colour to L.A. Approval
from Std Range of BSC Profiles.

1/2


Coombes Lane
N
Sandy Lane
Hayes Lane
BARKHAM
HILL
Photographs (standard 50mm format)
Appeal site
Footpaths/bridleways
1:5,000

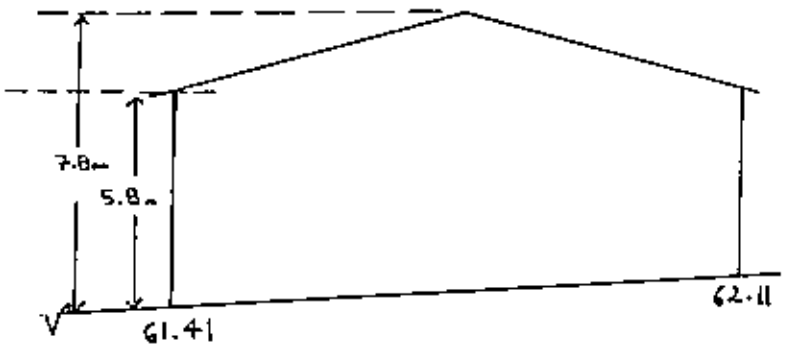


Trees felled to implement vehicle storage building

24	Beech
25	Beech
26	Hawthorn
27	Beech
28	Unknown
29	Unknown
30	Oak

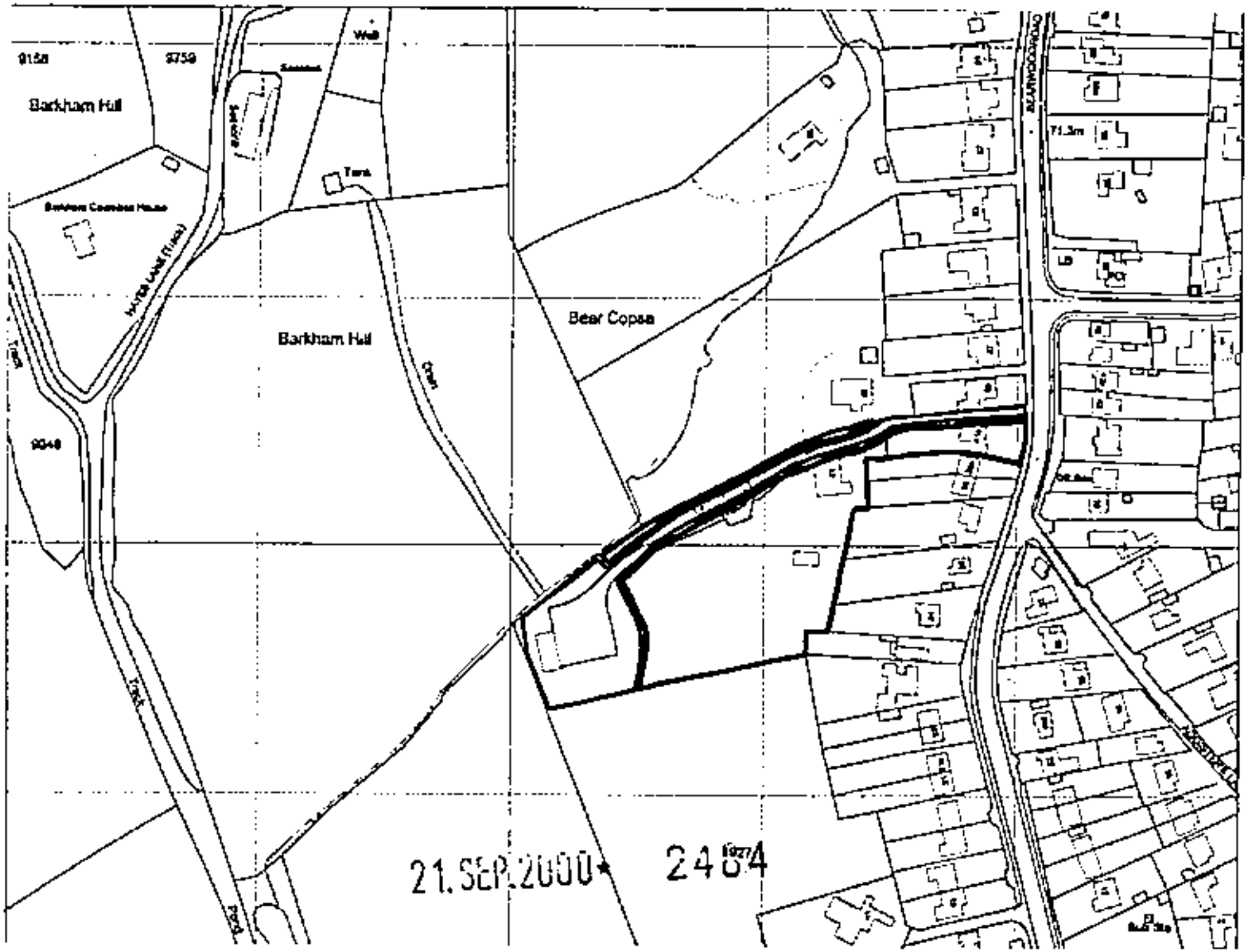
Proposed building
Existing building

Scale: 1:500 and 1:200



A – A

9/1



Notes
Drawn to 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@gggassociates.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
Sept 2000

Drawn By
ML

Drg. No.
BWR/00/151/02

Rev.

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

0118 9789869.

PLANNING SERVICES | HPT
POL | TLB
DC | ENF
APP |
CS (D) | CC
13 NOV 2000
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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.

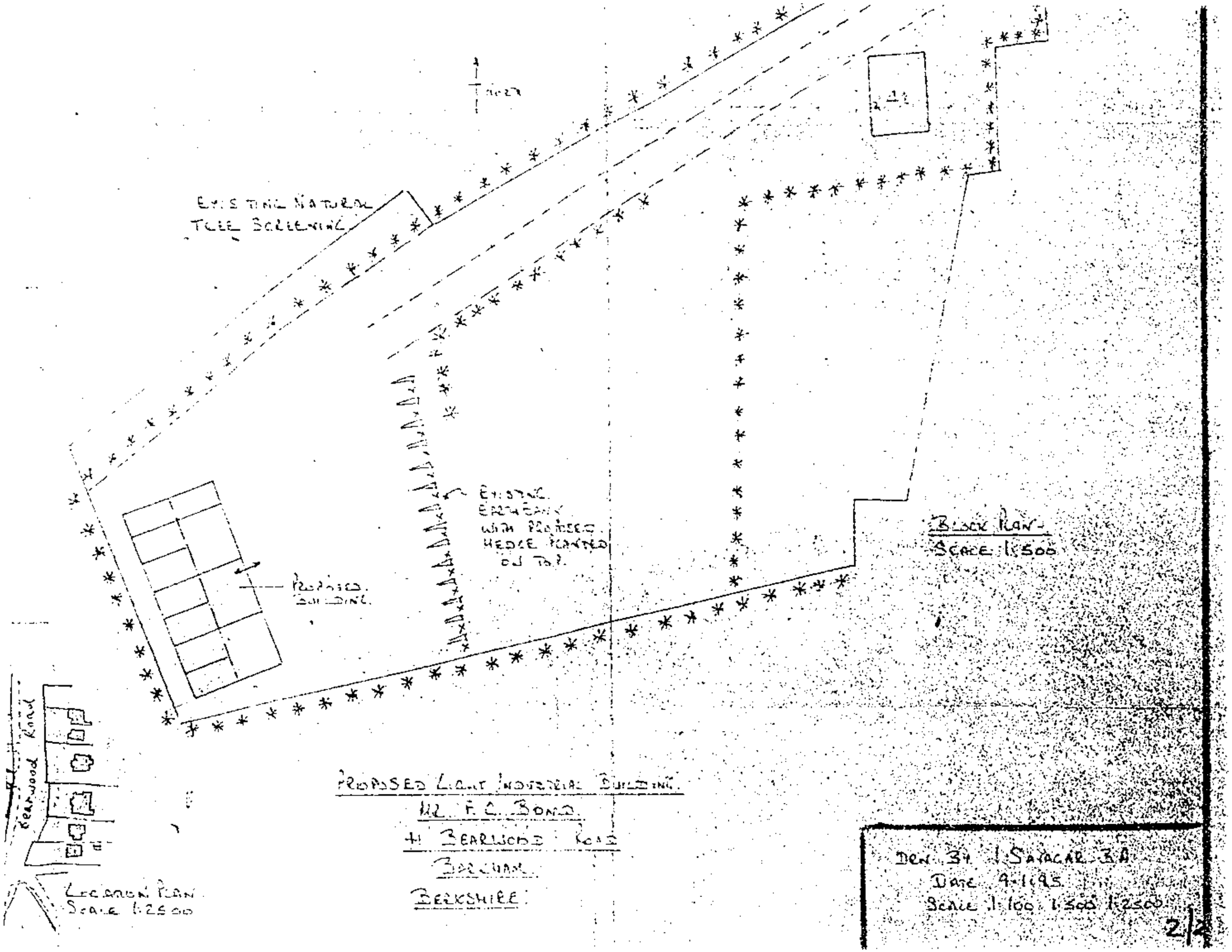
Indeed, when the queues of traffic are stationary along the road, these vehicles would find it impossible to turn in or out of the entrance. It is also on a dangerous bend without good enough views for very long vehicles.

