Awaiting revised layout.

APPLICATION NO:
F/2000/1197

LOCATION:
14 Bradley Drive, Wokingham.

APPLICANT:
Mr W Day

PROPOSAL:
Proposed relocation of boundary fence.

EARLIEST DATE FOR DECISION: **13/05/2000**
Legally exp: 17/05/2000
APPLICATION EXPIRY DATE: **06/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr W Day
14 Bradley Drive
Wokingham
Berkshire
RG403HZ

Application Number: F/2000/1197

Parish: **WOKINGHAM**

Location: **14, Bradley Drive, Wokingham.**

Proposal: **Proposed relocation of boundary fence.**

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

Reason

1. The proposed development by virtue of its siting would result in a loss of openness and be detrimental to the character of the streetscene. As such, it is considered to be contrary to development plan Policies WBE1 of the Wokingham District Local Plan (Consolidated Document November 1999) and contrary to Policies SBE1, SBE2 and STV6 of the South East Area Local Plan.

John Mitchell

John Mitchell CLT
Development Control Manager
Date: 30/06/2000

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1197

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/1197
14, Bradley Drive, , Wokingham.
Proposed relocation of boundary fence.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1197**
14, Bradley Drive, , Wokingham.
Proposed relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1197

CONFIDENTIAL

Councillor King
1 Winkfield Close
Wokingham
RG41 2EZ

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

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14, Bradley Drive, , Wokingham.
Proposed relocation of boundary fence.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1197**
14, Bradley Drive, , Wokingham.
Proposed relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1197

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

Dear Councillor

Application Number: F/2000/1197
14, Bradley Drive, , Wokingham.
Proposed relocation of boundary fence.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1197**
14, Bradley Drive, , Wokingham.
Proposed relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/1197

Proposal:
Proposed relocation of boundary fence.

Location:
14, Bradley Drive, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1197

Applicant : Mr W Day .

Location : 14, Bradley Drive, , Wokingham.
Proposal : Proposed relocation of boundary fence.

Site Notice Displayed ? : YES ✓ NO ✓ DATE 2/5

Date of Neighbour Notifications : .....

Date of Site Visit : 2/5

Date Registered : 11/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :

Wokingham TC: 18/5 - no objections (subject to legal boundaries).
22/5. revised plan - no objections

Landscape } no objections
Trees: }

no objections to revised plans.

Highways: 2/5 - approval with no conditions

Neighbours/SN: 9 Bradley Drive (3/5) - objections
10 Bradley Drive (9/5) - objections
3+12 Bradley Drive (10/5) - objections
7+11 Bradley Drive (9/5) - objection

Revised	
8 (17/5)	11 (22/5
10 (19/5)	
3 (19/5 + 22/5)	12 (23/5)
7 (22/5)	

The Oaks Croft Rd (6/6)

Planning Issues :

1) Impact upon the character of the ~~area~~ streetscene (SENLP → STV6 - open areas). } WBC1
2) Impact upon neighbouring properties } SBC1/2.

Application Number: F/2000/1197

Appraisal :

1) Impact upon the streetscene -
The proposed development is for the relocation of a 1.8m boundary fence - fronting Bradley Drive.
Currently, there is a 4m gap with the fencing → road on the shared access to Nos 11, 12 & 13, and the max distance of fencing → road is 11m.
The proposal would see the fence line more closer to the highway & enclose an open area at the boundary with 23 Croft Rd & 14 Bradley Drive. This relocation of the fence line would see the fence line moving to within 2m of the road.
This relocation is considered to be detrimental to the character of the streetscene by reducing the amount of open green areas along the road. Policy ST6 seeks to protect protect important open areas within id'd settlements. Many neighbours wrote in during the consultation period objecting to the change that the fencing would bring to the street scene.

2) Impact upon neighbouring properties.
It is considered that the proposed development would have any adverse negative impacts upon neighbouring properties by way of overshadowing/overbearing.

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

Application Number F/2000/1197
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its
			result in a loss of openness and
			siting would be detrimental to the
			character of the streetscene.
			As such, it is considered to be contrary
			to development plan policies WBE1 of the
			WDLP (consolidated doc. Nov 1999) and contrary
			to policies SBE1, SBE2 and STV6 of the
			SEALP.

John [illegible]
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 14 Bradley Drive Wokingham.

APPLICATION NUMBER: F/2000/1197

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING (See photographs)

A Gap will be retained with road — start close boarded fencing with concrete posts.

Gap will be reduced → affect st. scene.

4. RELATIONSHIP TO ADJOINING PROPERTIES

23 Croft Rd — has fencing - it is obscured by shrubs etc.

b

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1197	D J Hanley 9 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	Mr & Mrs C Ward 11 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	L Woodward Wildwood 10 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	N & D Mackenzie 7 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	Mr R Hill 3 Bradley Drive Wokingham Rg40 3HZ
F/2000/1197	M & H Richards 12 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	D Hanley 9 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	Mr R Hill 3 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	Mr & Mrs Richards 12 Bradley Drive Wokingham RG40 3HZ
F/2000/1197	P Collins The Oaks Croft Road Wokingham RG40 3HX

App refused, letter
)4/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) PRE-APP ATTACHED (B)

Start date: ~~22 MAR 2000~~ VALID 19.4.2000	Map No. 91 Site 0.09
Officer: NAB | Application No. F/2000/1197	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description: (F) PROPOSED RELOCATION OF BOUNDARY FENCE

Location: 14 BRADLEY DRIVE

Parish: WOKINGHAM Ward: Evendons

Applicant: MR CO DAY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (1) 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	labelled existing and proposed position of fence	5/4	
(3)	Forms unsigned	Q3 Site address	5/4	
4	Correct S 66 certificate			
(5)	Elevation plans	elevations of fence & posts.	5/4	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-app attached

NEIGHBOURS:

S/N+ 3, 4, 5, 6, 7, 11, 12 Bradley Drive
23 & 30 Croft Road ✓ } Wokingham.
205 Finchampstead Road

The Oaks
Croft Road
Wokingham
Berkshire RG40 3HX

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 055	NB
06 JUN 2000	
COPIES TO:	ACK

5th June 2000

Mr. John Mitchell,
Development Control Manager,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Dear Mr. Mitchell,

Application Number: F/2000/1197

Site Address: 14 Bradley Drive, Wokingham

Proposal: Proposed relocation of boundary fence.

Revised/additional plans show: Alterations to position of fencing.

I understand that an application has been made by 14th Bradley Drive to change the boundary of the rear fence. I have two concerns with regard to this application:

1. The right of way that I have from the back of my premises to Bradley Drive is maintainable at my expense and if there is an intention for a gate to be included at the rear of the premises of 14 Bradley Drive, this could increase the usage over my right of way.

2. I would want assurances that any form of hedging put along the new fence line did not exceed the current level of my fence, as otherwise this could have an effect on the amount natural light reaching my garden.

Yours faithfully,

Peter Collins

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 12th June 2000

Location: 14 Bradley Drive, Wokingham.

Proposal: Proposed relocation of boundary fence.

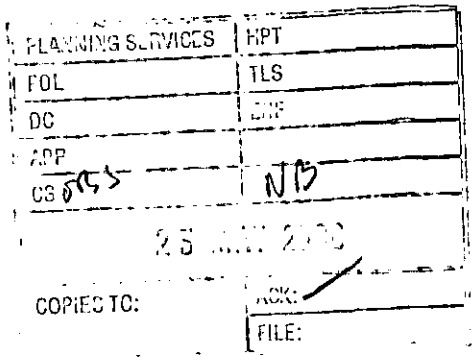
Application Number: F/2000/1197

In response to your consultation dated 12th May 2000 for the above application, the landscape comment is as follows:

The revised plans for this application are satisfactory, and the trees including those with TPOs should not be affected by the relocation of the fence.

Patricia Green

Patricia Green
Landscape Consultant



12, Bradley Drive
Wokingham
Berkshire
RG40 3HZ
19th May 2000

Your ref: F/2000/1197

We have received a revised planning application in respect of No.14, Bradley Drive. In our letter of 5th May 2000 we set out our objections and these have not changed having seen the revised plans. In particular, it is still far from clear in the revised application how, following relocation of the boundary fence, all residents will be able to see the pump alarm box and indeed how Pump Services would be able to get access.

We continue to be firmly against the proposed boundary fence relocation.

Yours faithfully,

Mike Richards Heather Richards

Mike and Heather Richards

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES RECEIVED 29664
POL
DC
APP
CS

Case officer: Natalie Brown

Application Number: F/2000/1197

Proposal: Proposed relocation of boundary fence.

Site Address: 14 Bradley Drive, Wokingham.

Applicant: Mr W Day

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

No objections to the revised plan showing alterations to the position of the fence .

SIGNED: _____ **DATE:** 19/05/00

CLERK TO Wokingham Town Council

Recd 1.30pm 19.5.00

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | NB
22 MAY 2000
COPIES TO: | ACK: | FILE:

7 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

Dear Madam,

Your ref F/ 2000/1197 Movement of fence to Property at 14 Bradley Drive.

Further to your recent card notifying us of the new proposals for the above and my site visit . We make the following objections:

1. The movement suggested by Mr Day still encompasses a pumping station, which services the whole cul de sac. Full and free access to this station is a must. Mr Day's proposals do not address this issue. We would not of purchased our property had we felt that access to the station could be subject to a third party. Furthermore we would be concerned that any future purchaser of our property would be equally deterred
2. The alterations proposed by Mr Day would make the approach to our property less attractive, as we would have a six foot high close boarded fence only four feet from what is only a single track driveway.

We very much hope that this will be the end of this matter and that no further applications will be made.

Yours sincerely

Neal and Debra Mackenzie

Rec'd 1.30PM 19.5.00

11 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

18th May 2000

John Mitchell
Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OMS	NB
22 M[illegible]	
COPIES TO:	

Also attention of: Natalie Brown

Dear Mr. Mitchell,

Ref: Application Number: F/2000/1197

In reply to your letter of 12 May 2000 we are writing again to register our opposition to the above planning application and revised/additional plans:alterations to position of fencing of No. 14 Bradley Drive. We refer you to point 2 of our letter to Chris Wood dated 4th May (copy attached) and believe the considerations raised in this letter objecting to the repositioning of the fence still to be valid.

