APPLICATION NO:
F/2000/2848

LOCATION:
Land Rear Of 8 Crockhamwell Road. Woodley Reading.

APPLICANT:
Hampshire Property Investments Ltd C/O Gregory Gray Associates

PROPOSAL:
Proposed erection of one dwelling plus demolition of existing buildings

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2001

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hampshire Property Investments Ltd
C/O Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

Application Number: F/2000/2848

Parish: **WOODLEY**

Location: **Land Rear Of 8 Crockhamwell Road, Woodley, Reading.**

Proposal: **Proposed erection of one dwelling plus demolition of existing buildings**

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

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

Condition
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The

vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
6. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
9. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in

writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
10. The applicant's attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by BS 5837 'Guide for trees in relation to construction' which sets out methods of protecting trees.

Condition
11. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

Condition
13. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the east or south elevation first floor level or above of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
14. The bathroom windows in the east and west elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
15. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
16. The proposed development shall be built in accordance with Approved Document c of the Building Regulations and the guidance given in the Building

Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

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

Reason
2. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of highway safety and convenience.

Reason
5. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
11. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
12. To ensure that the external appearance of the building is satisfactory.

Reason
13. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
14. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
15. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
16. To protect the safety of existing/proposed occupants of the application site from landfill gas.

Informative
This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 8/12/00 showing resiting of dwelling to south, north and south elevations squared off, resiting of bedroom 3 window and internal alterations and does not approve the proposals as originally submitted.

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE2.

John Mitchell
Development Control Manager
Date: 07/02/2001

Notice checked by: _____

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.

Appeal Decision

Hearing held on 7 June 2000

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

by Stephanie Chivers BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
21 JUN 2000

Appeal Ref: APP/X0360/A/00/1039096
Former Builders Yard, 8 Crockhamwell Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Exnine Developments against the decision of Wokingham District Council.
- The application (ref: 99/70765/F), dated 3 November 1999, was refused by notice dated 1 February 2000.
- The development proposed is the demolition of a builders workshop, stores and yard, retention of existing access and erection of two dwellings and garages.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect of the proposed development on the living conditions of occupiers of adjacent dwellings in terms of visual impact.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 (1997) and the Loddon Area Local Plan (1995). Policy OS1 of the Structure Plan sets out the plan's strategic objectives, in terms of sustainable development and the improvement of the quality of life in the area. The appeal site lies within a settlement, within which relevant development plan policies confim that in general residential development will normally be allowed, subject to criteria.

3. Local Plan Policy LBE1 states that new development shall be of a high standard of design, appropriate to the character of the area in which it is situated. Policy LBE2 states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of matters including its siting, scale, form and massing will not normally be permitted. The aims of these policies reflect those of Policies EN1 and LD3 of the Structure Plan. Policy LD3 also requires that development will not give rise to serious harm to the amenities of neighbouring land uses. Local Plan Policy LH1 advises, among other things, that adequate garden areas and space about buildings should be provided for all new dwellings.

4. The Local Plan is undergoing review as the Wokingham and District Local Plan Deposit Draft, Consolidated Document (November 1999). Policies WOS3, WH1 and WBE1 of the emerging Local Plan set out general development control principles and criteria by which development should be assessed in its local context. The criteria largely reflect those of the development plan, discussed above. In addition, among other matters, Policy WOS3 states that development should not be detrimental to the amenities of adjoining occupiers. Policy

WBE1 requires that development should respect its local context in terms of visual impact and the privacy and amenity of the existing environment. The possibility of future change as a result of the current Local Plan Inquiry limits the weight which can be given to the emerging policies. However, the aims of the relevant policies are similar to those of the development plan.

Reasons

5. The appeal site lies in a residential area of 1 and 2 storey dwellings of varied age and design. The bulk of the site lies north of the rear elevations of 6 and 8 Crockhamwell Road, with an existing access drive running between those properties. The land also abuts the rear boundaries of a number of other dwellings. The workshop building and yard were last used as a shopfitter's premises but have been vacant for about 10 years.

6. Proposed dwelling 2 would be approximately on the same siting as the existing workshop, with dwelling 1 adjacent to the north. The dwellings would be chalet bungalows with dormers to front and rear and attached garages of lower ridge height. The span of the dwellings would be significantly greater than that of the existing building on the site, with an overall ridge height a little higher. Each dwelling would therefore be of considerably greater bulk and mass than the existing workshop. With the exception of 6 Crockhamwell Road the existing dwellings adjacent to the appeal site, and in the area in general, have relatively long rear gardens. The appeal site is however of an approximately rectangular shape which would set the proposed dwellings considerably closer to their front and rear boundaries than is characteristic of the pattern of development in the area.

7. The front elevations of the proposed dwellings would face westwards, towards the rear garden of No.8, at a distance of only about 7.5m to just over 9m from that boundary. I consider that direct overlooking of No.8 would be restricted by the fact that proposed first floor windows would be obscure-glazed, and to non-habitable rooms. I recognise that dwelling 2 would be further from the side boundary of No.8 than is the existing workshop. However, in my judgement the bulk and mass of built form, running almost the whole length of the side boundary of the rear garden of No.8, and at a relatively close distance, would produce an overbearing and oppressive effect when seen from the existing bungalow. The effect would be emphasised by the fact that the side boundary of No.8 runs at an angle to the rear of the dwelling, which would bring the proposed development into a closer relationship with the adjacent property than would otherwise be the case.

8. The rear elevations of the proposed dwellings, with first floor habitable room dormer windows, would face the rear elevations of the adjacent dwellings Nos. 159a, 161 and 163 Loddon Bridge Road. The distance between facing elevations of the existing and proposed dwellings would be at least 25m. Existing and proposed boundary planting, which could be the subject of a condition should this appeal be allowed, would in my view secure an adequate degree of privacy, including for users of the swimming pool in the rear garden of No.163. However, because of the relatively limited space around the proposed dwellings, most of the separation distance between the buildings would lie within the gardens of the existing properties. In particular most of the rear garden of proposed dwelling 2 would be considerably less than 10m in depth. I consider therefore that 2 dwellings on the site, of the scale proposed, would give rise to a cramped form of development which would result in an overbearing visual impact on the occupiers of those adjacent dwellings. The dominant effect would be emphasised, in my view, by the fact that the ground level of the appeal site is over

1m higher than that of the adjacent dwellings to the east.

9. For all the above reasons, I consider that the proposed development would have an unacceptably adverse effect on the living conditions of the occupiers of adjacent dwellings, in terms of visual impact. I conclude that it would conflict with the relevant policies of the development plan, and of the emerging Local Plan, to which I have referred.

Other material considerations

10. I recognise the thrust of government policy in Planning Policy Guidance 3, *Housing* (PPG 3), and 13, *Transport*, and that the site represents previously-developed land, well located in relation to public transport and to local facilities and services. Structure Plan Policies EN1 and H5 emphasise that the redevelopment of derelict or under-used urban land will be supported. However, it is clear from Paragraph 54 of PPG 3, and from other policies of the development plan, that such development should not be at the expense of the quality of the environment in terms of making the area an attractive place in which to live.