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.

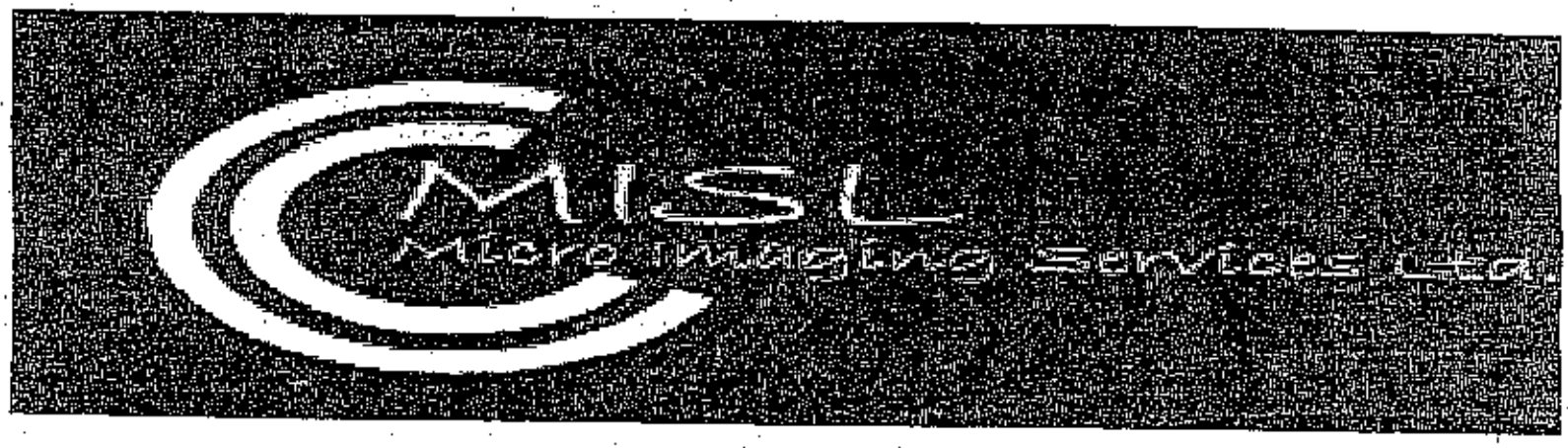
Yours sincerely,

Pamela Osborne.