In addition we have concerns about the limited access to the pump which would no longer be visible to all residents of Bradley Drive should the warning light be flashing. Further we believe the enclosing of the pump within the confines of the garden at No. 14 would be disadvantageous to all residents in the light of possible financial and legal implications both now and in the future.

We can see only one reason to reposition the fence and that would be to site it as originally intended by the architect/landscaper and approved by the District Planning Officer.

Yours sincerely,

Charles and Catherine Ward.

Charles and Catherine Ward

11 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

4th May 2000

Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Wood

Ref: Application Number F/2000/1197

We are the original owners and occupiers of 11 Bradley Drive, the neighbouring property to the north of number 14. We are writing to register our opposition to the above planning application on the following grounds.

1. One of the principle reasons for choosing to live in a cul de sac such as Bradley Drive is the safety of our three young children. From our front door we have a clear line of sight to the end of Bradley Drive, which is the furthest distance we allow our children to venture when playing outside. The proposed positioning of number 14's fence would obscure this line of sight and restrict our ability to easily check on the whereabouts and safety of our children.

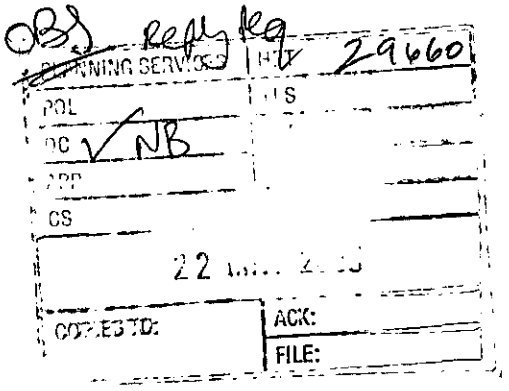
2. We also consider the proposal unacceptable from an aesthetic point of view. Another reason for choosing to live in Bradley Drive is its open design, particularly the frontages of the properties. The fence of number 14 is already obtrusive and the proposed re-positioning is contradictory to the design philosophy of this and other modern developments. Indeed it is our understanding that the position of the north side of the fence does not comply with the original site plans for this development. In short it is our view that further reclamation of the open areas will seriously unbalance the appearance of Bradley Drive.

I should add that we had not been involved in any discussion of the proposals prior to receiving your letter.

Yours sincerely

Charles and Catherine Ward.

Charles and Catherine Ward



3 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

Natalie Brown
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

19h May 2000

Dear Ms Brown

Ref Application No F/2000/1197 (revised)

With regard to the revised plans, submitted to your office, for the proposed Re-location of the boundary fence for 14, Bradley Drive. I would make the following observations and would ask they receive your fullest attention: -

1. The proposed new position of the fence would severely detract from the whole balance and open plan layout of the close, established over the past three years. Resulting in the whole environment of the close being spoilt and changed from what was intended to be by the planners.
2. The road is particularly narrow and the proposed new siting with its proximity to the road would present a danger to both cars and pedestrians, especially young children, due to the restricted sight visibility and significantly reduced border area adjacent to the road. The road is especially narrow and any hindrance to 'line of sight' I feel would cause considerable safety issues, for both cars and pedestrians.
3. The placing of the 'foul pumping' station behind the new proposed fence, may well give rise to future unexpected or unanticipated problems, and less satisfactory than the current access to the site and station itself.
4. The proposed line of the fence shown on the application on the revised planning application adjoins land opposite No 3 and 4, which is shown on my deeds as land over which I have responsibility to maintain. I strongly object to the fence location, as it will impair my ability to maintain this adjacent border.
5. On consulting my title deeds and plan of the close it is clear the existing boundary fence of No 14 is not in accordance with these plans; the fence encompasses all the three large trees lying northwards; the fence should only encompass the two southerly trees.
   - On the above issue I would ask you to confirm the correct position of the existing fence.
   - Has planning application been submitted to encompass all the trees?

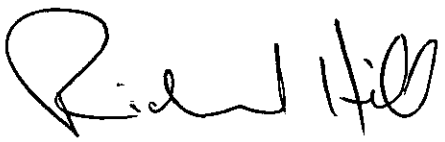
- Will the fence be put back in accordance with the original plans?

6. On a final note, accompanying the revised planning application from Mr. Day Is a letter stating that my wife and I are in agreement with the revised plans?

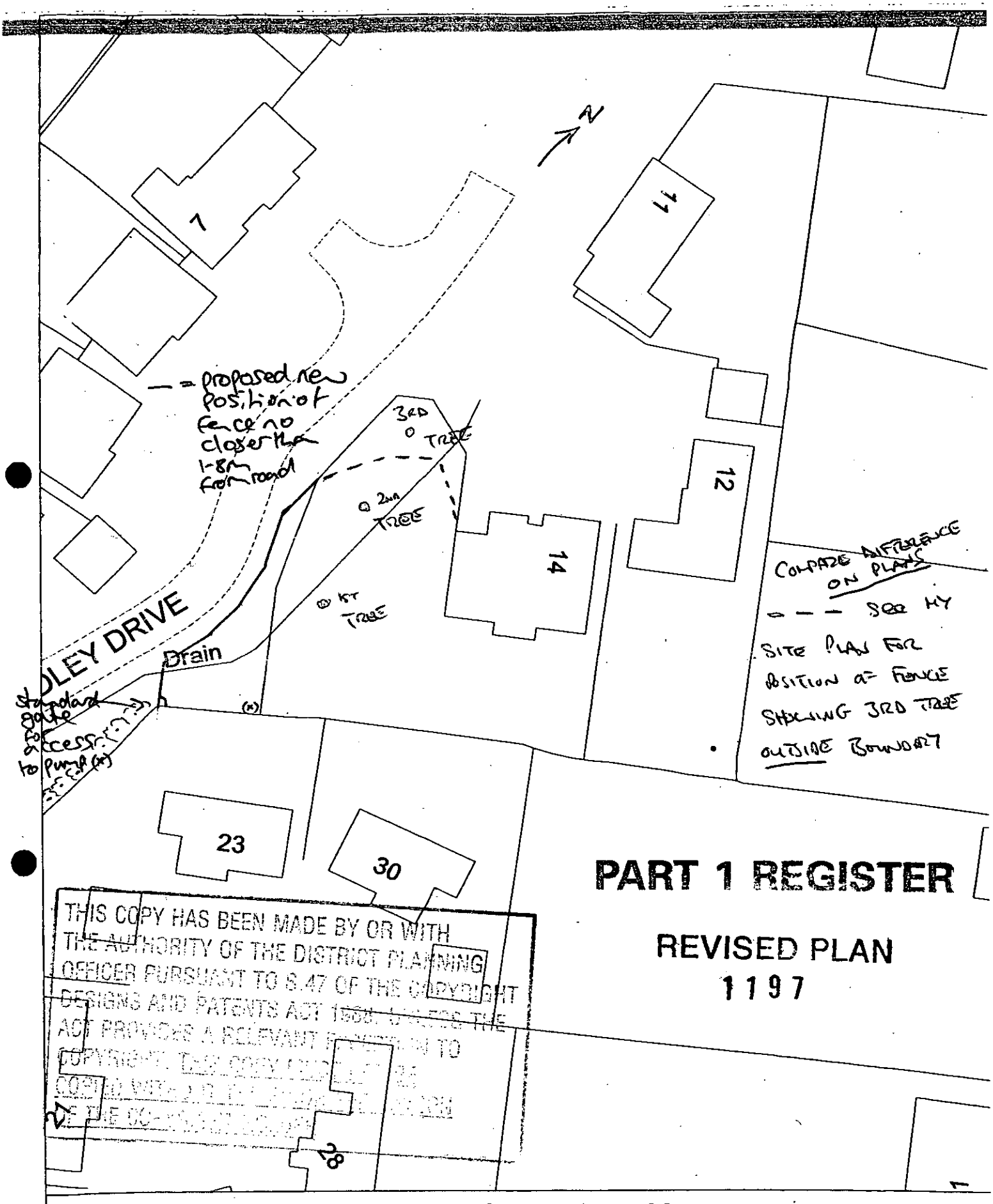
   This is a blatant untruth, I have never agreed to the planning application, as clearly stated in my letter dated 6/5/00, and hence this subsequent letter to maintain my objections.

I look forward to hearing your decision on the matter.