11. The owner of the site states that should the appeal fail he would seek to resume commercial use of the land, which is not subject to planning conditions. However, significant intensification of the former use would be likely to be subject to planning control. I do not consider therefore that the fall back situation would give rise to harm sufficient to outweigh the fundamental objections to the proposed development, described above. I note the current planning application for 6 dwellings at 16 Crockhamwell Road (ref: 00/0689). However, that is a much larger site with circumstances different from those of this appeal. I recognise local concern about the effect of the proposed development on highway safety and congestion on roads in the neighbourhood. However, I do not consider that the volume of vehicle movements likely to be generated by 2 dwellings would have a significant impact on those matters. I saw that the existing building on the land is visually prominent from the road. Because of their siting and orientation I consider that the proposed dwellings, particularly dwelling 2, would have slightly less visual impact than the existing workshop, both on the street scene and on the occupiers of 6 Crockhamwell Road. I have taken into account these and all other matters put before me, but none outweigh the considerations that have led me to my conclusions.

Conclusions

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

13. In exercise of the powers transferred to me, I dismiss the appeal.

Information

14. Particulars of the right of appeal to the High Court against this decision are enclosed for those concerned.

Stephanie Chiesa

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr J Bailey BA(Hons) MRTPI	Director, Development Land & Planning Consultants Ltd
Mr C Fuller	Exnine Developments Ltd - Appellants
Mr A R Brind	Joint owner of the appeal site

FOR THE LOCAL PLANNING AUTHORITY:

Miss N Lake BA(Hons) DipTP	Planning Officer, Wokingham District Council

INTERESTED PERSONS:

Mr A Ward-Webb	163 Loddon Bridge Road, Woodley, Berks
Mr C McMahon	163 Loddon Bridge Road, Woodley, Berks
Cllr C Preston	81 Howth Drive, Woodley, Berks Ward Member, Wokingham DC

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Planning application for development at 16 Crockhamwell Road, Woodley

PLANS

		The application plans:
Plan A	99:1586:A3	1A Location Plan, Block Plan
		2A Site Layout
		3A Plot 1 Floor Plans
		4A Plot 2 Floor Plans
		5A Elevations: Sheet 1 of 2
		6A Elevations: Sheet 2 of 2

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 24 October, 2001
My ref. BC/DC/2000/2848

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

NHBC Building Control Services Ltd.
Ash House
Dencora Business Park
Breckland
Linford Wood
MK14 6ET

Dear Sirs

PLANNING PERMISSION 2000/2848
SITE: 8 CROCKHAMWELL ROAD, WOODLEY

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/2848 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NICOLA LAKE
Senior Planning Officer

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2000/2848

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Hampshire Property Investments Ltd.
c/o Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hampshire GU13 9SL

Dear Sirs

PLANNING PERMISSION 2000/2848
SITE: 8 CROCKHAMWELL ROAD, WOODLEY, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/2848 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

JOSS MILLER
Planning Assistant

Applicationo	Name & Address
F/2000/2848	J & S Butcher 26 Malvern Close Woodley Reading RG5 4HL
F/2000/2848	Mr A & Mrs J Curd 27 Malvern Close Woodley RG5 4HL
F/2000/2848	A & R Brind 8 Crockhamwell Road Woodley RG5 3LF

App Approved
letter sent 14.02.01

Joss Miller

From: Viv Samuel [viv@infinityio.co.uk]
Sent: 15 January 2001 14:48
To: Joss Miller
Subject: Re: land rear of 8 Crockhamwell Road, Woodley (F/2000/2848)

If residents have complained, then I think it should be listed.

Thanks

Viv

----- Original Message -----
From: Joss Miller <Joss.Miller@wokingham.gov.uk>
To: <viv@xtend-tech.co.uk>
Sent: Monday, January 15, 2001 1:45 PM
Subject: land rear of 8 Crockhamwell Road, Woodley (F/2000/2848)

> Dear Cllr. Samuel,
>
> The last day for listing this application is today, but as I forgot to put
> the date on the bottom of the listing letter I am just writing to remind
you
> of this. Perhaps you might also be interested to know that since the
> listing letters have been issued, there have been two letters of objection
> from 26 & 27 Malvern Close).
>
> I would be grateful if you could confirm by the end of today whether you
> would like this application to be listed.
>
> Thankyou
>
> Joss Miller
>
> (0118) 9746463
>
>

Joss Miller

From: Viv Samuel [viv@infinityio.co.uk]
Sent: 10 January 2001 12:00
To: Joss Miller
Subject: Re: Land rear of 8 Crockhamwell Road, Earley F/2000/2848

I have received no representations from any residents about this. I will check with Colin Preston, but he normally contacts me if someone has objected and wants something listed.

thanks for contacting me.

Viv Samuel

----- Original Message -----
From: Joss Miller <Joss.Miller@wokingham.gov.uk>
To: <viv@xtend-tech.co.uk>
Sent: Wednesday, January 10, 2001 1:07 PM
Subject: Land rear of 8 Crockhamwell Road, Earley F/2000/2848

>
> Dear Councillor Samuel,
>
> The listing letter sent on 5 January 2001 for the above application needs to
> be returned no later than the 15 January 2001 with your comments. The
> return date was not filled in on this particular listing letter. I hope
> this hasn't inconvenienced you. If you have any questions relating to this
> matter please do not hesitate to contact me on (0118) 9746463.
>
> Regards
>
> Joss Miller
> Planning Assistant
>
>

Joss Miller

From: Colin Preston [colinpreston@gofree.co.uk]
Sent: 09 January 2001 11:56
To: Joss Miller
Subject: Application F/2000/2848 - 8 Crockhamwell Road

Just a note to say that I support the approval of planning application as proposed.

Thanks

Colin Preston
Member
Bulmershe Ward.

Date: 31 August 2001

To: Case Officer

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

Application Number: F/2000/2848

Location: Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed erection of one dwelling plus demolition of existing buildings

Applicant: Hampshire Property Investments Ltd C/O Gregory Gray Associates.

Case Officer: Joss Miller

The new plans show the following: Details to comply with conditions 05, 06, 07 & 11, construction vehicles, mud & debris, landscaping scheme & boundary treatment. Drawing no 2317/05/06., 103

Comments are required by 10/09/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

1970

(RING ONE)

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

App No. 2000/2848 (Planaps) / (Ludhouse) Date Rec. 17/8/01

Location: Land rear of 8 Crockhamwell Rd

Parish Woodley

Applicant: Hampshire Property Investments

Description of attached plans Conditions 5, 6, 7 & 11, Construction vehicles, mud & debris, landscaping scheme & boundary treatment.

Drawing No's: 2317/05/06.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 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 JM

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

2848 A

CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2317/wmg/cm

15 August 2001

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham

Dear Sir

8 CROCKHAMWELL ROAD WOODLEY

With reference to Town Planning approval F/2000/2848 granted 05.01.2001 and our letter of 7 August 2001 please find enclosed the following: -

a) 4 copies of Dwgs. Nos. 2317 - 05 & 06
b) 2 copies of landscaping specification

With reference to conditions 5, 6, 7 & 11: -

i) Dwg. No. 2317 - 05 details conditions 5, 6 & 11
ii) Dwg. No. 2317 – 06 details condition 7

Should you have any queries please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

Cc Mr D Baigent

46818

JM

FILE

DETAILS TO COMPLY WITH CONDITIONS

28/48

Ref: 2317/wmg/cm

8 CROCKHAMWELL ROAD

LANDSCAPING SPECIFCATION

1.0 HORITICULTURAL WORKS

1.1 GENERAL

1.1.1 EXISTING VEGETATION

No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the architect.

1.1.2 EXISTING LAND DRAINS

Any existing land drains in the cultivated areas shall be the responsibility of the Contractor. The Contractor must carry out his own site investigation to determine the exact positions.
The Contractor shall be responsible for reinstating any land drains disturbed or broken during site cultivation or tree pit excavation.