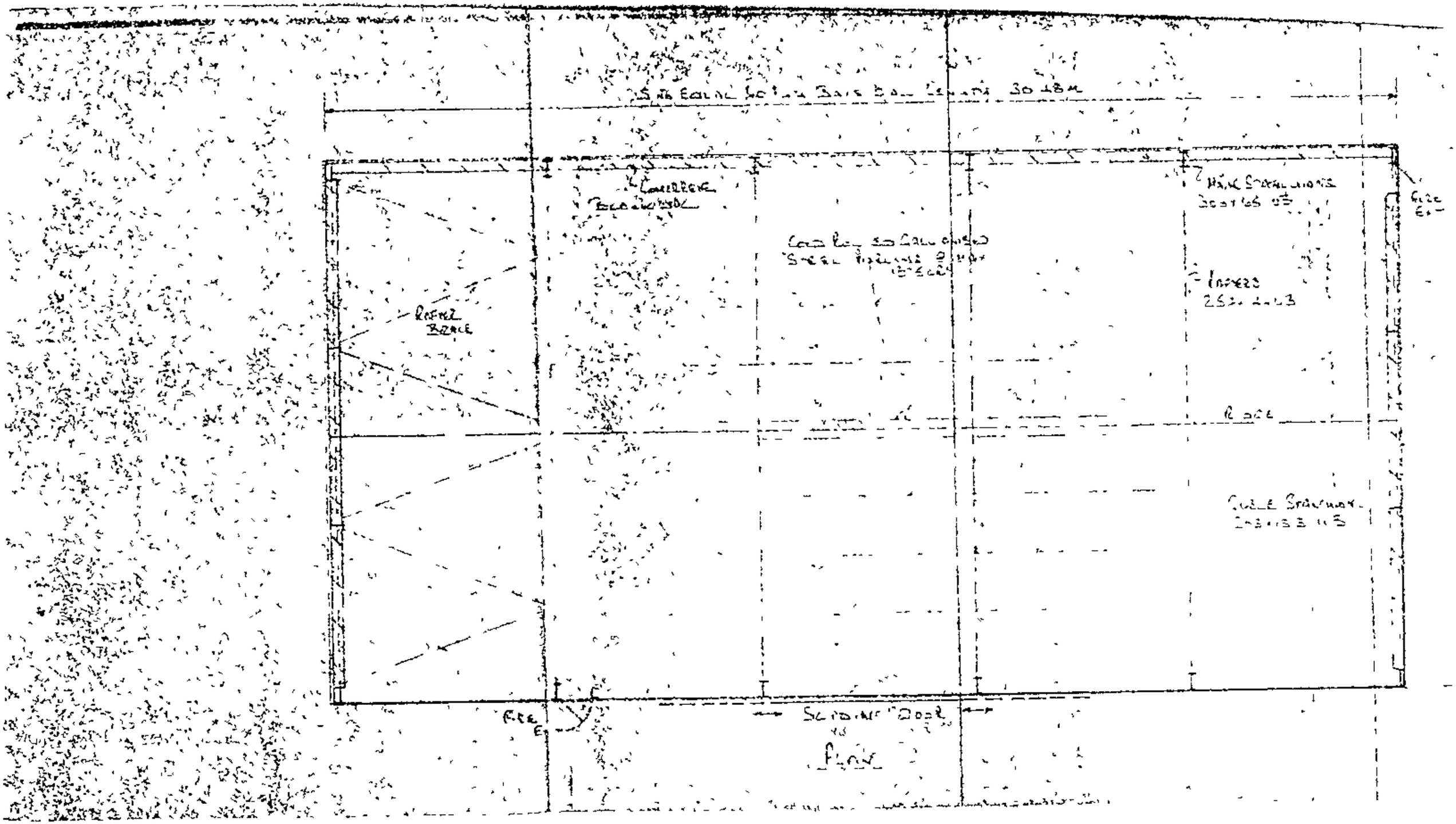


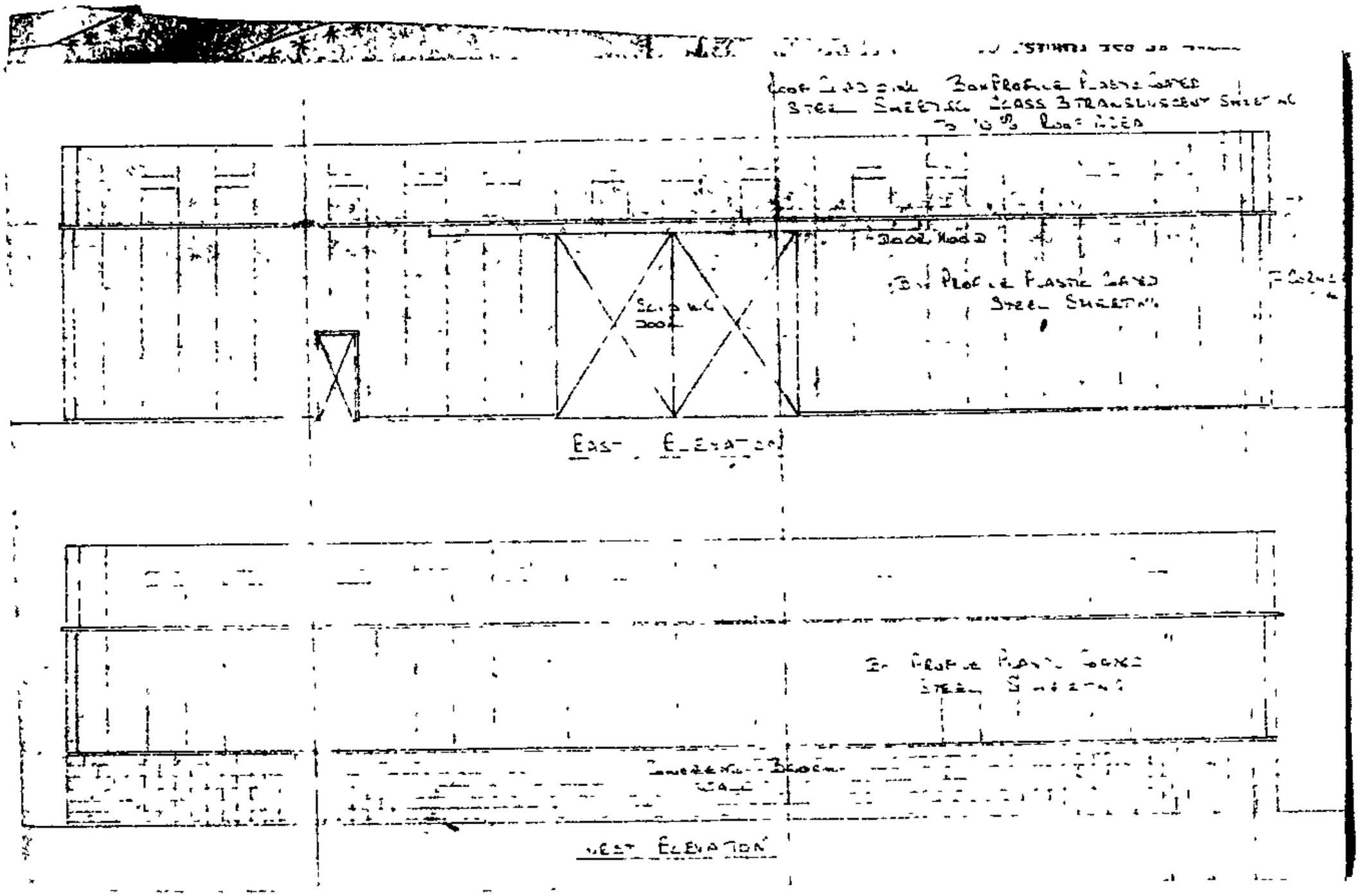
EXISTING NATURAL TREE SCREENING
EXISTING EARTHBANK WITH PROPOSED HEDGE PLANTED ON TOP.
PROPOSED BUILDING
BLOCK PLAN
SCALE 1:500
BEARWOOD ROAD
LOCATION PLAN
SCALE 1:2500
PROPOSED LIGHT INDUSTRIAL BUILDING
MR. F. C. BOND
41 BEARWOOD ROAD
BARCHAM
BERKSHIRE
DRN. BY I. SAYAGAR B.A.
DATE 9-1-95
SCALE 1:100 1:500 1:2500
2/2

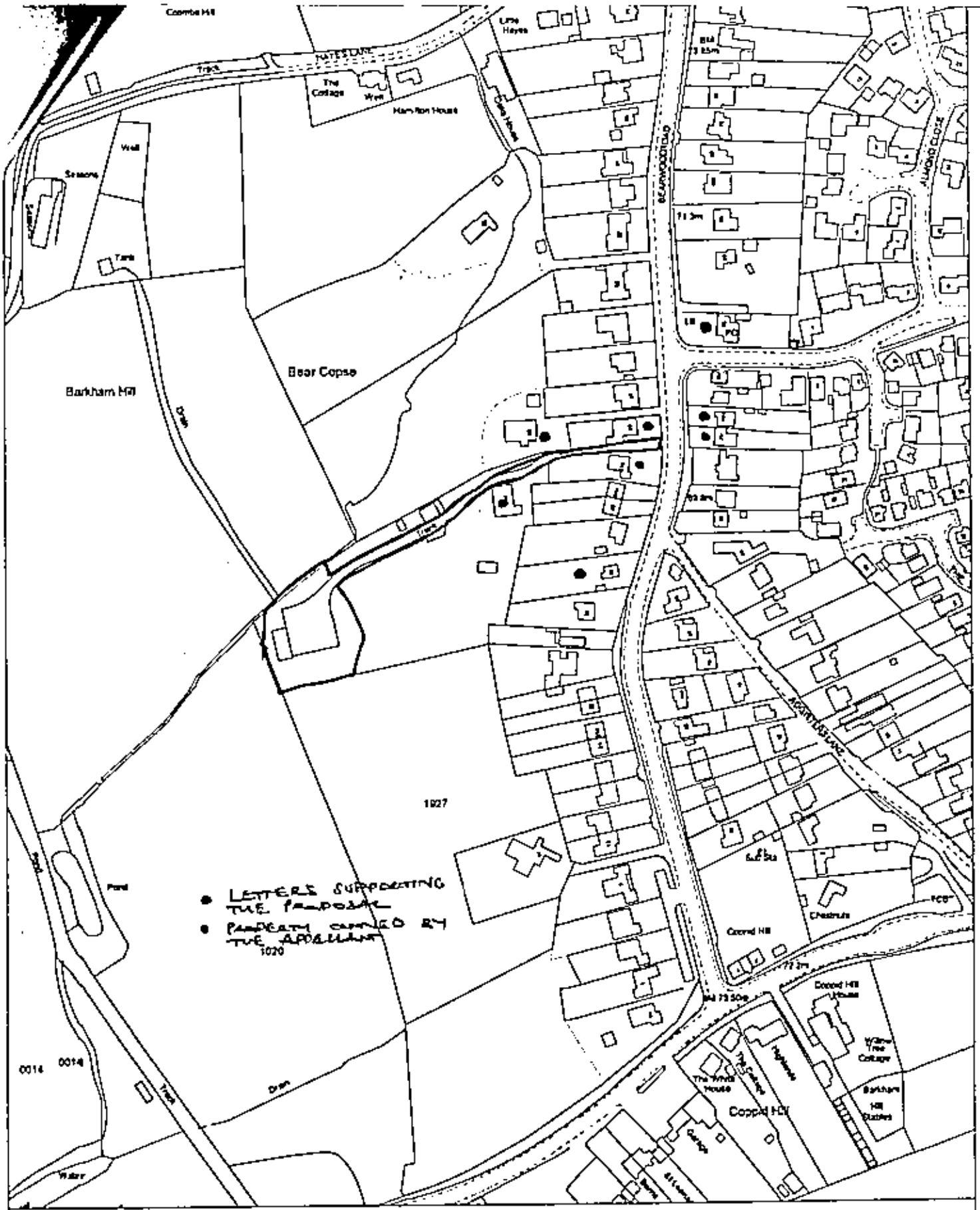
THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN


Rafter Brace
Sliding Door
Plan


EAST ELEVATION
WEST ELEVATION



Site Plan, Scale: 1 to 2500

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Date: 28 November 2000

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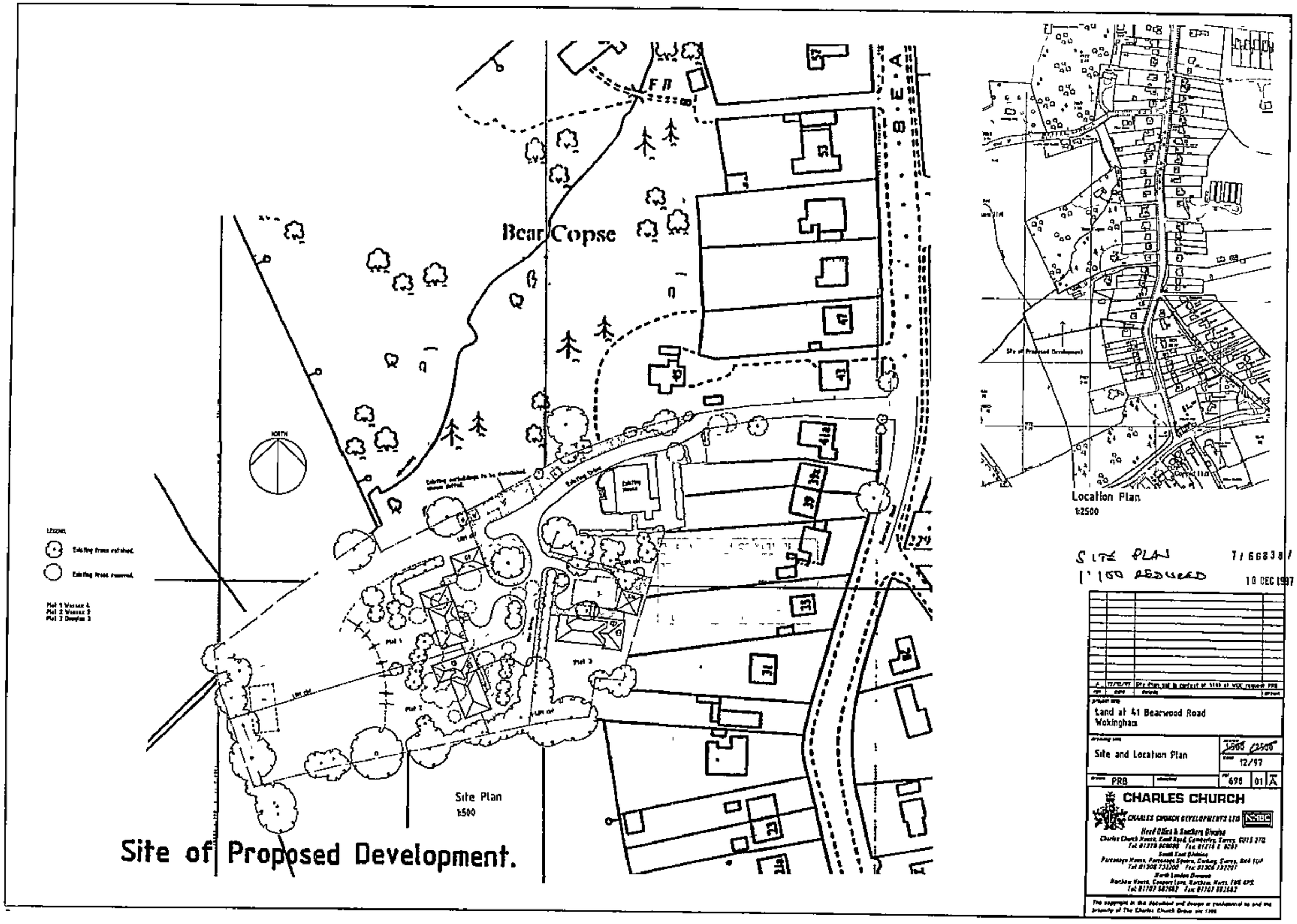

Bear Copse
Site Plan
1:500
Site of Proposed Development.
Location Plan
1:2500
SITE PLAN
1:100 REDUCED
7/66838/F
10 DEC 1997
Land at 41 Bearwood Road
Wokingham
Site and Location Plan
1:500 /2500
12/97
PRB
698
01
A
CHARLES CHURCH
CHARLES CHURCH DEVELOPMENTS LTD
Head Office & Southern Division
South East Division
North London Division

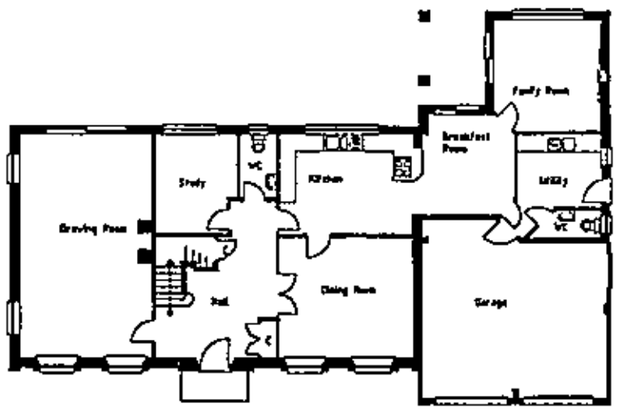
5/3



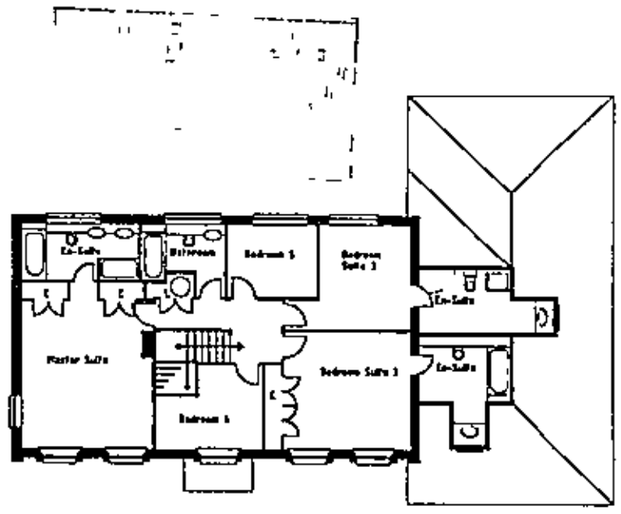
Front Elevation



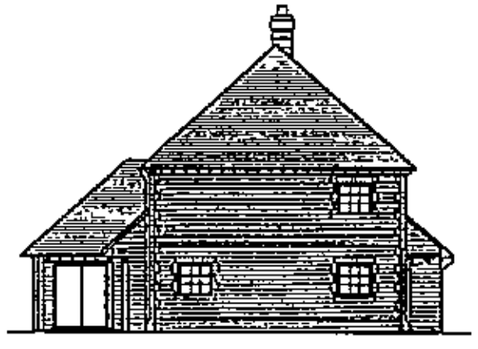
Side Elevation



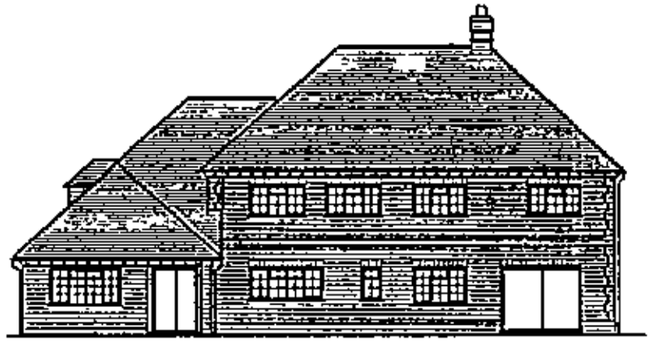
Ground Floor



First Floor



Side Elevation



Rear Elevation

7/68836/F

1:200 received 18 DEC 1997

Land at 41 Bearwood Road
Wokingham

Plans and Elevations for T.P.A.
Plot 2 Housetype

1:100
12/97
698 03

CHARLES CHURCH

CHARLES CHURCH DEVELOPMENTS LTD

Head Office & Southern Counties
Charles Church House, Knoll Road, Camberley, Surrey, GU15 3TD
Tel 01276 [illegible] 60 Fax 01276 [illegible]
South East Division
Parsonage House, Parsonage Square, Dorking, Surrey, RH4 1UP
Tel 01306 [illegible] Fax 01306 [illegible]
North London Counties
Northaw House, Coopers Lane, Northaw, Herts, EN6 4PS
Tel 01707 [illegible] Fax 01707 [illegible]