Yours Faithfully,



Mr. Richard Hill



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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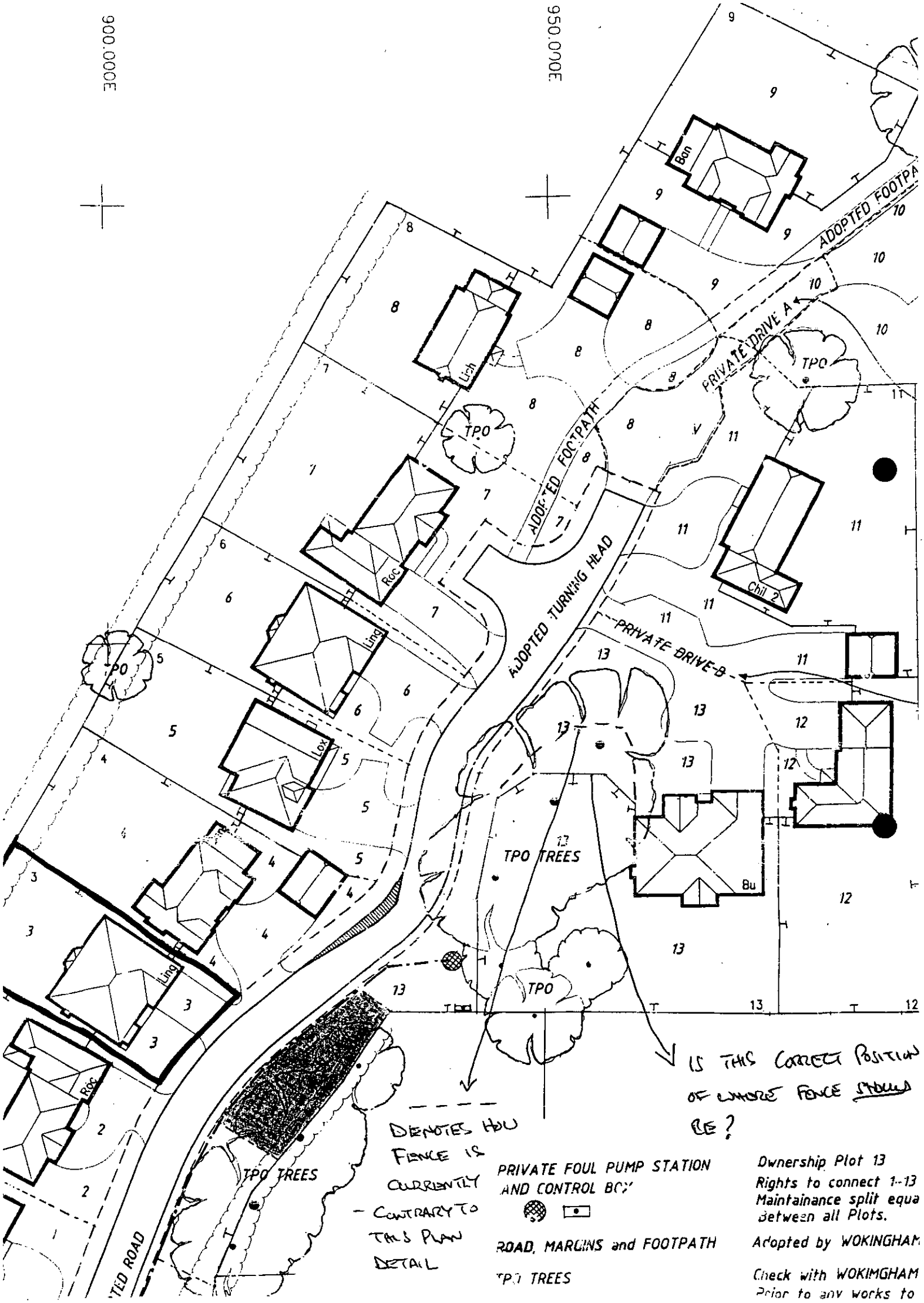
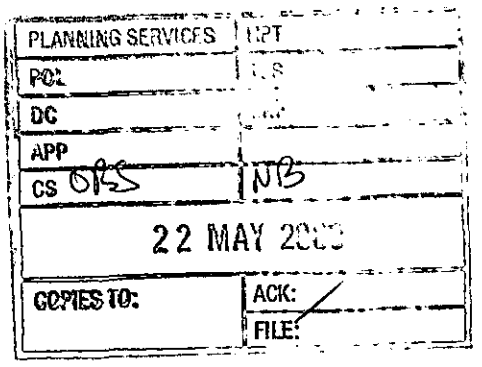
Date: 10 May 2000


900 000E
950 000E
ADOPTED FOOTPA
PRIVATE DRIVE A
ADOPTED FOOTPATH
ADOPTED TURNING HEAD
PRIVATE DRIVE-B
TPO
TPO TREES
Bon
Lich
Roc
Ling
Lox
Chil 2
Bu
IS THIS CORRECT POSITION OF WHERE FENCE SHOULD BE?
DENOTES HOW FENCE IS CURRENTLY - CONTRARY TO THIS PLAN DETAIL
PRIVATE FOUL PUMP STATION AND CONTROL BOX
ROAD, MARGINS and FOOTPATH
TPO TREES
Ownership Plot 13
Rights to connect 1-13
Maintainance split equa
between all Plots.
Adopted by WOKINGHAM
Check with WOKIMGHAM
Prior to any works to



3 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

Natalie Brown
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

19h May 2000

Dear Ms Brown

Ref Application No F/2000/1197 (revised)

With regard to the revised plans, submitted to your office, for the proposed Re-location of the boundary fence for 14, Bradley Drive. I would make the following observations and would ask they receive your fullest attention: -

1. The proposed new position of the fence would severely detract from the whole balance and open plan layout of the close, established over the past three years. Resulting in the whole environment of the close being spoilt and changed from what was intended to be by the planners.
2. The road is particularly narrow and the proposed new siting with its proximity to the road would present a danger to both cars and pedestrians, especially young children, due to the restricted sight visibility and significantly reduced border area adjacent to the road. The road is especially narrow and any hindrance to 'line of sight' I feel would cause considerable safety issues, for both cars and pedestrians.
3. The placing of the 'foul pumping' station behind the new proposed fence, may well give rise to future unexpected or unanticipated problems, and less satisfactory than the current access to the site and station itself.
4. The proposed line of the fence shown on the application on the revised planning application adjoins land opposite No 3 and 4, which is shown on my deeds as land over which I have responsibility to maintain. I strongly object to the fence location, as it will impair my ability to maintain this adjacent border.
5. On consulting my title deeds and plan of the close it is clear the existing boundary fence of No 14 is not in accordance with these plans; the fence encompasses all the three large trees lying northwards; the fence should only encompass the two southerly trees.
   - On the above issue I would ask you to confirm the correct position of the existing fence.
   - Has planning application been submitted to encompass all the trees?

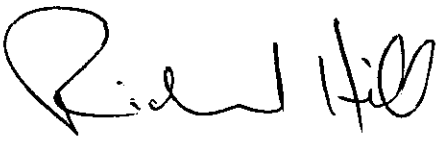
- Will the fence be put back in accordance with the original plans?

6. On a final note, accompanying the revised planning application from Mr. Day Is a letter stating that my wife and I are in agreement with the revised plans?

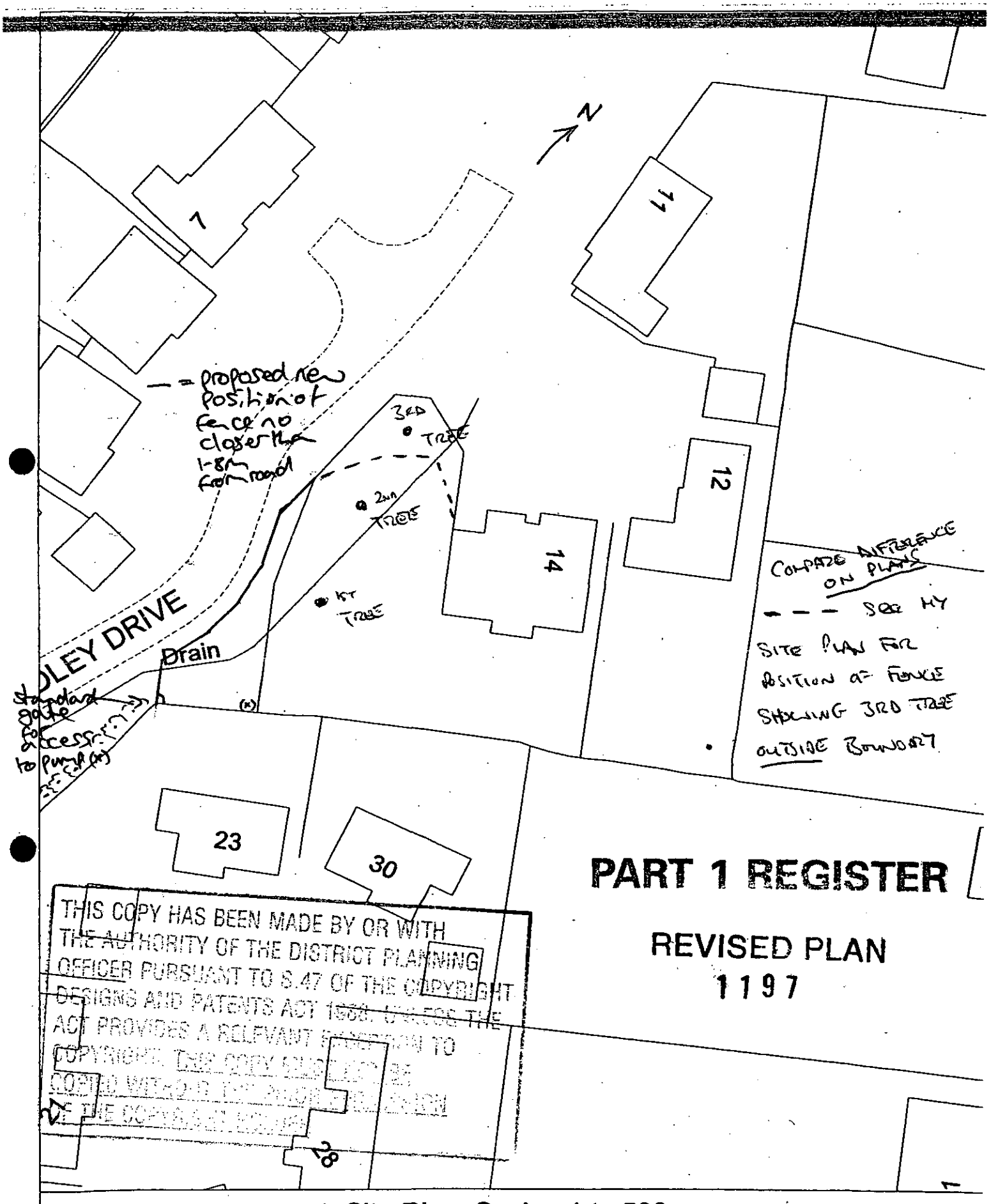
   This is a blatant untruth, I have never agreed to the planning application, as clearly stated in my letter dated 6/5/00, and hence this subsequent letter to maintain my objections.

I look forward to hearing your decision on the matter.