1.1.3 COMPACTION

Areas compacted to such an extent that a hard pan is formed are to broken up by the use of a heavy tine cultivator or sub-soil plough.

1.2 CULTIVATION

1.2.1 CULTIVATION GENERALLY

Cultivate all areas to be grassed to a minimum depth of 150mm and areas to be planted to a minimum depth of 200mm and grade to evenly running falls.
Clean out all grass, weeds etc. and remove from site, together with all extraneous materials exposed during cultivations (large stones, broken bricks, concrete, glass, rubbish etc.).
The Contractor shall include in his rates for any additional cultivations required by the Owner to destroy all weed growth if owing to the time of year, weather or other causes, if there is a period of waiting between the completion of the works as specified and the actual or grassing operations.

1.2.2 FERTILIZER

After completion of cultivation operation, all areas are to be dressed with an approved granular fertilizer at the rte of 70gm/m2 (2 oz. To one yard2) raked well into the soil surface. No fertilizer is to be applied more than four weeks or less than one week before planting or grassing and the Contractor shall inform the Architect as to when fertilizing operation are to be carried out, so that the application may be inspected.

1.2.3 APPROVAL

All cultivation and fertilizing operation are to be approved by the Architect before planting or grassing operations commence.

1.2.4 PROTECTION

The Contractor shall allow in his price for adequately protecting all the cultivated areas between the time the areas are approved and commencement of planting or grassing.

1.2.5 PROTECTIVE FENCING

- Where directed/indicated on the drawings the Contractor shall supply and erect a 1.2m high cleft chestnut pale fence to BS 1722 part 4, to protect grassed areas, planting or trees from accidental or malicious damage. The fencing shall consist of pales 75mm apart on galvanised wire, securely stapled to posts. Posts are to be 75mm min. diameter 1.65 long and pointed. All wood below ground level to be treated with non toxic wood preservative. Posts to be driven 450mm into the ground at 2m centres and at all corners and changes of direction. Fencing to be erected taut and well strained with pales kept vertical. The Contractor is to allow for maintenance and repair of protective fencing during the contract period unless damage is caused by vandalism outside the control of the Contractor. All protective fencing must be inspected and approved by the Architect at the end of the contract period and removed by the Contractor at the end of the maintenance period or as directed by the Architect.

2.2 GRASSED AREAS/TURFING

2.3.1 GENERAL

Prior to the laying of turf the soil shall be brought to an even tilth and necessary firmness by cultivating and raking.

Topsoil shall be graded to levels ensuring that he finished turf level will be 25mm above adjoining or kerbing and not less than 150mm below the D.P.C. of adjoining buildings after reasonable consolidation.
The cultivation and levelling are to be approved by the Architect before turning preparations commence. Any turf brought onto site or laid prior to such approval will be deemed to have been brought onto site at the contractors own risk and he may be instructed to lift and remove such turf from the site and replace and/or relay his own expense. No turf is to be laid in exceptionally dry or frosty weather or in otherwise unsuitable weather conditions.

2.3.2 TURF

The turf shall be: -

Good quality lawn turf from an approved source such as Rowlawn, fibrous, well rooted, mown and free from dead or matted grass, perennial and annual weed. Turves should be a rectangular shape and of uniform thickness. They should have a minimum thickness of 25mm and width of 300mm. The supplier is to keep the grass cut and rolled in the field of origin until deliveries have been completed.

2.3.3 SAMPLES

Samples of turf are to be submitted for selection and the site of origin stated. A sample load of 10 No. of the approved turf is to be delivered and laid on the site for final approval. The quality of the turf must be maintained throughout with the sample load and any deliveries below the standard of the approved sample will be rejected and must be lifted (if laid) and removed from site at the Contractor's own expense.

2.3.4 LAYING TURF

Turf shall be unloaded on an area clear of that to be turfed, unless otherwise sanctioned by the Architect. Turves shall be laid in rows on the prepared bed of soil commencing at end of the area and progressively by placing planks over the last row of turves laid and laying subsequent turves therefrom, the planks to be moved forward as each line of turves is laid and so on to the end of the area. Turves from the pile as unloaded should be wheeled to turf layers on three rows of planks laid closely together side by side. The turves to be laid with half lapped joints, well butted up and evenly beaten twice over the whole area, with wooden turf beaters to be frequently scraped clean of accumulated soil or mud. Rollers should not be used unless so directed by the Architect. Any inequalities in finished levels, owing to variation in turf thickness or unequal consolidation of the soil, is to be adjusted after the first beating by raking and/or packing fine soil under turves to obtain an even surface to the whole. The finished levels of turf after consolidation must not be less than 25mm above any adjacent paving or tops of kerbs. Turves laid on banks exceeding 30° - turves may be laid horizontally or diagonally and should be secured with stout wooden pegs 200mm in length.

2.2.5 TOP DRESSING

The rates for laying turf shall include for a top dressing of 5mm depth of fine sifted soil mixed with horticultural grade sand (70% soil to 30% sand) to be worked well into the joints.

2.2.6 TRIMMING

Turf edges of borders, beds and margins to be carefully trimmed square and true to lines shown on the drawings.

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Individual areas of laid turf will not be accepted until the whole of the works have been completed and the Contractor shall allow for keeping such areas mown, watered and protected until handed over.

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3.1.1 GENERAL

Trees and shrubs shall be the best quality nursery stock similar in size and quality to samples inspected at the nursery by the Architect and in accordance with latest published edition of BS 3936 Part 1.

All trees unless otherwise described are to be standard, of an overall height as indicated in the plant schedule and with clean straight, sturdy stems at least 1.8m (6'.0") high and with well balanced, well furnished head.

Shrubs shall be of the height specified in the plant schedule with several stems originating from or near ground level and of reasonable bushiness free from damage and disease, including the root system, well grown and established.

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All plants shall be guaranteed for a period of one year from Practical Completion, against death, deformation or disease other than that caused by malicious damage.

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All plants shall be exactly true to name shown on the drawings.
Variations on the plant schedules may be allowed upon reference to the Architect if suitable alternatives are more readily available.

3.1.4 TOPSOIL DEPTH

The Contractor shall confirm in writing if tree pits or shrub beds are not to dimension as described under the excavations clause or filled with the correct depth of topsoil.

3.1.5 PLANTING

All planting of trees and shrubs shall be carried out between October and April but not during periods of frost or drought or waterlogged soil conditions or cold drying winds. Care is to be taken that root systems are not damaged in any way.

A separate hole is to be excavated for each shrub keeping sub soil and topsoil separate. The holes are to be not less than the following dimensions.
Standard tree pits shall be 1000 x 1000 x 800mm
For shrubs 500 x 500 x 450mm deep and in any case not less than 100mm clear of the root ball all round.
In each case the bottom of the hole is to be broken up to a further depth of 150mm.

A mixture of topsoil and at least one third its volume of well rotted farmyard manure or peat is to be used for planting, to be thoroughly mixed before returning to the planting hole.
Place the plants so that the soil level, after firming, will be at the original soil mark on the stem. When backfilling the hole, shake the soil between the roots and firm thoroughly at stages during the process of backfilling. All container grown plants must be removed from their containers before being planted and care must be taken not to damage the root ball.

Plants brought on site should have their roots protected from drying out before planting. At the time of planting and at such times as the architect shall direct, all tress and shrubs shall be thoroughly watered. All shrubs shall be planted in a random fashion at approximately equal centres in order to obtain a natural dense cover when mature and not in straight lines.

All trees are to be planted in an informal manner as shown on the drawings except where forming an avenue or definite straight row. In such cases they should be equally spaced in a true straight line and in accordance with any dimensions given on the drawings.