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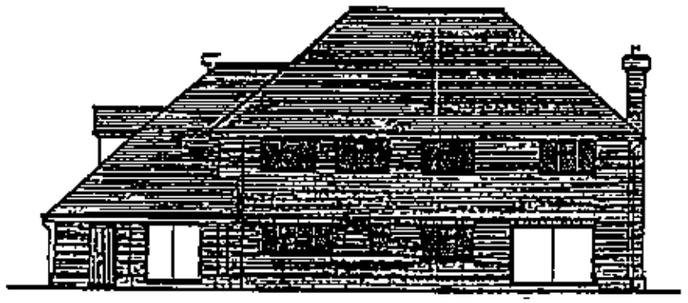
Wessex 3 - cpp

6/3



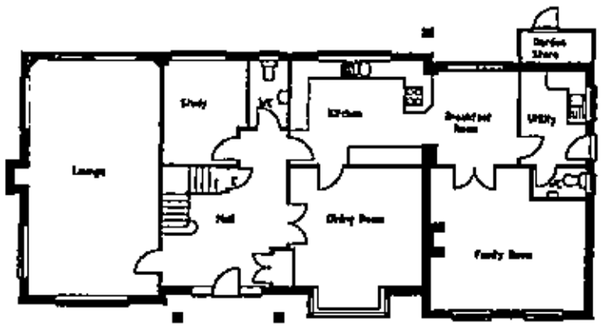
Front Elevation



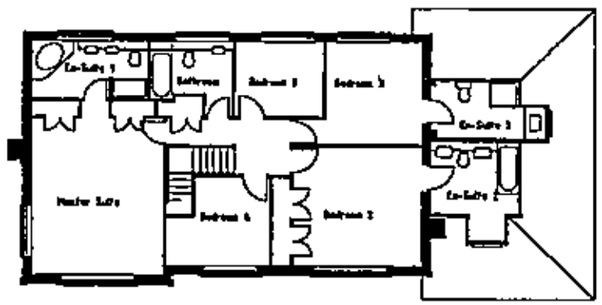
Rear Elevation



Side Elevation



Ground Floor



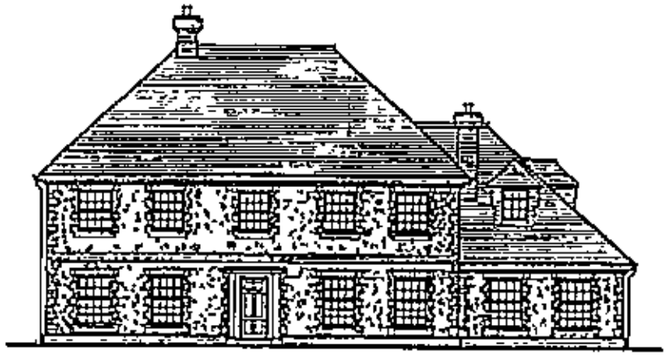
First Floor



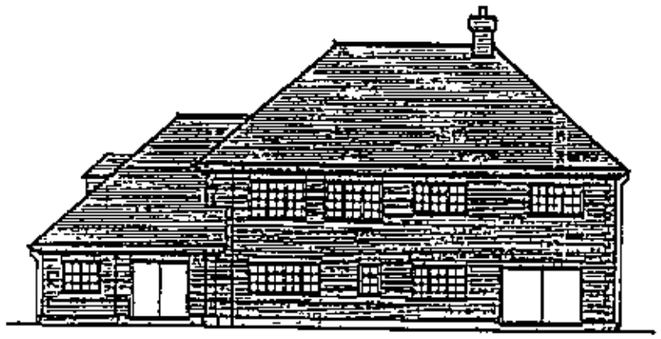
Side Elevation

1:200 @A3

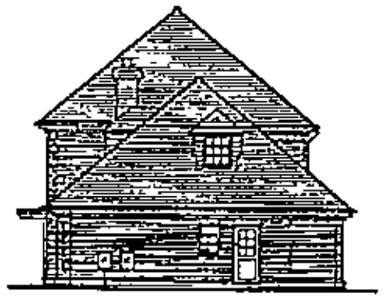
18 DEC 1997



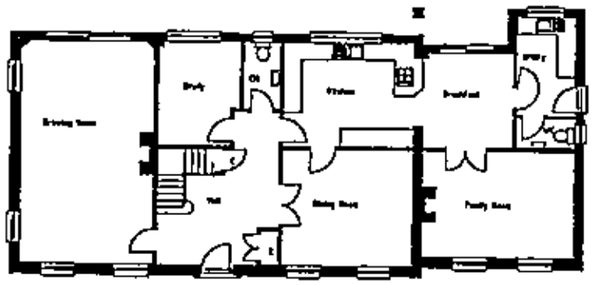
Front Elevation



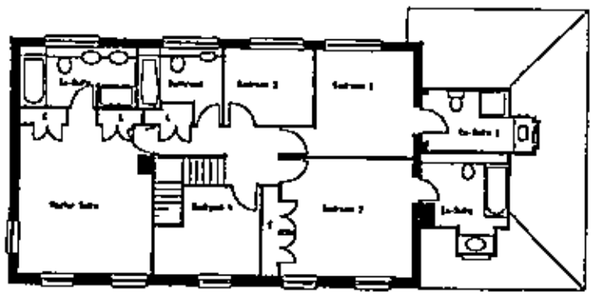
Rear Elevation



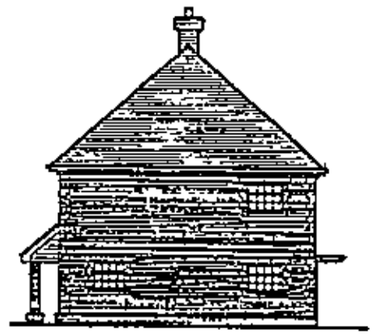
Side Elevation



Ground Floor



First Floor



Side Elevation

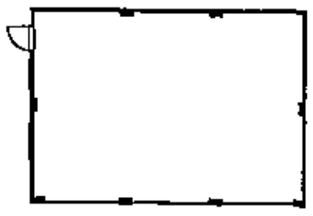
1:200 REDUCED



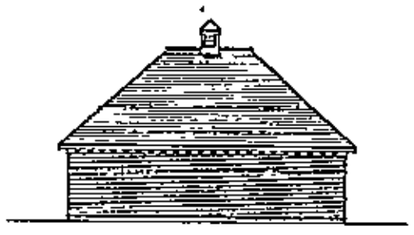
Side Elevation



Front Elevation



Garage Plan



Rear Elevation



Side Elevation

Land at 41 Bearwood Road
Wokingham

Plans and Elevations for T.P.A.
Plot 1 Housetype

1:100

12/97

698 | 04

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Head Office & Southern Division
Charles Church House, Knoll Road, Camberley, Surrey, GU15 3TQ
Tel 01276 808080 Fax 01276 808081

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Parsonage House, Parsonage Square, Dorking, Surrey, RH4 1UP
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Wessex 4 - G9 - as

8/3



21.SEP.2000* 2484

Notes
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Revision Details			
E			
D			
C			
B			
A	Houses shown	19 9 00	