Yours Faithfully,



Mr. Richard Hill



Site Plan, Scale: 1 to 500

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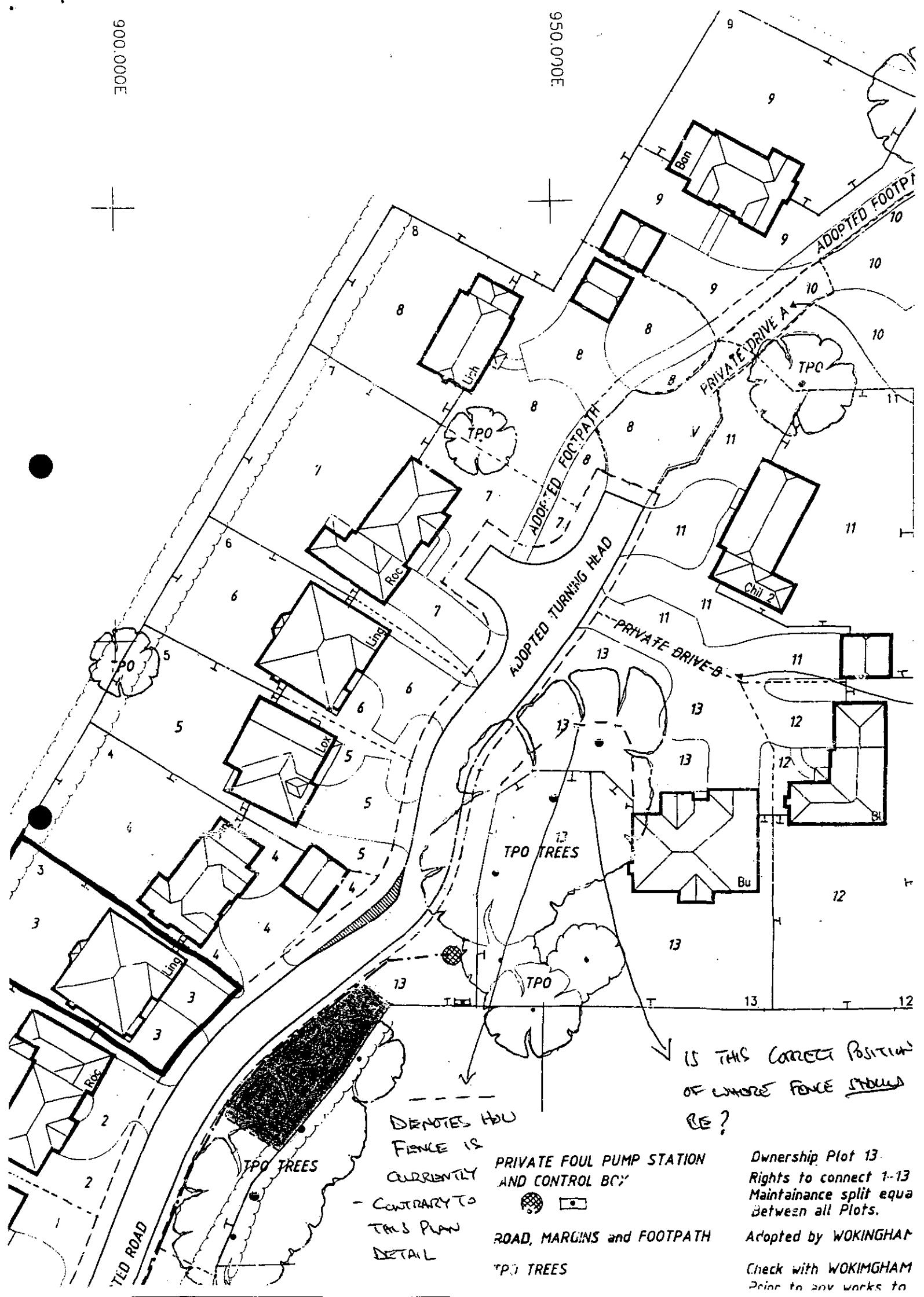
Date: 10 May 2000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PRIVATE DRIVE A
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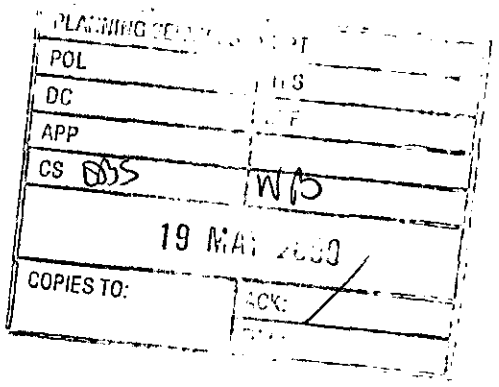
ADOPTED FOOTPATH
ADOPTED TURNING HEAD
PRIVATE DRIVE B
TPO TREES
TPO TREES
TPO
IS THIS CORRECT POSITION OF WHERE FENCE SHOULD BE?
DENOTES HOW FENCE IS CURRENTLY - CONTRARY TO THIS PLAN DETAIL
PRIVATE FOUL PUMP STATION AND CONTROL BOX
ROAD, MARGINS and FOOTPATH
TPO TREES
Ownership Plot 13
Rights to connect 1-13
Maintainance split equa
Between all Plots.
Adopted by WOKINGHAM
Check with WOKIMGHAM



3 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

Natalie Brown
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

19th May 2000

Dear Ms Brown

Ref Application No F/2000/1197 (revised)

With regard to the revised plans, submitted to your office, for the proposed Re-location of the boundary fence for 14, Bradley Drive. I would make the following observations and would ask they receive your fullest attention: -

1. The proposed new position of the fence would severely detract from the whole balance and open plan layout of the close, established over the past three years. Resulting in the whole environment of the close being spoilt and changed from what was intended to be by the planners.
2. The road is particularly narrow and the proposed new siting with its proximity to the road would present a danger to both cars and pedestrians, especially young children, due to the restricted sight visibility and significantly reduced border area adjacent to the road. The road is especially narrow and any hindrance to 'line of sight' I feel would cause considerable safety issues, for both cars and pedestrians.
3. The placing of the 'foul pumping' station behind the new proposed fence, may well give rise to future unexpected or unanticipated problems, and less satisfactory than the current access to the site and station itself.
4. The proposed line of the fence shown on the application on the revised planning application adjoins land opposite No 3 and 4, which is shown on my deeds as land over which I have responsibility to maintain. I strongly object to the fence location, as it will impair my ability to maintain this adjacent border.
5. On consulting my title deeds and plan of the close it is clear the existing boundary fence of No 14 is not in accordance with these plans; the fence encompasses all the three large trees lying northwards; the fence should only encompass the two southerly trees.
   - On the above issue I would ask you to confirm the correct position of the existing fence.
   - Has planning application been submitted to encompass all the trees?

01818136506

Fax sent by : 01818136506 SAFEWAY GROCERY 2 19/05/00 07:40 Pg: 1/4

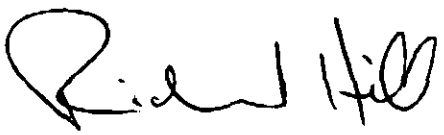
- Will the fence be put back in accordance with the original plans?

6. On a final note, accompanying the revised planning application from Mr. Day Is a letter stating that my wife and I are in agreement with the revised plans?

   This is a blatant untruth, I have never agreed to the planning application, as clearly stated in my letter dated 6/5/00, and hence this subsequent letter to maintain my objections.

I look forward to hearing your decision on the matter.

Yours Faithfully,



Mr. Richard Hill

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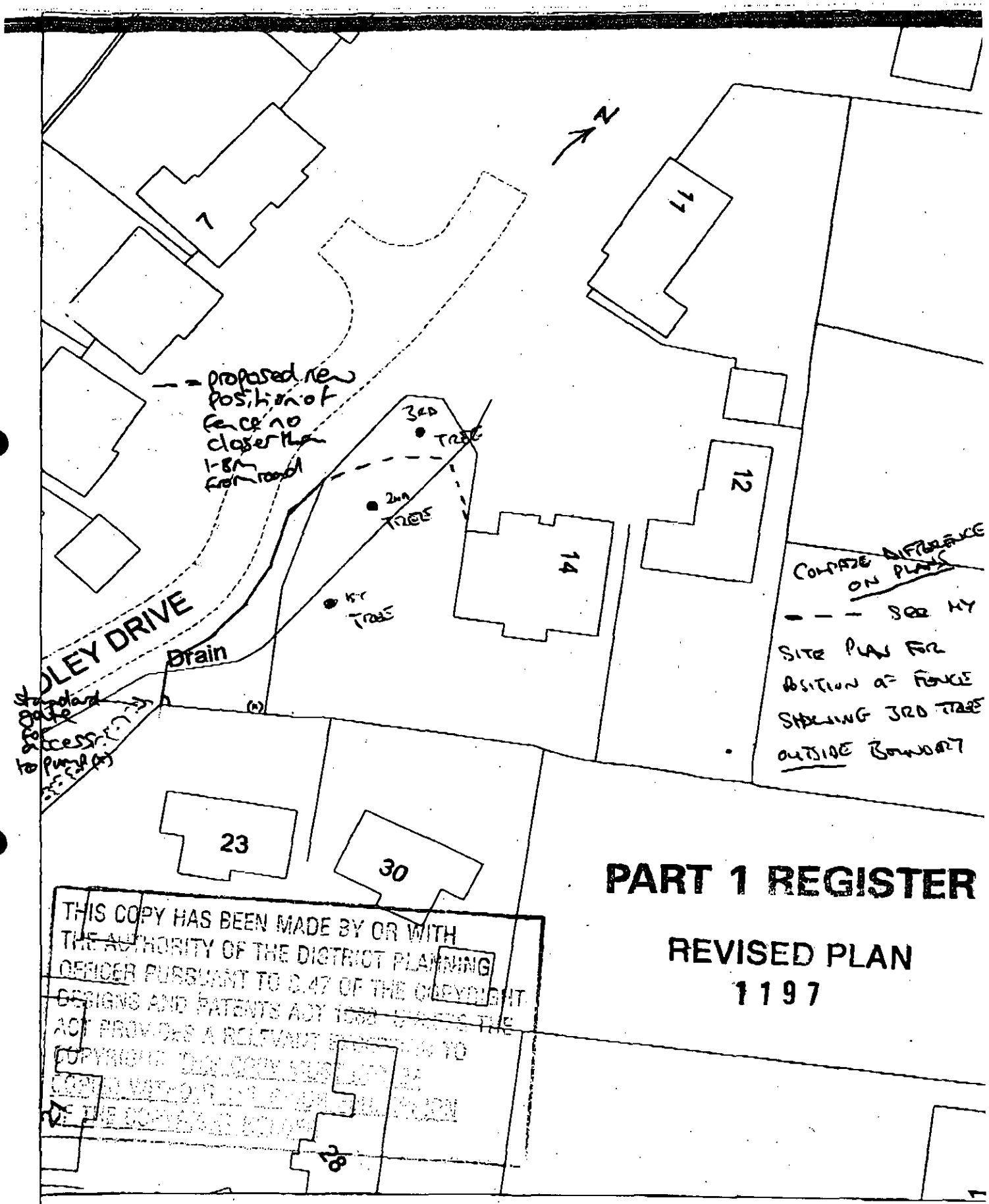