The architect will reject any plants which do not comply with this specification.

3.1.6 MULCH

On completion of planting all shrub borders and tree pits shall be mulched with shredded or chipped bark, composted leaf mould, well rotted manure or other approved material to a depth of 50mm. The soil shall be moist prior to application and care shall be taken not to bury the lower branches of shrubs in the mulch.

3.1.7 TREE GUARDS

Where specified, guards shall be constructed from 15mm x 25mm welded mesh of 8 s.w.g galvanised steel, 1.8m in height and not less than 300mm in diameter. Each guard is to be secured to the stake(s) with 8 No. 40mm galvanised staples.

3.1.8 CLIMBER GUARDS

Where specified , guards shall be constructed from 75mm x 25mm welded mesh of 8 s.w.g. galvanised steel, to the dimensions shown on the drawing and secured to the wall with 8 No. vine eyes and rawlplugs.

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On the written instructions of the Architect, container grown shrubs may be planted outside the spring and autumn planting season. Care is to be taken not to damage the roots and adequate watering during establishment must be allowed for.

3.1.10 CONTAINERISED SHRUBS

Plants must have been containerised during the dormant season before their use on site, by planting in containers large enough to hold the root ball and filled with suitable potting compost (not topsoil). Care must be taken not to disturb the root ball when planting and the containerised shrubs should be thoroughly soaked before removing container.

3.1.11 LOOSE ROOT, OPEN GROUND AND ROOT-BALLED PLANTS

Planting should be carried out between October and April. Natural Hessian used to wrap root-balled shrubs and trees may be left in the ground but the top must be untied to avoid possible constriction of the stem. Synthetic sacking should be removed completely as this will not rot down in the soil.

3.2 MAINTENANCE

3.2.1 The Contractor shall maintain to the satisfaction of the Architect the whole of the landscape works for a period of 12 months from the date of practical completion. At the end of this period all defects due to materials or workmanship shall be rectified by the Contractor.

3.2.2 The Contractor shall carry out the following maintenance operations during the maintenance period.

3.2.3 Shrub borders and tree pits are to be hoed, forked or hand weeded as appropriate at intervals of 2 weeks and all areas kept clean of weed and litter. In certain circumstances where appropriate and on written agreement of the Architect, spraying of weed using an approved selective weedkiller maybe allowed. It is to be understood that this method if used will not continue throughout the whole of the

maintenance period and will be in conjunction with hoeing and forking as described above.
Prior to handover all areas will be given a final weeding and all weed growth removed form site. Soil is to be lightly forked over and all rubbish litter and large stones removed form the total area of landscape works on each maintenance visit.

3.2.4 Plants are to be firmed up, restaked or tied where necessary and guywires inspected and adjusted. Water shoots and dead, diseased or broken twigs are to be removed with a sharp knife or secateurs and pruning carried out according to the species. Protective fencing and tree guards are to be repaired or tightened as required.

3.2.5 WATERING

The Contractor is to allow for thorough watering in dry period – as necessary or when directed by the Architect – of all shrub areas and trees to ensure their successful establishment and continued growth. Allow for provision of equipment for this purpose.

3.3 LIABILITY

3.3.1 LIABILITY FOR REPLACEMENT

Trees, shrubs and herbaceous plants which die during one year from the date of planting due to the effects of weather including late frosts or lack of water or any cause within the control of the Contractor, shall be replaced at the contractor's own expense during the following planting season. Plants damaged by vandalism during the replacement period shall be noted by the Contractor and the cost for replacement submitted to the Architect.

The Contractor shall visit the site during the maintenance period with the Architect to note losses and agree as to their cause and submit details of costs of replacement for both parties for the Architect's reference.

3.3.2 GRASS MAINTENANCE

During the maintenance period of 12 months the Contractor shall carry out the following operation, which apply to newly turfed or grassed areas: -

a) When the grass has grown 50mm (2") high it shall be rolled, in two directions with large light roller
b) When the grass has grown to 100mm (4") it shall be cut, avoiding root pulling, to half the original height and cut again after a further 30mm growth.
c) An approved lawn fertilizer with spreader shall be added at the rate of 70gm/m2 (2oz/sq yd).
d) Further cuts shall be carried out at suitable intervals to maintain the height at 30mm or as often as directed by the Architect.
e) Grass cutting shall be removed from site.

3.3.3 Grass areas in which bulbs are growing shall not be until the bulb foliage has died back.

3.3.4 Grass under heavy shade shall not be cut closer than 75mm (3").

3.3.5 Any shrinkage below finished approved levels during he defect liability period shall be made good in a manner approved by the Architect.

3.3.6 Watering in dry period as necessary or when directed by the Architect, to all grass areas to ensure the growth and establishment.

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 6 September 2001

Location:	Land rear of 8 Crockhamwell Road, Woodley, Reading
Proposal:	Proposed erection of one detached dwelling plus demolition of existing buildings
Application Number:	F/2000/2848

In response to your consultation dated 31 August 2001 for the above application, the landscape comments are as follows:

No additional planting has been shown on drawing 2317/06, which should be considered in relation views of the new dwelling from the properties to the south. The existing trees within the site will need to be protected by protective fencing in accordance with BS 5837. The location of the fencing will need to be indicated on the drawing.

Catherine Brimble

Catherine Brimble
Landscape Architect

2848

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2317/wmg/cm

15 August 2001

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham

Dear Sir

8 CROCKHAMWELL ROAD WOODLEY

With reference to Town Planning approval F/2000/2848 granted 05.01.2001 and our letter of 7 August 2001 please find enclosed the following: -

a) 4 copies of Dwgs. Nos. 2317 - 05 & 06
b) 2 copies of landscaping specification

With reference to conditions 5, 6, 7 & 11: -

i) Dwg. No. 2317 - 05 details conditions 5, 6 & 11
ii) Dwg. No. 2317 – 06 details condition 7

Should you have any queries please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

Cc Mr D Baigent

46818

JM

FILE

DETAILS TO COMPLY WITH CONDITIONS

Ref: 2317/wmg/cm

2848

8 CROCKHAMWELL ROAD

LANDSCAPING SPECIFCATION

1.0 HORITICULTURAL WORKS

1.1 GENERAL

1.1.1 EXISTING VEGETATION

No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the architect.

1.1.2 EXISTING LAND DRAINS

Any existing land drains in the cultivated areas shall be the responsibility of the Contractor. The Contractor must carry out his own site investigation to determine the exact positions.
The Contractor shall be responsible for reinstating any land drains disturbed or broken during site cultivation or tree pit excavation.

1.1.3 COMPACTION

Areas compacted to such an extent that a hard pan is formed are to broken up by the use of a heavy tine cultivator or sub-soil plough.

1.2 CULTIVATION

1.2.1 CULTIVATION GENERALLY

Cultivate all areas to be grassed to a minimum depth of 150mm and areas to be planted to a minimum depth of 200mm and grade to evenly running falls.
Clean out all grass, weeds etc. and remove from site, together with all extraneous materials exposed during cultivations (large stones, broken bricks, concrete, glass, rubbish etc.).
The Contractor shall include in his rates for any additional cultivations required by the Owner to destroy all weed growth if owing to the time of year, weather or other causes, if there is a period of waiting between the completion of the works as specified and the actual or grassing operations.

1.2.2 FERTILIZER

After completion of cultivation operation, all areas are to be dressed with an approved granular fertilizer at the rte of 70gm/m2 (2 oz. To one yard2) raked well into the soil surface. No fertilizer is to be applied more than four weeks or less than one week before planting or grassing and the Contractor shall inform the Architect as to when fertilizing operation are to be carried out, so that the application may be inspected.