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 development

Drawing Title
Site plan

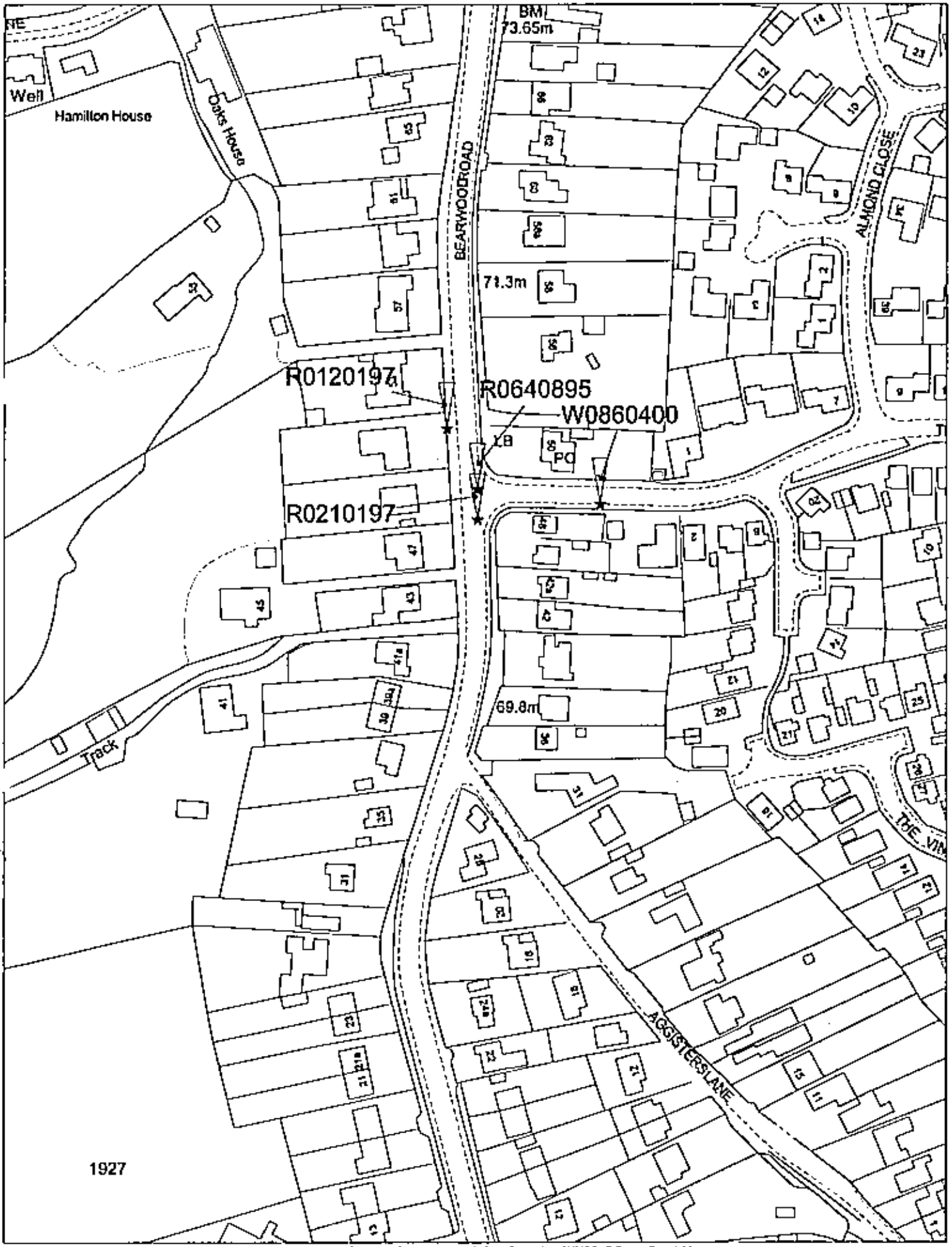
Scale
1 500

Date
Sept. 2000

Drawn By
ML

Drg. No.
BWR00151/01

Rev
A



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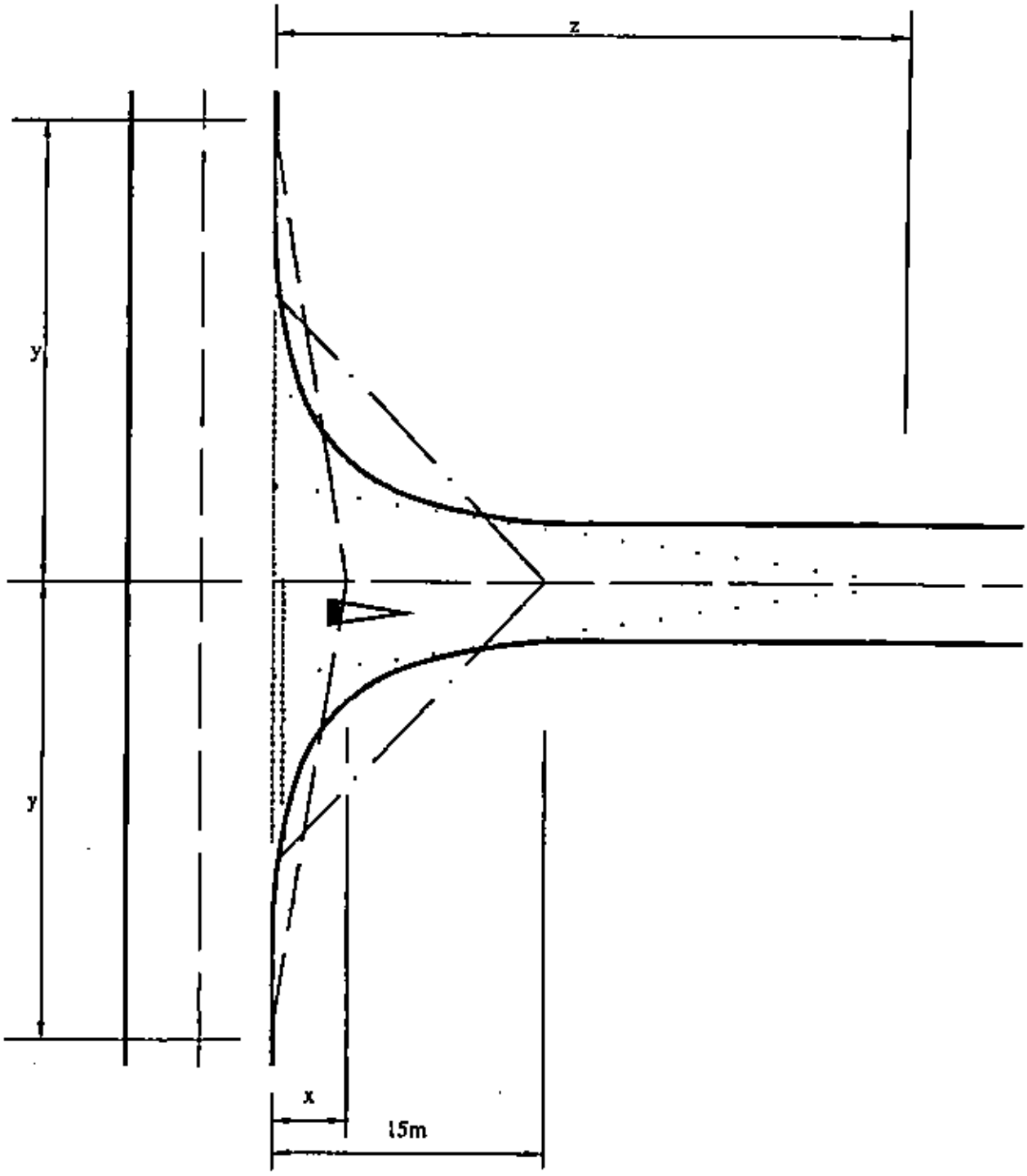
Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001

Scale: 1 : 1600



x 'x' distance
y 'y' distance
z Desirable Minimum Stopping Sight Distance (SSD) for Approach Road Design Speed

Lines over which unobstructed visibility should be provided

Figure 7/1: Visibility Standards (para 7.6)

c. The distance back along the minor road from which the full visibility is measured is known as the 'x' distance. It is measured back along the centreline of the minor road from the continuation of the line of the nearside edge of the running carriageway of the major road. The 'x' distance shall be desirably 9m (but see para 7.8). From this point an approaching driver shall be able to see clearly points to the left and right on the nearer edge of the major road running carriageway at a distance given in Table 7/1, measured from its intersection with the centreline of the minor road. This is called the 'y' distance and is defined in Fig 7/1. Relaxations are not available for this distance.