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Site Plan, Scale: 1 to 500

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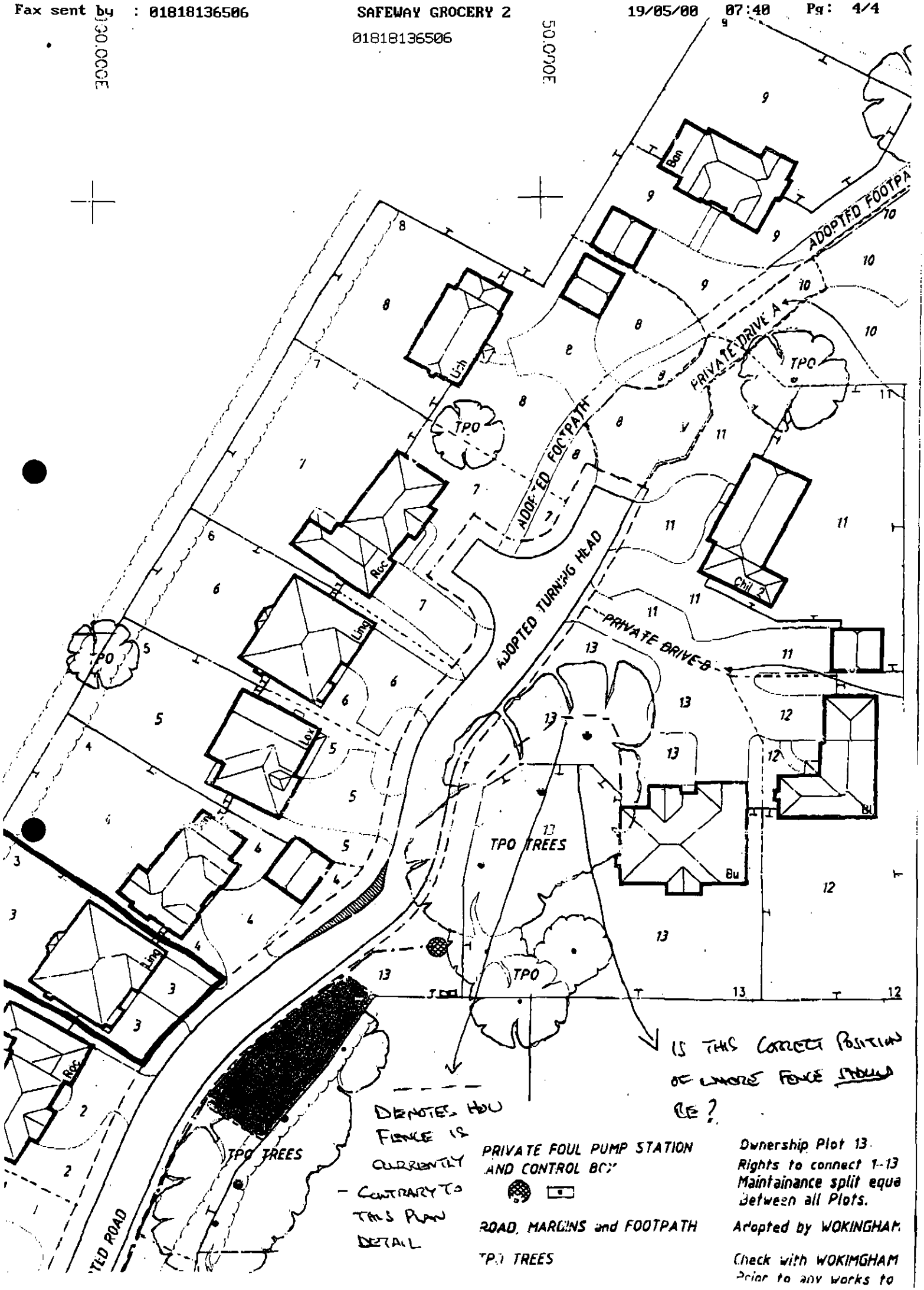
Fax sent by : 01818136506 SAFEWAY GROCERY 2 19/05/00 07:40 Pg: 3/4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Ownership Plot 13
Rights to connect 1-13
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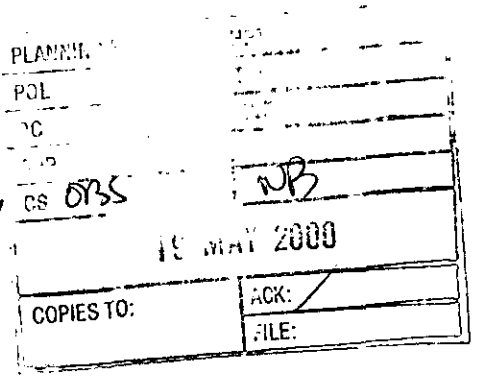
Adopted by WOKINGHAM
Check with WOKIMGHAM Prior to any works to



Tel/fax 0118 979 1830

Your Ref: F/2000/1197

"Wildwood"
10 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

16 May, 2000

Dear Miss Brown

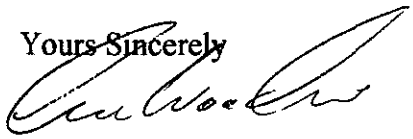
With regard to the proposed alterations to the plans for the relocation of the fencing of number 14 Bradley Drive, I am writing to object.
Essentially, my objections are as per the original proposals, with regard to aesthetics, road safety (loss of line of site from my end of the development to the entrance of Bradley Drive) and the location of the pumping station.

Upon further consideration, I am now strongly of the opinion that the pumping station **must** be in a position that is open. This is because in the event of a pump failure, the associated warning beacon should be easily seen by any/all residents to facilitate a speedy call out of the maintenance company. Also, for ease of access, the pump should be in open ground.
It is clear to me that this was designed as such and should remain so. The pump is equally owned and responsibility for the routine and emergency maintenance is shared equally. To incorporate the pump inside any one of the residents properties could present future, if not present, legal problems with regard to accessibility and ownership. That is to say, that although the present owners of number 14 are guaranteeing full and free access to the pump, there are no such guarantee's that future owners will be so amiable. This could have repercussions in the future for the remaining residents and could dissuade future purchasers.

All in all, I feel that a complicated and unworkable ownership problem would be created if the proposed plan were to go ahead, with regard to the pumping station.
As a foot note, I would like to add that in the present scheme of things ie with the fence in it's present position, if a serious pump problem was to occur that required the use of JCB's etc, then access would be quite straight forward and the disruption and cost, therefore, minimal. If however, the pump was inside the boundary fence, then the rectification procedure would be awkward and much more expensive as the fence and posts would have to be removed to allow access to the machinery. The fence would then have to be re-erected, all at considerable cost. I would like to state at this juncture, that if the council approve the plans, then I would insist on a contract being drawn up to state that I will not be liable for any additional costs incurred during any maintenance work of the pump due to the location being within a boundary fence. I would also require this agreement to extend to any would- be buyers of my property, if and when I decided to sell.

You can see now, the potential legal problems this planning proposal could raise if it were to go ahead.

Yours Sincerely



Lee Woodward (Mr) & Dr Charlotte Woodward

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES RECEIVED 29547

Case officer: Natalie Brown

Application Number: F/2000/1197

Proposal: Proposed relocation of boundary fence.

Site Address: 14 Bradley Drive, Wokingham.

Applicant: Mr W Day

Your observations are required in respect of this application by **13/05/2000**

● **No objection – subject to legal boundaries**

●

SIGNED: _____ **DATE:** 11/05/00

CLERK TO Wokingham Town Council

9, Bradley Drive,
WOKINGHAM.
Berkshire RG40 3HZ.
Tel/Fax 0118-9791130
16th May 2000

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

Attn: Ms. Natalie Brown.

Dear Ms. Brown,

Application Number: F/2000/1197

Site Address: 14, Bradley Drive, WOKINGHAM.

Proposal: Proposed relocation of boundary fence.

I refer to your letter dated 12th May 2000 advising me of the alteration of the original plans to relocate the fence at number 14 Bradley Drive, WOKINGHAM.

After reviewing the plans at your office I object to the revised proposal as my concerns detailed to you in my letter of the 2nd May 2000 remain.

In particular I have given the situation regarding the location of the pumping station considerable thought.

This was designed to be located outside anybody's boundary fence and I feel it must remain so.
In addition to my concerns over this issue detailed in my letter 2nd may 2000, if the property were to change hands we could encounter all kinds of legal problems trying to gain access to somebody's rear garden.

Also I feel a prospective purchaser may be put off purchasing my property given he would not have full control over and legal access to an item essential to the operation of the property.

Yours sincerely,

David J. Hanley.

Date: 12 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1197

Location: 14, Bradley Drive, Wokingham.

Proposal: Proposed relocation of boundary fence.

Applicant: Mr W Day.

Case Officer: Natalie Brown

The new plans show the following: Alterations to position of fencing.

Comments are required by 22/05/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/1197 (Planaps) / (Ludhouse) Date Rec. 11 MAY 2000.

Location: 14 Bradley Drive, Wokingham

Parish Wokingham

Applicant: Mr Day

Description of attached plans

ALTERATIONS TO POSITION OF FENCING

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

NEW SITE NOTICE FOR REVISED PLANS PLEASE - (TO CASE OFFICER)

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

NEIGHBOURS: 3, 7, 9, 10, 11, 12 Bradley Drive & Nos 4, 5, 6, & Bradley Drive 23 + 30 Croft Road, 205 Finchampstead Rd. Date for Responses 10 Days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice (Y) (N)

New Description _____

CASE OFFICER NATALIE BROWN

Consultations Sent by Admin. on 12.05.R5

Yellow - Part One Copy
Green - Officer's Copy

1197 Δ

REVISED PLAN

Reply

PLANNING SERVICES	APT 29250
POL	TLS
DC NGB	ENF
APP	
CS	
11 MAY 2000	
COPIES TO:	ACK:

14, Bradley Drive,
Wokingham
Berkshire
RG40 3HZ.
8th May, 2000.

Dear sir,

Please find enclosed new plans re the proposed relocation of the fence to my property, address as above.