1.2.3 APPROVAL

All cultivation and fertilizing operation are to be approved by the Architect before planting or grassing operations commence.

1.2.4 PROTECTION

The Contractor shall allow in his price for adequately protecting all the cultivated areas between the time the areas are approved and commencement of planting or grassing.

1.2.5 PROTECTIVE FENCING

- Where directed/indicated on the drawings the Contractor shall supply and erect a 1.2m high cleft chestnut pale fence to BS 1722 part 4, to protect grassed areas, planting or trees from accidental or malicious damage. The fencing shall consist of pales 75mm apart on galvanised wire, securely stapled to posts. Posts are to be 75mm min. diameter 1.65 long and pointed. All wood below ground level to be treated with non toxic wood preservative. Posts to be driven 450mm into the ground at 2m centres and at all corners and changes of direction. Fencing to be erected taut and well strained with pales kept vertical. The Contractor is to allow for maintenance and repair of protective fencing during the contract period unless damage is caused by vandalism outside the control of the Contractor. All protective fencing must be inspected and approved by the Architect at the end of the contract period and removed by the Contractor at the end of the maintenance period or as directed by the Architect.

2.2 GRASSED AREAS/TURFING

2.3.1 GENERAL

Prior to the laying of turf the soil shall be brought to an even tilth and necessary firmness by cultivating and raking.

Topsoil shall be graded to levels ensuring that he finished turf level will be 25mm above adjoining or kerbing and not less than 150mm below the D.P.C. of adjoining buildings after reasonable consolidation.
The cultivation and levelling are to be approved by the Architect before turning preparations commence. Any turf brought onto site or laid prior to such approval will be deemed to have been brought onto site at the contractors own risk and he may be instructed to lift and remove such turf from the site and replace and/or relay his own expense. No turf is to be laid in exceptionally dry or frosty weather or in otherwise unsuitable weather conditions.

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The turf shall be: -

Good quality lawn turf from an approved source such as Rowlawn, fibrous, well rooted, mown and free from dead or matted grass, perennial and annual weed. Turves should be a rectangular shape and of uniform thickness. They should have a minimum thickness of 25mm and width of 300mm. The supplier is to keep the grass cut and rolled in the field of origin until deliveries have been completed.

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Turf edges of borders, beds and margins to be carefully trimmed square and true to lines shown on the drawings.

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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

DESIGN STATEMENT

IN RESPECT OF

PROPOSED DWELLING AT

8 CROCKHAMWELL ROAD WOODLEY

23.NOV.2000* 2848

G.W.R. Gray MSc. Dip.TP MRTPI ACI.Arb • C.J. Gray • S.M. Leedale MSc. Dip.TP BEd.(Hons) MRTPI

Registered Office: 'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

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1.0 Introduction

2.0 Existing Situation

3.0 Wider Visual Impact

4.0 Localised Impact

5.0 Summary

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1. Wider Character
2. Wider Visual Impact
3. Localised Impact

1.0 INTRODUCTION

1.1 PPG1 sets out guidance on design issues. It is said that buildings and their curtilages have a significant effect on the character of an area. Further, the appearance of development and its relationship to its surrounds are material to the determination of planning applications. Importantly this requires an understanding of the context in which development is situated.

1.2 Annex A provides more details on the approach to design and highlights the following:

- A proper assessment of the surrounding built and natural environment.
- Identifying the defining characteristics of the area.
- Assessment of massing, height, density and landscape, both in relation to adjoining buildings and the local area more generally.
- The need to submit supporting information with planning applications in respect of these matters.

1.3 This design statement applies this advice by evaluating the existing character of the locality; assessing the wider visual impact of the proposed development having regard to the context in which it is situated; and, detailing the localised impact in relation to surrounding development. In so doing the material impact of the proposed development and its relationship to surrounding development is assessed. Additionally, we have regard to the previous appeal decision and the desirability of overcoming the reasons for dismissal of that appeal.

2.0 EXISTING SITUATION

2.1 The application site is a broadly rectangular shape. It is raised above land and gardens to the east by about 1 metre and this land continues to fall in this direction towards the adjoining dwellings.

2.2 At the frontage of the site is a substantial two storey brick building with a single storey lean-to extension on its northern side. This is 4.4 metres to its eaves and 7.7 metres to its ridge. It has a footprint of 81 metres (9 metres x 9 metres) at two storey height with a further 10 metres in the form of single storey extension.

2.3 This building is sited approximately 3 meters from the common boundary with number 8 Crockhamwell Road and 4 metres from the boundary with number 6. In consequence it may reasonably be described as having an overbearing impact on these dwellings and in particular their private amenity space.

2.4 The long term use of the building and its curtilage is as a builders yard although it has previously been occupied as two dwellings. The most recent use has consequent impact on residential amenity and in particular the vehicular movements along the common boundaries with numbers 8 and 6 Crockhamwell Road.

2.5 In terms of landscape the site benefits from peripheral trees and shrubs which, to some extent, soften the impact of the building and uses within the site. These circumstances are shown on diagram 1.

3.0 WIDER IMPACT

3.1 Diagram 2 illustrates the general character of the area.

3.2 As can be seen the predominant character is residential and of post 1945 age fronting through roads. Within this there are a variety of developments in terms of architectural style and general form. Most is of two storey height whilst there is also single storey development fronting Crockhamwell Road. These developments front through roads in a uniform pattern and have substantial rear gardens in terms of length. Behind the through roads there is more recent development of circa 1970's age.

3.3 In addition to this, diagram 2 shows proposed development adjoining the application site to the west. This demonstrates a changing pattern of development where large gardens are used to increase housing density. This also represents development in depth which is alien to that which currently exists.

3.4 The application site is relatively discrete within this framework. However, the existing two storey building is readily visible between and above numbers 6 and 8 Crockhamwell Road. The proposal has been conceived such that it will have a lesser impact in terms of townscape then the existing building. As such it will not be prominent and will be glimpsed through spaces between and above buildings fronting Crockhamwell Road.

4.0 LOCALISED IMPACT

4.1 In conceiving the development proposal regard has been given to the previous appeal decision and the acknowledged need to ensure that material harm to adjoining residents is avoided. These matters are shown on diagram 3.

4.2 The significant matters to note are:

- The development of a single dwelling as opposed to the previous 2 unit proposal.
- In consequence, retention of space about the building.
- Avoidance of overbearing impact by reason of excessive development across the site.
- Retention of peripheral landscape and allowing space for additional landscape to these boundaries.
- Ensuring adequate separation distances both in themselves and having regard to the difference in levels.
- Siting of the dwelling at an oblique angle to adjoining properties and their curtilages to avoid direct overlooking into private amenity space.
- Design of internal layout such that bathroom windows are situated on elevations where separation distances are reduced.
- Use of a staggered footprint incorporating reduced spans such that eaves and ridge levels are comparable to the existing building.

4.3 In consequence of this design the proposal will have an acceptable impact on the adjoining residents which was the concern expressed in the previous appeal decision.

5.0 SUMMARY

5.1 In summary the proposal has been carefully conceived having regard to both the general character of the locality and the need to ensure that there is no material loss of amenity by reason of overbearing impact or overlooking.

5.2 The particular points to note are:

- Siting of the dwelling such that it has less impact on the townscape than the existing two storey building in the southern part of the site
- Retention of space about the building
- Design and footprint which reduces spans and breaks up the bulk of the building
- Height and general bulk which is comparable to the existing building.
- Careful siting so as to avoid too closer proximity to common boundaries
- Avoidance of habitable room windows on the east and west facing elevations where separation distances are most critical
- Retention of peripheral landscape to reduce visual impact of the proposed development.