7.7 If the line of vision lies partially within the major road carriageway, it shall be made tangential to the nearer edge of the major road running carriageway, as shown in Fig 7/2.

Design Speed of Major Road (kph)	'y' Distance (m)
50	70
60	90
70	120
85	160
100	215
120	295

Table 7/1: 'y' Visibility Distances from the Minor Road (Relaxations not available - para 7.6c)

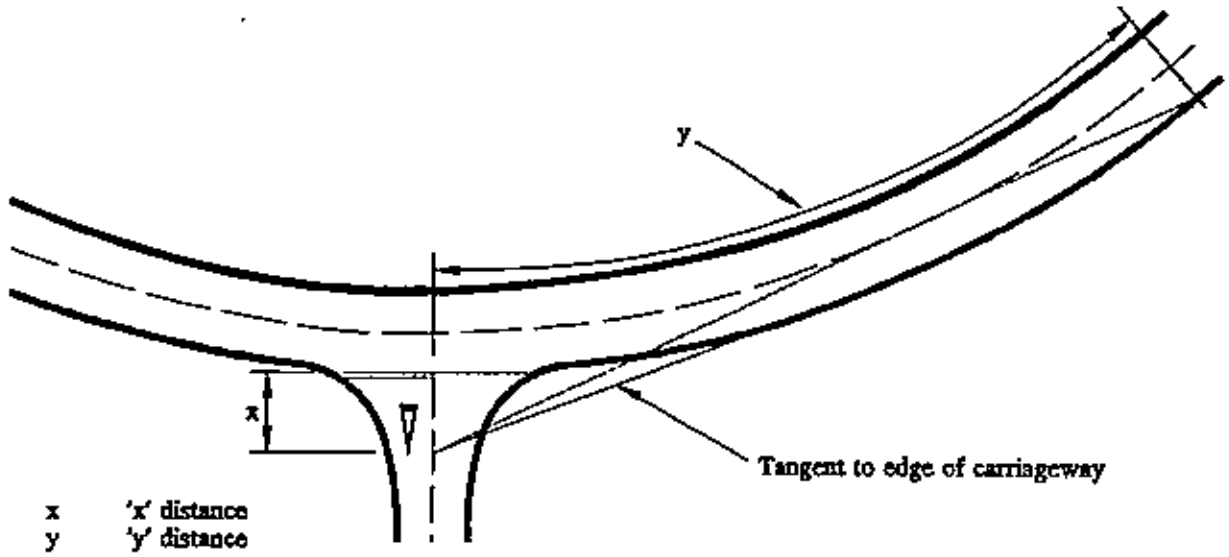
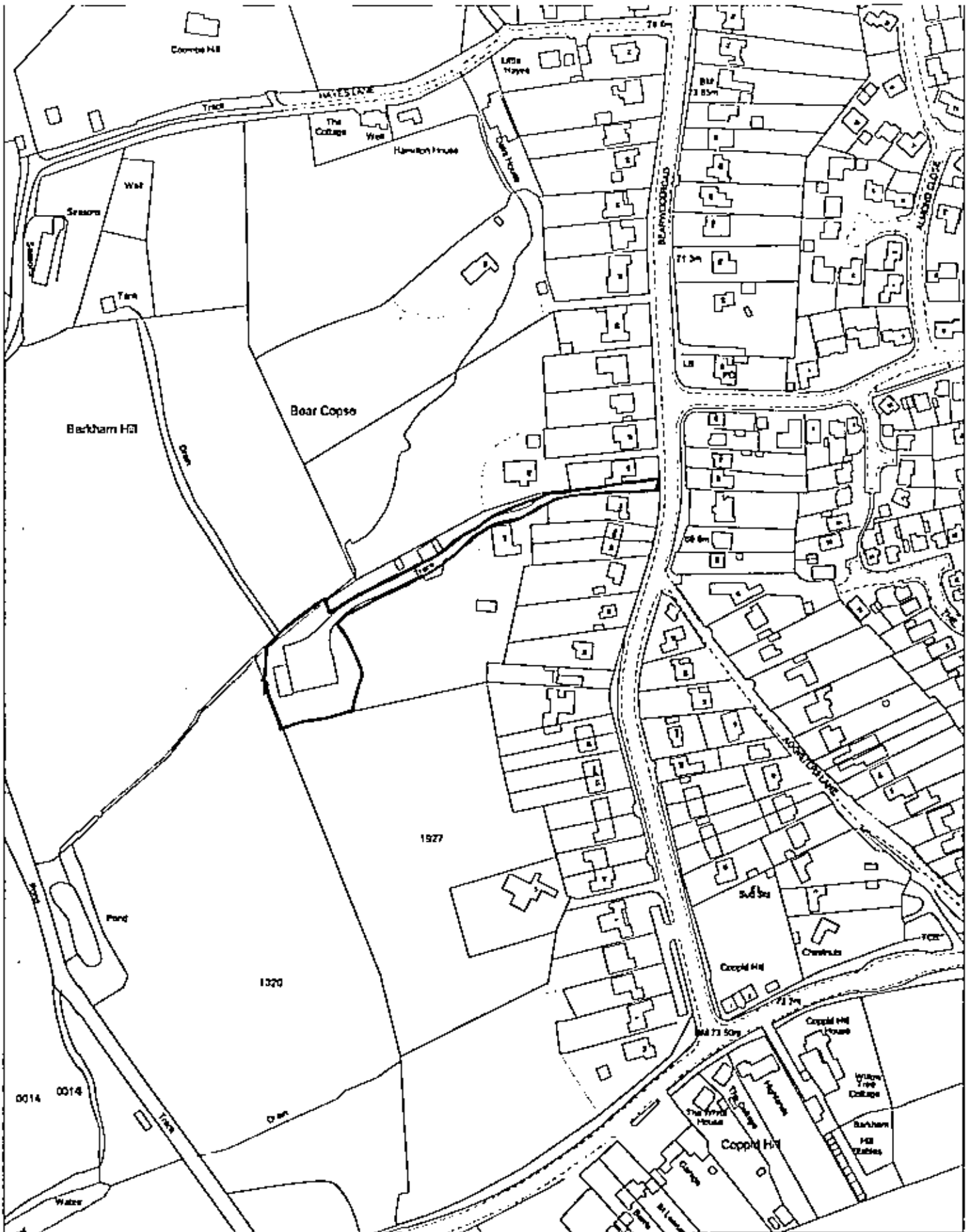


Figure 7/2: Visibility Standards with a Curved Major Road (para 7.7)