I would like to confirm that these plans are to replace my earlier submitted plans, as per my discussion with Natalie earlier.

These plans have been revised, after consulting neighbours further down the road who thought line of site might be an issue if the fence to the front of the property was moved further forward.

Another point raised was access to the sewage pump. After discussions with neighbours and Pump services of Camberley, who presently maintain the pump on my property it was decided that, with the addition of a standard width gate (for ease of access, though not essential) the moving of the fence to the proposed position would not be a problem.

One neighbour suggested shaping the fence to the curve of the road rather than joining the two points in a straight line and I am happy for that, as per the plans, with the fence to be no nearer than 1-8m to 2m from the road, to allow for planting to the outside of the fence.

It was generally agreed that line of site would not be affected by this revision.

The two houses directly opposite, nos 3 + 4, amongst others have stated that they are more than happy for the relocation as I would be doing them a favour by taking the unsightly corner out of their view.

Please feel free to contact me on 0956 175513 DAYTIME to discuss anything further.

Thanks for your help and I look forward to hearing from you.

Yours faithfully,

WARREN DAY.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: 14 Bradley Drive Wokingham.

Proposal: Proposed relocation of boundary fence.

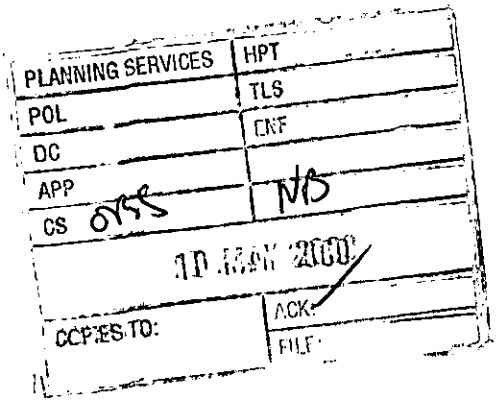
Application Number: F/2000/1197

In response to your consultation dated 19th April 2000 for the above application, the landscape comment is as follows:

The application is acceptable in general. The proposal will have no effect on the local large mature native trees.

Patricia Green.

Patricia Green
Landscape Consultant



12, Bradley Drive
Wokingham
Berkshire
RG40 3HZ

Your ref: F/2000/1197

5th May 2000

We have recently received a planning application in respect of No.14, Bradley Drive. We are firmly against the proposed boundary fence relocation for the following reasons:

(1) there a large number of young children living in the road, including our son. By extending the boundary fence, our view, and that of other houses in the road will be restricted. The road is already narrow in places and has blind spots, and this proposal would only put the children at even greater risk;

(2) when we bought our home only 3 years ago, we were attracted by the setting and open plan nature of the development. We believe that the proposed change would significantly detract from the aspect of our house and the overall appearance of the site, and indeed further move the fence at the front of No.14 away from the original plans;

(3) the houses in Bradley Drive are serviced by two drainage pumps, which are situated on the roadside of No.14's land. The Residents' Association was set up for the purpose of maintaining these pumps, and we have arranged a contract (the cost is shared by all residents of Bradley Drive), under which Pump Services Limited of Camberley make four visits a year to service the pumps. On at least one occasion each year they bring a tanker to clean out the cess pit. There is also an alarm box, which should one or both of the pumps fail, flashes to warn residents. This has happened on at least three occasions to our knowledge (and once, it was necessary to completely replace one of the pumps). It is far from clear in the application how, following relocation of the boundary fence, all residents will be able to see the alarm box and indeed how Pump Services would be able to get access;

(4) the application makes various statements which we cannot verify. There have been no residents' meeting to which all residents have been invited since the development was completed three years ago. The statement that "unknown to me, they [who are "they"] had already decided that it would be beneficial to all of us...." is not true or at least we had not decided anything, or for that matter been consulted at any time;

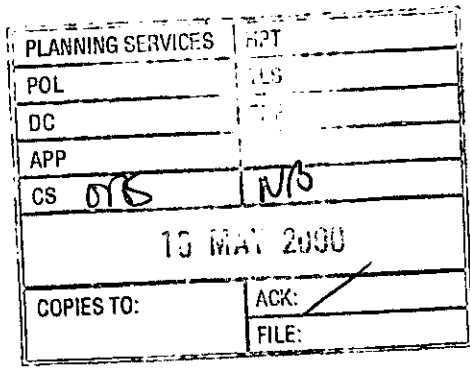
(5) the application talks of landscaping benefiting all residents. We agree with this, but do not understand why it is necessary for the boundary fence to be moved to do this. Landscaping will also not prevent vehicles undertaking poor parking or 3-point turn manoeuvres; and

(6) the application states that the fence relocation will ease maintenance. We do not understand how this can be so - all of No.14's land is accessible.

Yours faithfully,

Mike Richards, Heather Richards

Mike and Heather Richards



3 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

Natalie Brown
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

6th May 2000

Dear Ms Brown

Ref Application No F/2000/1197

I have received a letter from your dept with reference to the re-location of the boundary fence for 14, Bradley Drive. I have examined the proposed plan, and would ask you to take into consideration the following points: -

1. The application has been submitted 3 years after the grounds have been established.
2. The new fence would adversely impact the whole balance of the close, there is a green verge on the right hand side of the road, which is greater than the proposal in the application and would therefore spoil the whole environment. The close used to be a small copse, and many of the natural flowers are still in existence, Moving the fence would mean destroying natural plants.
3. The road is especially narrow and any hindrance to 'line of sight' I feel would cause considerable safety issues, for both cars and pedestrians.
4. Access to the 'foul pumping' station is required, and any failures in the pump are alerted via a light situated on the top of the pumping station box, which would be out of sight should the fence be re-erected as per the proposal.

I look forward to hearing your decision on the matter.

Yours Faithfully,

Mr. Richard Hill

7 BRADLEY DRIVE, WOKINGHAM, BERKSHIRE RG40 3HZ

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	NB
09 MAY 2000	
COPIES TO:	ACK:
	FILE:

Natalie Brown
Planning Services
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Madam

Your ref F/20001197 Movement of fence to property in Bradley Drive

Further to your letter I write to confirm that I would object to the fences movement, my reasons are as follows:

1. The movement suggested by Mr Day would include enclosing a pumping station for the drains for the 13 houses in the development. This pumping station has a light on the top of it which alerts us should the pump malfunction. Erecting a fence would prevent us from seeing the pump and should Mr Day be on holiday we may be unaware of a problem until our drains started to back up.

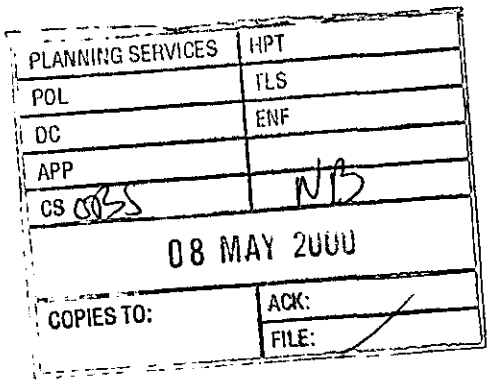
2. If the fence was brought closer to the road it would become far more overpowering as a feature of the cul de sac. This would ruin the current atmosphere of open space engendered by the design of the original development.

3. Mr Day has referred to my wife and I by name in his application letter alluding to some fictitious conversation where we are supposed to have suggested that moving the fence forward would prevent vehicles from driving over our garden when trying to negotiate the turning circle adjacent to our property. Neither my wife or I can see any reason why the fence being moved would offer us, or indeed Mr Day, any advantage when vehicles are using the turning circle. The movement of the fence forward from its current position would make what is currently rather unsightly from our front windows extremely unattractive.

Yours sincerely

Neal and Debra Mackenzie

Obs



11 Bradley Drive
Wokingham
Berkshire
RG40 3HZ

4th May 2000

Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Wood

Ref: Application Number F/2000/1197

We are the original owners and occupiers of 11 Bradley Drive, the neighbouring property to the north of number 14. We are writing to register our opposition to the above planning application on the following grounds.

1. One of the principle reasons for choosing to live in a cul de sac such as Bradley Drive is the safety of our three young children. From our front door we have a clear line of sight to the end of Bradley Drive, which is the furthest distance we allow our children to venture when playing outside. The proposed positioning of number 14's fence would obscure this line of sight and restrict our ability to easily check on the whereabouts and safety of our children.

2. We also consider the proposal unacceptable from an aesthetic point of view. Another reason for choosing to live in Bradley Drive is its open design, particularly the frontages of the properties. The fence of number 14 is already obtrusive and the proposed re-positioning is contradictory to the design philosophy of this and other modern developments. Indeed it is our understanding that the position of the north side of the fence does not comply with the original site plans for this development. In short it our view that further reclamation of the open areas will seriously unbalance the appearance of Bradley Drive.

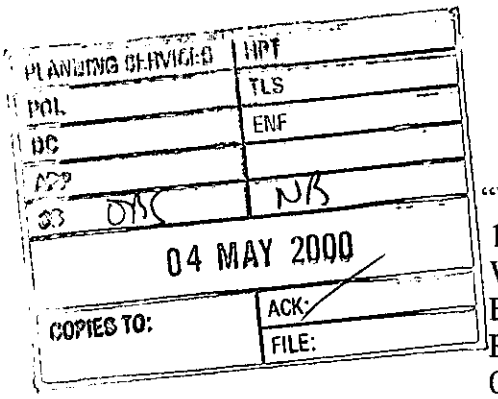
I should add that we had not been involved in any discussion of the proposals prior to receiving your letter.

Yours sincerely

C.S.Ward.

Charles and Catherine Ward

Tel/fax 0118 979 1830



"Wildwood"
10 Bradley Drive
Wokingham
Berkshire
RG40 3HZ
02 May, 2000

Dear Miss Brown

Application No.: F/2000/1197

Site Address: 14 Bradley Drive

Proposal: relocation of boundary fence

I am writing with regard to the above planning proposal. Initially, I would like to state an objection to the proposal and then explain my reasoning.
Principally, I am objecting on the grounds of road safety, inaccessibility to the site sewerage pump and general site aesthetics.