5.3 By attention to these matters and with due care in detailed and wider urban design matters, the proposed development is acceptable in all respects.

ADDRESS 26 MALVERN CLOSE PARISH WOODLEY

PLOT No. 60 ORD. SHEET No. SU.7672(

BUILDER G. Wimpey & Co. Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
225/61	G. Wimpey & Co Ltd.	Detached House	22.2.62	App. Ch
PD/92/66	Mr. A. P. Frankum	Garage	17.3.66	App. N/K
BR 1297	MR & MRS J. BUTCHER	PORCH	13.9.74	App N/A
BR 17927	"	EXT. TO LOUNGE & KITCHEN	11.1.82	APP. CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 27 MALVERN CLOSE PARISH WOODLEY

PLOT No. 59 ORD. SHEET No. SU.7672(4

BUILDER G. Wimpey & Co. Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
225/61	G. Wimpey & Co Ltd.	Detached House	22.2.62	App. Ch
PD/655/66	Mr. B. Cronk	Garage	24.11.66	App. N/K
890/72	Mrs D. H. Stratton	Extension of garage & addition of kitchen & dining room	6.6.72	App CA
BR 9450	MR. P. CHOPPING	2 STOREY EXTENSION	19.12.78	Ref. N/A
09821	"	"	18.1.79	N/A CA
26944 ?			20.3.87	CA
BRA/1886 ?	MR. D. HUNT	S/S EXTENSION	19.12.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

file on F/2000/2848

Miss J. Miller,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

BY FAX: 0118 974 6484

15th February 2001

Our Ref: TB/00/154

Dear Miss. Miller,

LAND AT REAR OF 8 CROCKHAMWELL ROAD, WOODLEY. F/2000/2848

I write in respect of the above matter.

I am in receipt of the Decision Notice which is dated 5th January 2001. Since the application was determined at committee on 7th February 2001 I must ask you to re-issue the Decision Notice with the corrected date. Whilst I am more than happy to accept some delay in administration of decisions and consequent post dating, a lapse of one month puts my Client in a difficult contractual position.

In writing I wish to express my Clients' thanks for your swift handling of this application and report to committee. I look forward to receiving the corrected Decision Notice.

Yours sincerely,

corrected notice issued 15/2/2001

Mark Leedale

Josh,
Don't understand why can no decision should be dated BEFORE we make a decision on it ??

WORK SHEET FOR : Joss Miller

Application Number : F/2000/2848

Applicant : Hampshire Property Investments Ltd C/O Gregory Gray Associates.

Location : Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

Proposal : Proposed erection of one dwelling plus demolition of existing buildings

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12

Date of Neighbour Notifications : 28/11

Date of Site Visit : 4/12

Date Registered : 23/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000

This application will have expired on: 18/01/2001. 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 :

Landscape - No objection - conditions
Env Health - No objection - conditions
Env. Agency - No objection
Woodley TC - No objection - additional boundary treatment requested
Highways - Conditions

Planning Issues :

Effect on street scene & neighbouring properties LP8E1.
Identified settlement.

Application Number: F/2000/2848

Appraisal :

This application is for the demolition of an existing building and the erection of one dwelling.

Neighbours.
There is a 1.7m timber fence on the boundary of No 6 and the proposed dwelling is approx. 7.5m from this. There is a first floor window on this side to bedroom 3. However, this is approx 20m from the rear of No 6 and is therefore considered a sufficient distance. There is a 1.8m boundary fence to the side of No 8. There are 2 first floor windows with an oblique view of the neighbouring property, one of which is obscure glazed. The rear of the dwelling is approx. 15m to the rear of the nearest dwelling in the recent application, however, all these windows would have oblique views. The dwelling is approx. 34m from the nearest neighbour in Malvern Terrace and this is considered a sufficient distance. The nearest neighbours on Lockton Bridge Road are approx 33m away and this is considered sufficient. Therefore all neighbours are considered to sufficient distance for any impact relating to overbearing, overshadowing or privacy issues to be minimised.

Street scene
This proposal has been satisfactorily designed to be in keeping with the neighbouring properties and surrounding area. It is well set back from the road and, therefore, any adverse effect on the street scene will be minimised. There is sufficient parking on the site to satisfy Council policies.

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

Application Number F/2000/2848
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C049	R049	
3	C122	R122	
4	C137	R157	'dwelling'
5	C129	R129	
6	C130	R130	
7	C158	R158	
8	C151	R151	
9	C153	R153	
10		R153	The applicant's attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by BS 5837 'Guide for trees in relation to construction' which sets out methods of protecting trees.
11	C017	R017	
12	C012	R012	
13	C044	R044	East or south elevation first floor level or above.
14	C045	R045	Bathroom windows East & west elevations.
15	C070	R070	

16 The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2 15 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

* INV.
NO2 - plans' 8/12/00 ' - Resiting of dwelling to south. North and south elevations screened off. Resiting of bedroom 3 window. Internal alterations
John Mullen 5/1/01

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 8 Crockhamwell Road Woodley Reading.

APPLICATION NUMBER: F/2000/2848

OFFICER: Joss Miller

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on sign at front of house

2. DESCRIPTION OF SURROUNDINGS

Derelict building on site (2 storey).
Rear fence at rear of No 6.

3. DESCRIPTION OF SITE/BUILDING

Ident. set. land surrounded by chalets on all sides

~~houses on all sides~~

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 6. 1.8m fence
No 8 fence & hedge
2 storey bldgs to rear - 1.7m fence some trellis fence
1.8m fence to other sides
2 houses have no rear fence.

5. SITE CONSTRAINTS

TREES landscaping

ACCESS/PARKING highways

LEVELS bank 1.5m high with 2m firs to rear.

BOUNDARY TREATMENT See above.

OTHERS —

Existing outbuilding
4·4m to the eaves
7·8m to the ridge.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

238. APPLICATION NO: 2000/2848, DEMOLITION OF EXISTING BUILDING & ERECTION OF ONE DWELLING, LAND REAR OF 8 CROCKHAMWELL ROAD WOODLEY, FOR HAMPSHIRE PROPERTY INVESTMENTS

The Committee considered a report on this application set out on Agenda pages 2290 to 2305.

In explaining the report, the Head of Planning & Transportation informed Members that since the despatch of the Agenda, an additional letter raising no objection had been received and also distributed to Members the additional comments of Woodley Town Council.

Mr. J Butcher, a local resident attended the meeting and spoke against the proposal.

Mr. M. Leedale, (Applicant's Agent) attended the meeting and spoke in favour of the proposal.

RESOLVED: That Application No: 2000/2848 be approved subject to the conditions set out on Agenda pages 2292 to 2296.

Application No.	Received	Woodley	Listed By:
F/2000/2848	23.11.00		Cllr Samuel

Applicant : Hampshire Property Investments
Location : Land rear of 8 Crockhamwell Road, Woodley
Proposal : Demolition of existing building and erection of one dwelling.

1. **Planning History** – The site is located in Crockhamwell Road, which is within the identified settlement of Woodley. The site is situated to the rear of No. 6 and No. 8 Crockhamwell Road. There have been two recent applications for additional dwellings, the first (99/70226/F) was withdrawn and the second (99/70765/F) for the erection of two dwellings was refused and was subsequently dismissed at appeal on 21.06.2000.

1. **Proposal** – is for the demolition of an existing building and the erection of a dwelling.