Site Plan, Scale: 1 to 2500

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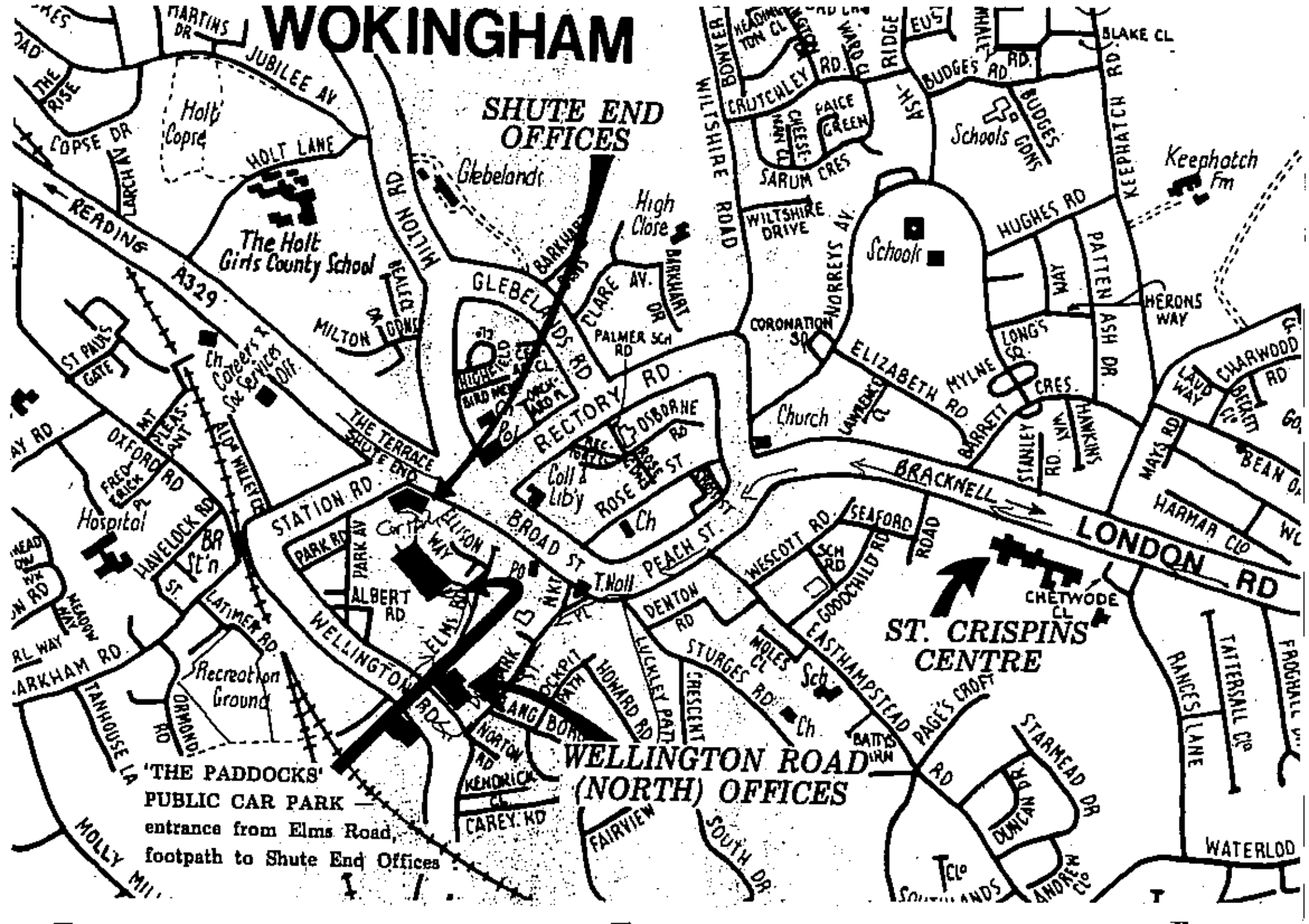
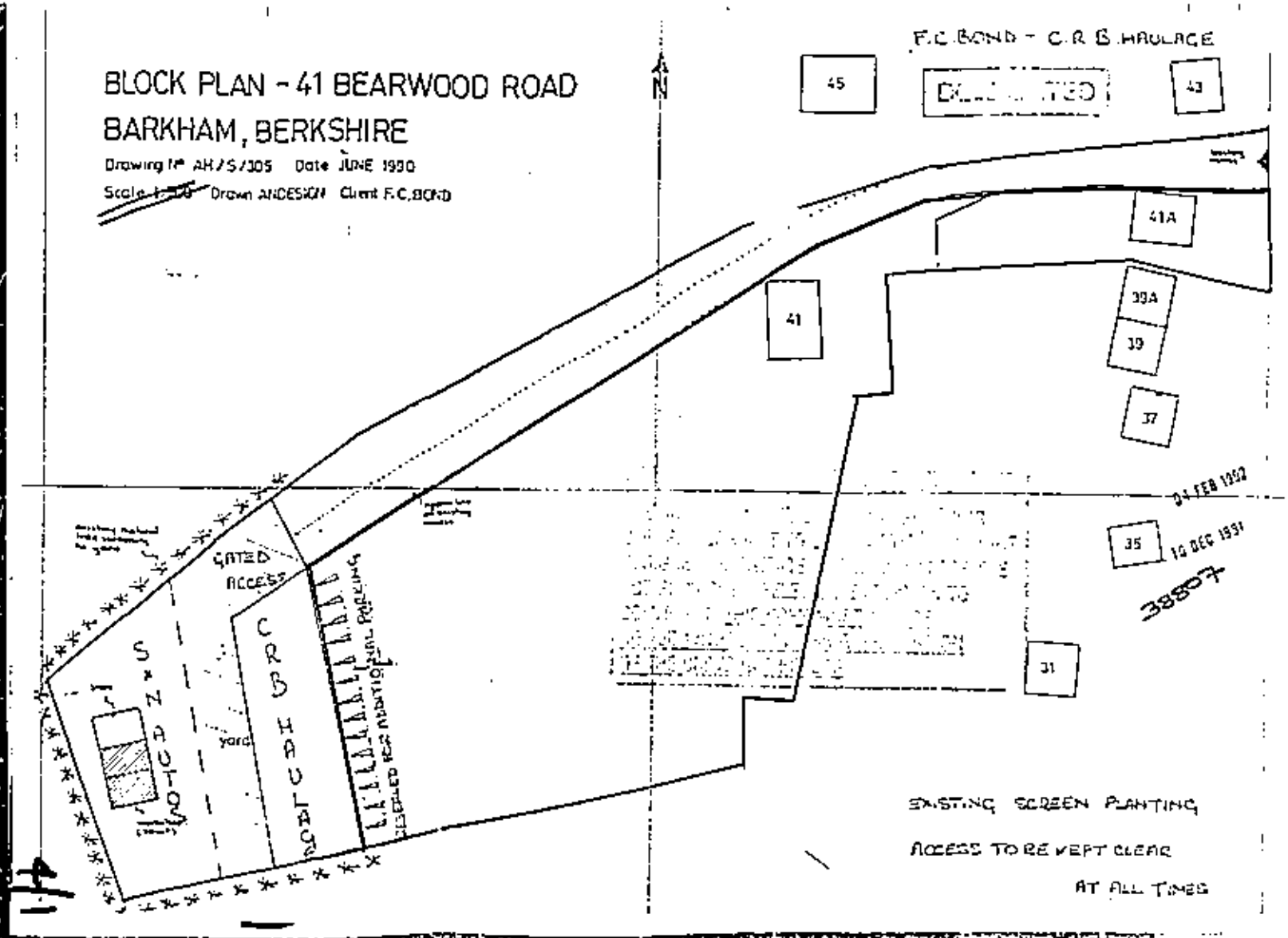
Date: 28 November 2000


WOKINGHAM
SHUTE END OFFICES
WELLINGTON ROAD (NORTH) OFFICES
ST. CRISPINS CENTRE
'THE PADDOCKS' PUBLIC CAR PARK — entrance from Elms Road, footpath to Shute End Offices
READING A329
LONDON RD
BRACKNELL
Holt Copse
The Holt Girls County School
Glebelands
High Close
Schools
Keephatch Fm
Schools
Church
Hospital
Recreation Ground
Careers & Car Services Off.
Coll & Lib
Ch
PO
T.Hall
Sch
Sch
Sch


BLOCK PLAN - 41 BEARWOOD ROAD
BARKHAM, BERKSHIRE
Drawing No AH/S/305 Date JUNE 1990
Scale 1:500 Drawn ANDESIGN Client F.C.BOND
F.C.BOND - C.R.B. HAULAGE
N
45
43
41A
41
39A
39
37
35
31
04 FEB 1992
10 DEC 1991
38807
GATED ACCESS
S & N AUTOS
C R B HAULAGE
yard
DISPLAY FOR ADDITIONAL PARKING
EXISTING SCREEN PLANTING
ACCESS TO BE KEPT CLEAR
AT ALL TIMES


APPLICATION SITE
Copped Hill
Barkham Hill Stadium
Wertlaers Lodge Farm
14540
18/1