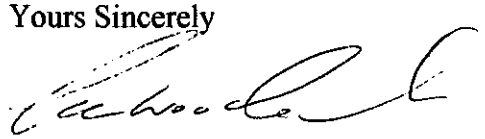
Road safety is an issue here because the "line of sight" would be lost from my end of the development to the entrance and vice versa. This would mean that I would not be able to see beyond No14 to the end of the road if the proposed plan was to go ahead. Although my wife and I do not have children ourselves, we do occasionally look after friends children who play all along the development and we would therefore not be able to keep watch properly. Conversely, and more importantly, traffic entering and travelling along the length of the development may not be able to see children playing around the bends. The development has been designed with a curved road and it is therefore important that none of the bends or apexes are obscured, the proposed plan would, in my opinion, jeopardize road safety.

Inaccessibility to the sewerage pumps would also be a problem. The site has a double pump sewerage system to counter relief problems and to assist with sewerage disposal. It is imperative that access to the pump is possible **at all times** both for routine maintenance and emergency breakdown. The location for the pump was planned so as to be in open view and not enclosed. The pump housing has an emergency beacon, which flashes, if either of the pumps fail. This has to be in view for **all** the residents **at all times**. Unfortunately, having viewed the plans, no mention of the pump and its location have been mentioned or indicated on the plans. However, the proposed moving of the said fence would put the pump inside No14's fence, which would be clearly unacceptable.

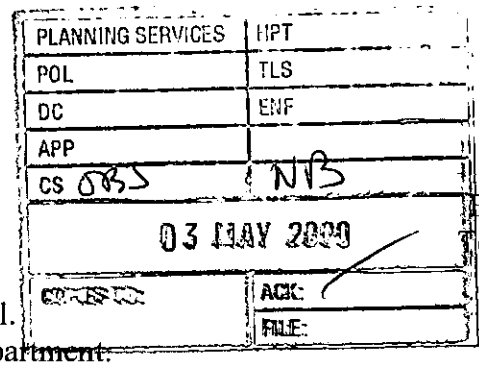
Aesthetically, the development would be undermined. Bradley Drive was designed to be open plan to the property frontages. The proposals would alter the "feel" of the road to its detriment. I have spoken to the architect of the site as to his views and he was in agreement with me on this point.

Following on from the last point, I would like to mention that the architect for Charles Church (Mr Paul Hamilton) has confirmed that he has not given his consent on behalf Charles Church for the moving of any fences on the development. He assured me that any consent for such changes would have to be sanctioned by him personally, and he has not done so. This clearly contradicts the question of consent by Charles Church in the letter supporting the planning application.
Another contradictory remark is the one regarding "frequent resident association get togethers" which to my mind there have been none. There was, however, a street party almost a year ago at which there was no mention of the proposed plans.

Yours Sincerely



Lee Woodward



9, Bradley Drive,
WOKINGHAM.
Berkshire RG40 3HZ.
Tel/Fax 0118-9791130
2nd May 2000

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

Attn: Ms. Natalie Brown.

Dear Ms. Brown,

Application Number: F/2000/1197

Site Address: 14, Bradley Drive, WOKINGHAM.

Proposal: Proposed relocation of boundary fence.

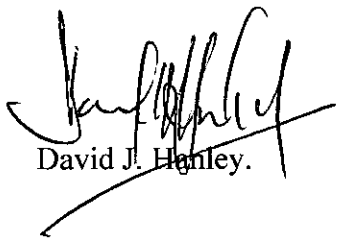
With reference to your letter dated 28th April 2000 detailing the above proposal I wish to object to the planning application for three reasons.

1. Road Safety.
Currently all vehicles entering the development at Bradley Drive can see all the way down the driveway to the end, there are no blind spots around the bends. I am concerned that relocating the fence as proposed would obstruct the through view and would create some blind spots. This is very important given the considerable number of children who live on the development and play along the driveway.

2. Access to sewage pump.
All the properties on Bradley Drive have their main sewage pipes connected to a pump for disposal into the main system. The owning and operating costs of the pumps are borne equally among the residents.
This pump requires regular maintenance and servicing. In addition in the event of failure a standby pump and an amber flashing beacon located on the top of the pump control box are both activated the latter alerting the resident of the primary pump failure.
The pump and control box are located by design outside the boundary fence of the property to facilitate a contractor access without an appointment for repair, service, maintenance and visibility of the amber beacon.
The proposed fence move would incorporate it within the boundary of the property where access by the maintenance contractor would be considerably more difficult plus the residents would be unaware of a pump failure in the event of No. 14 being unoccupied.
Also if the property changed ownership the new owners may have a different view with regard to access by a contractor to their garden.

3. Open Plan Design of the Development.
I purchased this property prior to any construction on site and was attracted by the open plan design of the development as shown to me on the plans by the developer. I feel the proposed fence move would detract considerably from the original design concept of the development.

Yours sincerely,



David J. Hanley.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 19 April 2000

Application Number: F/2000/1197

Proposal: Proposed relocation of boundary fence.

Site Address:
14, Bradley Drive, , Wokingham.

Applicant:
Mr W Day .

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).

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

F/2000/1197.
27/4/00

Miss Natalie Brook,

Please could you send notification letters to myself (Mr LEE WOODWARD @ Nº 10 and Mr DAVID HANLEY @ Nº 9) regarding the Planning application at Nº 14. I wanted to discuss my concerns and objections with you personally but you were not available today. Mr Hanley will also be adding his concerns to you hence why the request for notification. Also, as yet, there is no notice posted on the property. There will be a number of residents objecting on grounds of road safety, esthetics and non adherence to the original plans anyhow. PTO.

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

If you would like to contact me, my number is 0418 979 1830

Regards

Lee Woodward.

Tel. DAY 0456 175513
EVE 0118 9793456

14, Bradley Drive,
Wokingham,
Berkshire.
RG40 3HZ.

11.APR.2000* 1197

15th, March, 2000.

Dear Sir,

Please find enclosed six copies of the planning application forms, as requested, along with six copies each of the two site plans. Also enclosed is my cheque for ninety five pounds, being the application fee.

Basically, we are applying to relocate the fence to the west side of our property. This will involve moving the existing fence to a new position 4 [redacted] feet* from the road to the west side and [redacted]8 feet from the edge of the gravel driveway to the north side of the property. [* this will mirror the 4 feet grass verges throughout the approach road] Widecroft Drive.

The developer, Charles Church, whom have been consulted and are in complete agreement with this, left the fence in question looking very stark and unsightly, with absolutely no landscaping at all.

It was during a conversation with several neighbours during one of our frequent Resident's Association get-togethers (of which I am chairman) that I first realised that, unbeknown to me, they had already decided that it would be beneficial to all of us if I undertook the above mentioned work.

Advantages to the other residents include removal from sight of the ditch and pumping station box and advantages to me include ease of maintenance of my property.

Upon relocation, we will undertake extensive landscaping to the outside of the fence to all sides, including shrubs, climbers, conifers and ground cover plants and flowers.

This will soften dramatically the starkness of the fence. In time it will be completely hidden from view and should look beautiful, which is far from the case now, as you will see if you are able to visit the site.

Also, both the Mckenzies at no. 7, and myself have had trouble, unbelievably, with vans/cars turning in a circle, leaving big tyre tracks on both of our lawns, instead of performing three-point turns in the turning bay provided, and we feel that the above proposed changes, hopefully, would alleviate this problem.

I have spoken with all the neighbours opposite the fence in question and all are willing to sign that they are in agreement for this work to be undertaken. They only wished that it had been carried out in the first instance.

Please do not hesitate to contact me if you require any further information.

I look forward to hearing from you in this matter.

Yours faithfully,

WARREN DAY

1933

ADDRESS 14 BRADLEY DRIVE PARISH WOKINGHAM

PLOT No. 13 ORD. SHEET No. (91)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43617	TURNER BROS.	O/L.	20.5.96	CIAC
96/63984/I	CHARLES CHURCH	LANDSCAPING (43617)	29.8.96	CIC
A96/	"	DET HOUSE & GARAGE	29.7.96	APP

MINISTRY DECISION

SPECIAL ORDERS TPO 706/94 LA SIGNED - 20.5.96

11.APR.2000* 1197

Environmental Services

For office use only.
Application number: 11.APR.2000* 1197

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. WARREN DAY
	Address and postcode	14, BRADLEY DRIVE, WOKINGHAM BERKS RG40 3HZ
	Phone number	0118 9793456
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	
4	Give brief details of the proposal for example, two storey side extension. About the application	Relocation of fence to side and front of property.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ not affected No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Standard panel fencing as existing now on my and neighbouring properties. *see attached letter re landscaping.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: NO CHANGE
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