   This application has been listed by Councillor Samuel due to concerns regarding the detrimental impact on neighbouring properties.

   Councillor Preston has written in support of the application.

2. **Consultations** –
   - ***Woodley Town Council*** – The committee supported the residents' views and expressed no objections to the proposal for one house. However, there were still some concerns about boundary treatment and Members asked that additional planting/screening should be included in any permission given. (See attached sheet).
   - ***Environment Agency*** - No objection.
   - ***Highways*** – Parking conditions
   - ***Two neighbours*** – Object due to loss of privacy
   - ***Landscape*** – Condition relating to care of trees during construction and landscaping scheme to be submitted.
   - ***Environmental Health*** – Conditions relating to land contamination and noise.

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: BSP Policies OS1 and EN1, LALP Policies LTV1, LBE1 and LBE2 and WDLP Policies WOS3, WBE1 and WBE2
   B. Impact upon the neighbouring properties: BSP Policies OS1 and EN1, LALP Policies LTV1, LBE1 and LBE2 and WDLP Policies WOS3, WBE1 and WBE2
   C. Concerns of the Town Council and local residents.

A. Impact upon the street scene

The proposed development would have an eaves height of 4.5 metres and a ridge height of 7.9 metres. The adjoining garage with a bedroom at first floor level has an eaves height of 2.7 metres and a ridge height of 5.2 metres. Application 99/70765/F that was dismissed on appeal was for the erection of two dwellings with an eaves height of 2.3 metres and a ridge height of 8.3 metres: both had adjoining garages with an eaves height of 2.4 metres and a ridge height of 7.3 metres. They were sited 1.5 metres apart. The Inspector did not include the street scene as grounds for refusal in his report, however, he did comment that the site was over 1.0 metre higher than that of the adjacent dwellings. This is not considered to have a detrimental impact on the street scene as the proposed dwelling would be set back from the road by approximately 37 metres, and this distance would, therefore, reduce any potential impact. The majority of the surrounding dwellings on Crockhamwell Road are chalet style bungalows, however, the dwellings to the rear of the property are semi-detached houses. The distance of the proposed dwelling from the street would result in the reduction of its size from any view points and would, therefore, minimise the impact.

The site contains a workshop which is two storeys high, with a depth of 10 metres, a width of 9.0 metres, an eaves height of 4.4 metres and a ridge height of 7.8 metres. It is situated approximately 1.0 metre further towards Crockhamwell Road (to the South of the site) and approximately 2.5 metres further towards No. 8 Crockhamwell Road (to the West of the site). Therefore, a certain degree of impact has already been established.

B. Impact upon the neighbouring properties

There is a 1.8 metre fence on the boundary of No. 6 (which is to the south-east of the proposal) and the proposed dwelling would be approximately 7.5 metres from this at the nearest point. The proposed first floor window to bedroom three is 20 metres from the rear of the neighbouring property at No. 8, and is at such an angle that any views would be oblique. This would be considered sufficient to minimise any concerns regarding loss of privacy.

There is a 1.6 metre high wall and a 3.0 metre outbuilding on the boundary of No. 8, which lies to the south-west of the proposed dwelling. The proposal would have two windows at first floor level on this side, however, one of these is to a bathroom, which can be obscure glazed by condition. The window to bedroom five would be approximately 13 metres from the rear extension to No. 8, and would be considered a sufficient distance to minimise any impact on this neighbouring property. In his statement, the Inspector states that, ***"the bulk and mass of built form, running almost the whole length of the side boundary of the rear garden of No. 8, and at a relatively close distance, would produce an overbearing and oppressive effect when seen from the existing bungalow."*** The current application would consist of a reduction in bulk and is considered to have overcome this particular issue.

The nearest dwelling in Malvern Close is approximately 33 metres from the proposal, and there is also a timber fence on the rear boundary with a height

of approximately 1.7 metres. Therefore, any impact on the neighbouring properties regarding loss of privacy issues would be minimised.

The nearest neighbour on Loddon Bridge Road would approximately 23 metres from the proposed dwelling. Some properties have open boundaries to the rear, however, a condition can be imposed requesting details of boundary treatment to be constructed, which would allow an acceptable degree of privacy. With regard to the properties on Loddon Bridge Road, the Inspector stated, ***"Existing and proposed boundary planting, which could be the subject of a condition should this appeal be allowed, would in my view secure an adequate degree of privacy".*** Therefore any impact regarding loss of privacy would be minimised.

All neighbouring properties would be a sufficient distance from the proposed development for any impact relating to overbearing and overshadowing issues to be minimised.

C. Concerns of the Parish Council and local residents
The issues raised by Woodley Town Council and local residents are noted and have been dealt with in paragraphs A and B above.

3. **Conclusion** – The proposed new dwelling is considered to be of a satisfactory design and is not considered to have an adverse effect detrimental to the neighbouring properties.

4. **Recommendation** – APPROVE planning permission subject to the following conditions.:

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any order revoking and re-enacting that

Order) no windows or similar openings shall be constructed in the first floor level or above in the East, South or West elevations of the building.

5. The development shall not be commenced until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

6. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 08.00 am and 19.00 pm Monday to Friday and 08.00 am to 13.30 pm on Saturdays and at no time on Sundays or Bank or National Holidays.

8. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking and turning space hereby approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

9. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to submitted and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the excepting of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and retained.

13. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority and for a period of five years after the completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows and shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced by new trees, hedging or shrub species (of such size species and in such a number and position as may be agreed in writing) before the end of the first available planting season (1st November to 31st March) following their loss or removal.

16. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report 'Construction of new buildings on gas-contaminated land' in order to control the ingress of landfill gas to inhibited spaces.

17. Prior to the commencement of the development, details of the slab levels of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure a satisfactory external appearance.
4. To safeguard the amenities of neighbouring residents and the locality.
5. To safeguard the visual amenities of neighbouring properties and the locality.
6. To safeguard the amenities of the occupiers of residential neighbouring properties.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
9. To prevent parking and queuing off site, in the interests of highway safety and convenience.
10. In the interests of highway safety and convenience.
11, 12 & 13. In the interests of visual amenity.
14 & 15. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
16. To protect the safety of existing/proposed occupants of the application site from landfill gas.
17. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Informative

1. The applicant's attention is drawn to the need to protect the trees, branches and roots during the time of construction works. The applicant should be guided by BS 5837 'Guide for trees in relation to construction' which sets out methods of protecting trees.

2. You are advised, in compliance with the Town and Country Planning (General Development Procedure) (England) Amendment Order 2000, that the

following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1 & OS1.
Loddon Area Local Plan Policies LTV1 & LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 & WBE1

Joss Miller

Appeal Decision

Hearing held on 7 June 2000

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

by Stephanie Chivers BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
21 JUN 2000

Appeal Ref: APP/X0360/A/00/1039096
Former Builders Yard, 8 Crockhamwell Road, Woodley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Exnine Developments against the decision of Wokingham District Council.
- The application (ref: 99/70765/F), dated 3 November 1999, was refused by notice dated 1 February 2000.
- The development proposed is the demolition of a builders workshop, stores and yard, retention of existing access and erection of two dwellings and garages.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect of the proposed development on the living conditions of occupiers of adjacent dwellings in terms of visual impact.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 (1997) and the Loddon Area Local Plan (1995). Policy OS1 of the Structure Plan sets out the plan's strategic objectives, in terms of sustainable development and the improvement of the quality of life in the area. The appeal site lies within a settlement, within which relevant development plan policies confirm that in general residential development will normally be allowed, subject to criteria.