15/7/99

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

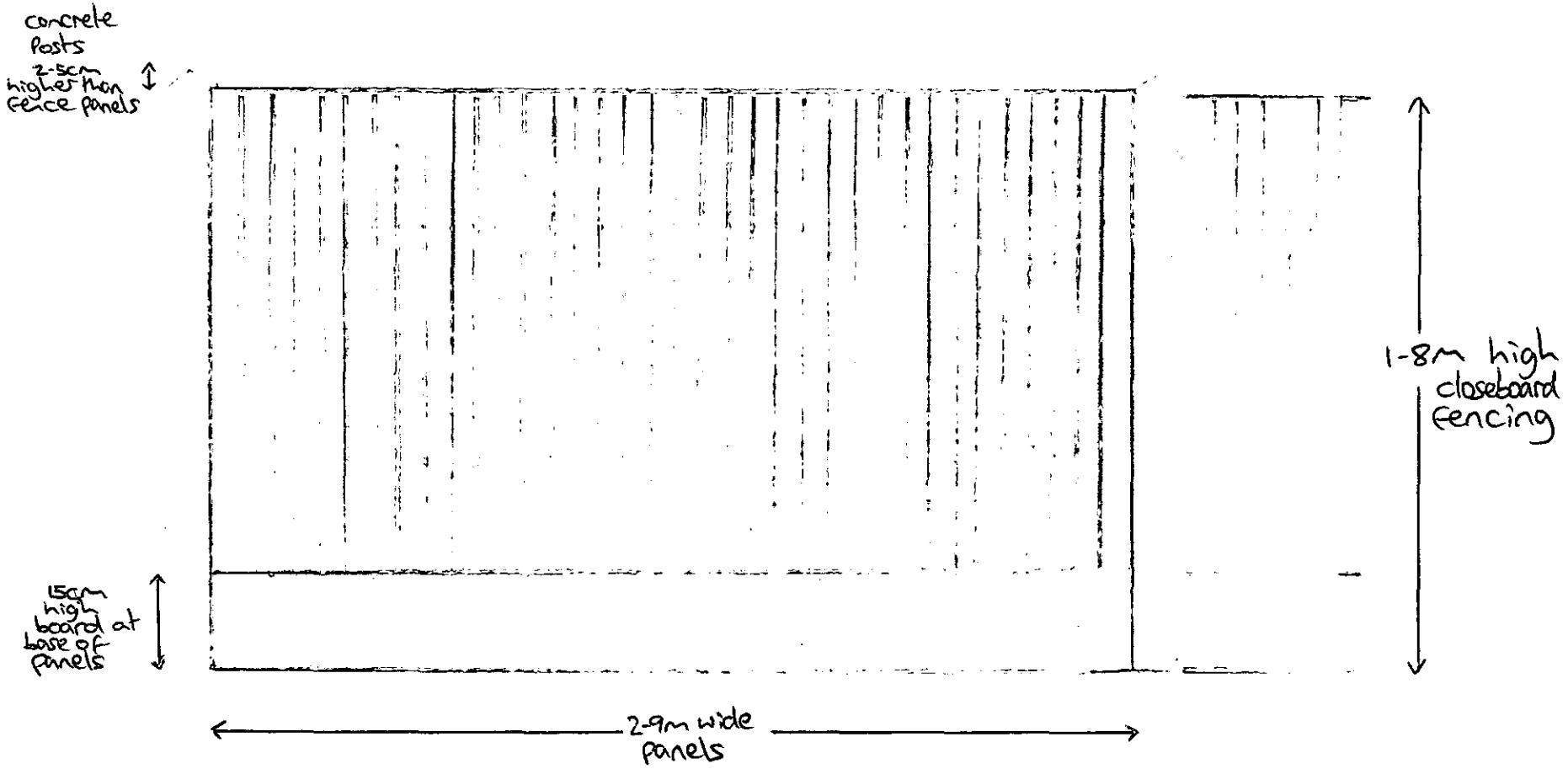
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 15-7-99

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

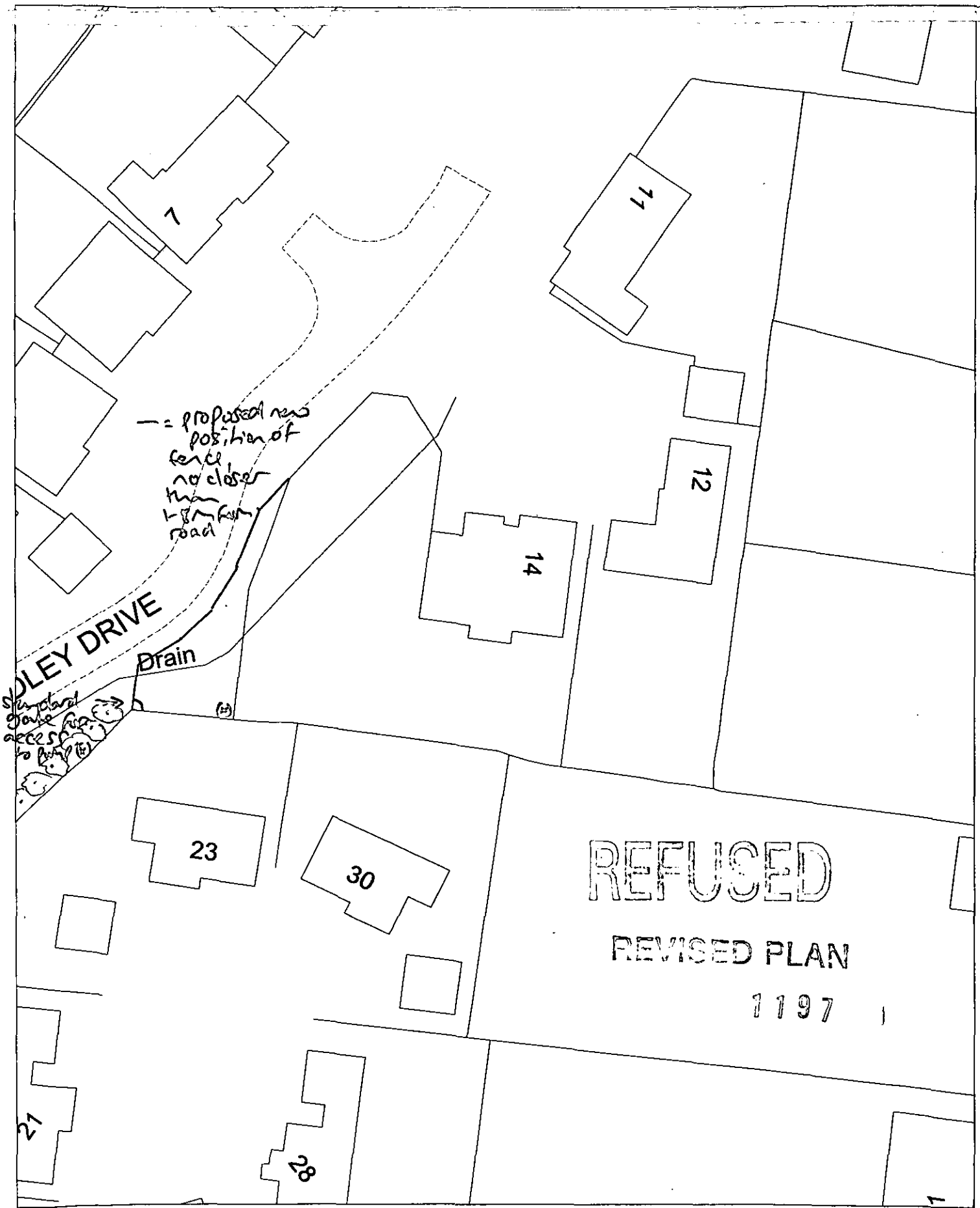


Scale drawing of proposed fence and posts (concrete) to 14, Bradley Drive, Wokingham, RG40 3HZ.

(Fencing proposed is as already existing at this and neighbouring properties.)

REFUSED

11.APR.2000* 1197



Site Plan, Scale: 1 to 500

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Date: 10 May 2000

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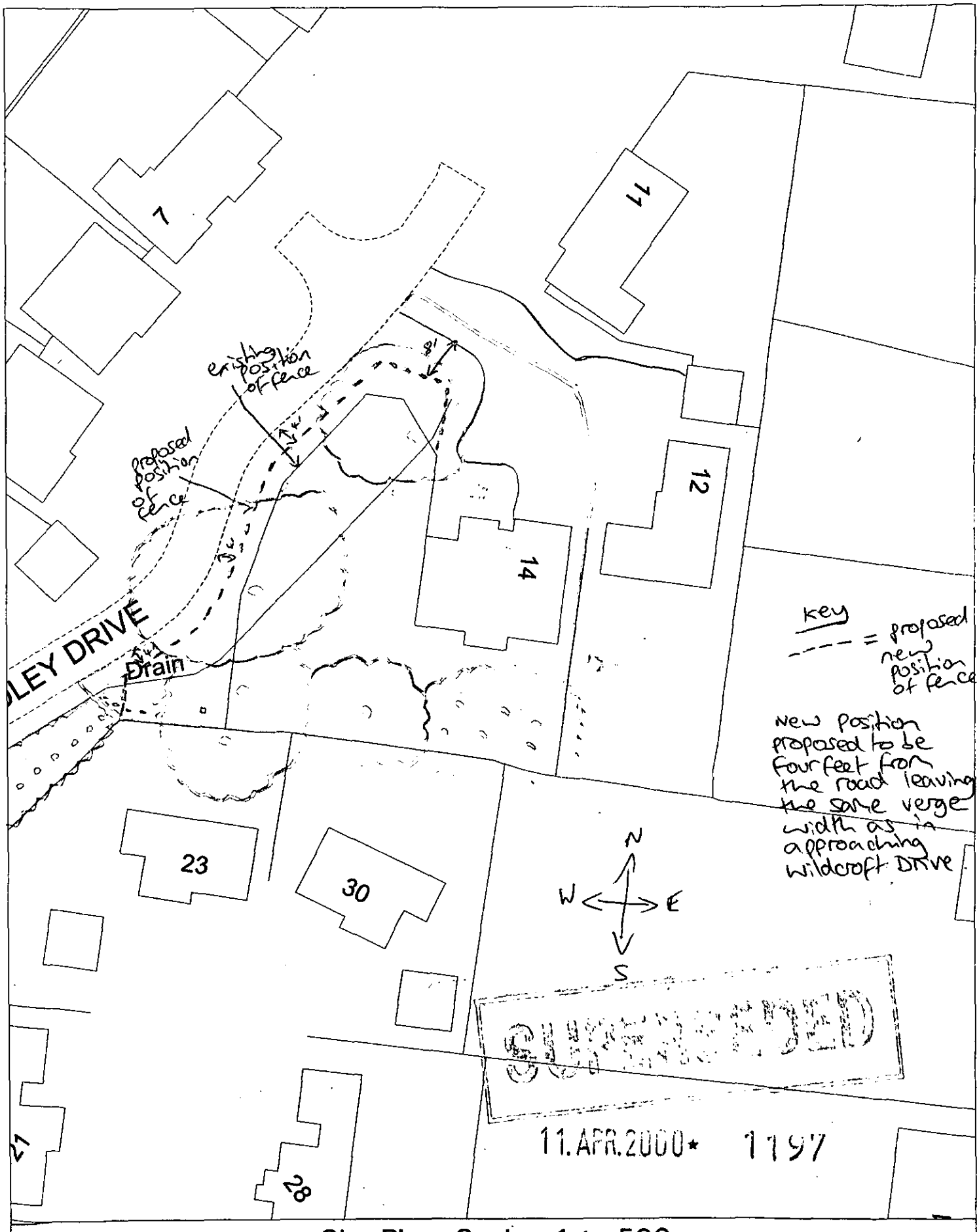

Site Plan, Scale: 1 to 500

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Date: 15 July 1999



11.APR.2000* 1197