3. Local Plan Policy LBE1 states that new development shall be of a high standard of design, appropriate to the character of the area in which it is situated. Policy LBE2 states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area by virtue of matters including its siting, scale, form and massing will not normally be permitted. The aims of these policies reflect those of Policies EN1 and LD3 of the Structure Plan. Policy LD3 also requires that development will not give rise to serious harm to the amenities of neighbouring land uses. Local Plan Policy LH1 advises, among other things, that adequate garden areas and space about buildings should be provided for all new dwellings.

4. The Local Plan is undergoing review as the Wokingham and District Local Plan Deposit Draft, Consolidated Document (November 1999). Policies WOS3, WH1 and WBE1 of the emerging Local Plan set out general development control principles and criteria by which development should be assessed in its local context. The criteria largely reflect those of the development plan, discussed above. In addition, among other matters, Policy WOS3 states that development should not be detrimental to the amenities of adjoining occupiers. Policy

WBE1 requires that development should respect its local context in terms of visual impact and the privacy and amenity of the existing environment. The possibility of future change as a result of the current Local Plan Inquiry limits the weight which can be given to the emerging policies. However, the aims of the relevant policies are similar to those of the development plan.

Reasons

5. The appeal site lies in a residential area of 1 and 2 storey dwellings of varied age and design. The bulk of the site lies north of the rear elevations of 6 and 8 Crockhamwell Road, with an existing access drive running between those properties. The land also abuts the rear boundaries of a number of other dwellings. The workshop building and yard were last used as a shopfitter's premises but have been vacant for about 10 years.

6. Proposed dwelling 2 would be approximately on the same siting as the existing workshop, with dwelling 1 adjacent to the north. The dwellings would be chalet bungalows with dormers to front and rear and attached garages of lower ridge height. The span of the dwellings would be significantly greater than that of the existing building on the site, with an overall ridge height a little higher. Each dwelling would therefore be of considerably greater bulk and mass than the existing workshop. With the exception of 6 Crockhamwell Road the existing dwellings adjacent to the appeal site, and in the area in general, have relatively long rear gardens. The appeal site is however of an approximately rectangular shape which would set the proposed dwellings considerably closer to their front and rear boundaries than is characteristic of the pattern of development in the area.

7. The front elevations of the proposed dwellings would face westwards, towards the rear garden of No.8, at a distance of only about 7.5m to just over 9m from that boundary. I consider that direct overlooking of No.8 would be restricted by the fact that proposed first floor windows would be obscure-glazed, and to non-habitable rooms. I recognise that dwelling 2 would be further from the side boundary of No.8 than is the existing workshop. However, in my judgement the bulk and mass of built form, running almost the whole length of the side boundary of the rear garden of No.8, and at a relatively close distance, would produce an overbearing and oppressive effect when seen from the existing bungalow. The effect would be emphasised by the fact that the side boundary of No.8 runs at an angle to the rear of the dwelling, which would bring the proposed development into a closer relationship with the adjacent property than would otherwise be the case.

8. The rear elevations of the proposed dwellings, with first floor habitable room dormer windows, would face the rear elevations of the adjacent dwellings Nos. 159a, 161 and 163 Loddon Bridge Road. The distance between facing elevations of the existing and proposed dwellings would be at least 25m. Existing and proposed boundary planting, which could be the subject of a condition should this appeal be allowed, would in my view secure an adequate degree of privacy, including for users of the swimming pool in the rear garden of No.163. However, because of the relatively limited space around the proposed dwellings, most of the separation distance between the buildings would lie within the gardens of the existing properties. In particular most of the rear garden of proposed dwelling 2 would be considerably less than 10m in depth. I consider therefore that 2 dwellings on the site, of the scale proposed, would give rise to a cramped form of development which would result in an overbearing visual impact on the occupiers of those adjacent dwellings. The dominant effect would be emphasised, in my view, by the fact that the ground level of the appeal site is over

1m higher than that of the adjacent dwellings to the east.

9. For all the above reasons, I consider that the proposed development would have an unacceptably adverse effect on the living conditions of the occupiers of adjacent dwellings, in terms of visual impact. I conclude that it would conflict with the relevant policies of the development plan, and of the emerging Local Plan, to which I have referred.

Other material considerations

10. I recognise the thrust of government policy in Planning Policy Guidance 3, *Housing* (PPG 3), and 13, *Transport*, and that the site represents previously-developed land, well located in relation to public transport and to local facilities and services. Structure Plan Policies EN1 and H5 emphasise that the redevelopment of derelict or under-used urban land will be supported. However, it is clear from Paragraph 54 of PPG 3, and from other policies of the development plan, that such development should not be at the expense of the quality of the environment in terms of making the area an attractive place in which to live.

11. The owner of the site states that should the appeal fail he would seek to resume commercial use of the land, which is not subject to planning conditions. However, significant intensification of the former use would be likely to be subject to planning control. I do not consider therefore that the fall back situation would give rise to harm sufficient to outweigh the fundamental objections to the proposed development, described above. I note the current planning application for 6 dwellings at 16 Crockhamwell Road (ref: 00/0689). However, that is a much larger site with circumstances different from those of this appeal. I recognise local concern about the effect of the proposed development on highway safety and congestion on roads in the neighbourhood. However, I do not consider that the volume of vehicle movements likely to be generated by 2 dwellings would have a significant impact on those matters. I saw that the existing building on the land is visually prominent from the road. Because of their siting and orientation I consider that the proposed dwellings, particularly dwelling 2, would have slightly less visual impact than the existing workshop, both on the street scene and on the occupiers of 6 Crockhamwell Road. I have taken into account these and all other matters put before me, but none outweigh the considerations that have led me to my conclusions.

Conclusions

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

13. In exercise of the powers transferred to me, I dismiss the appeal.

Information

14. Particulars of the right of appeal to the High Court against this decision are enclosed for those concerned.

Stephanie Chiesa

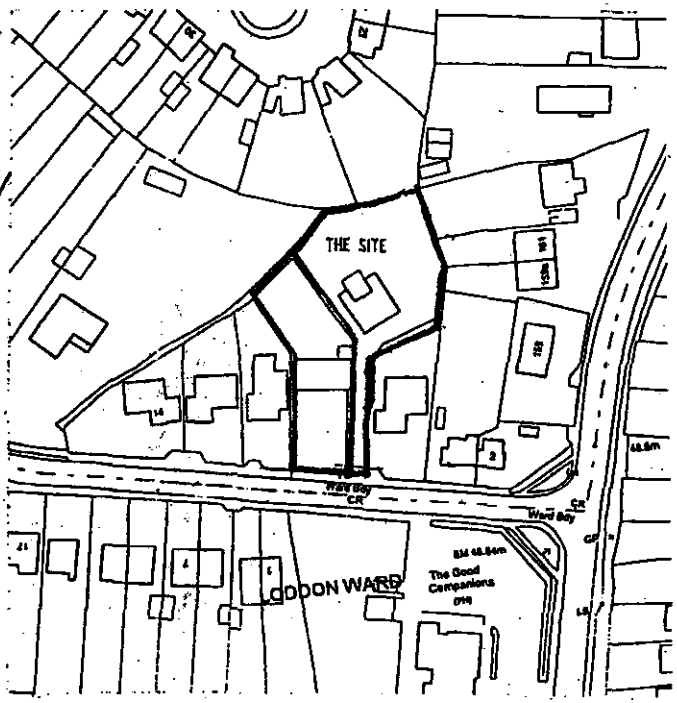
2299

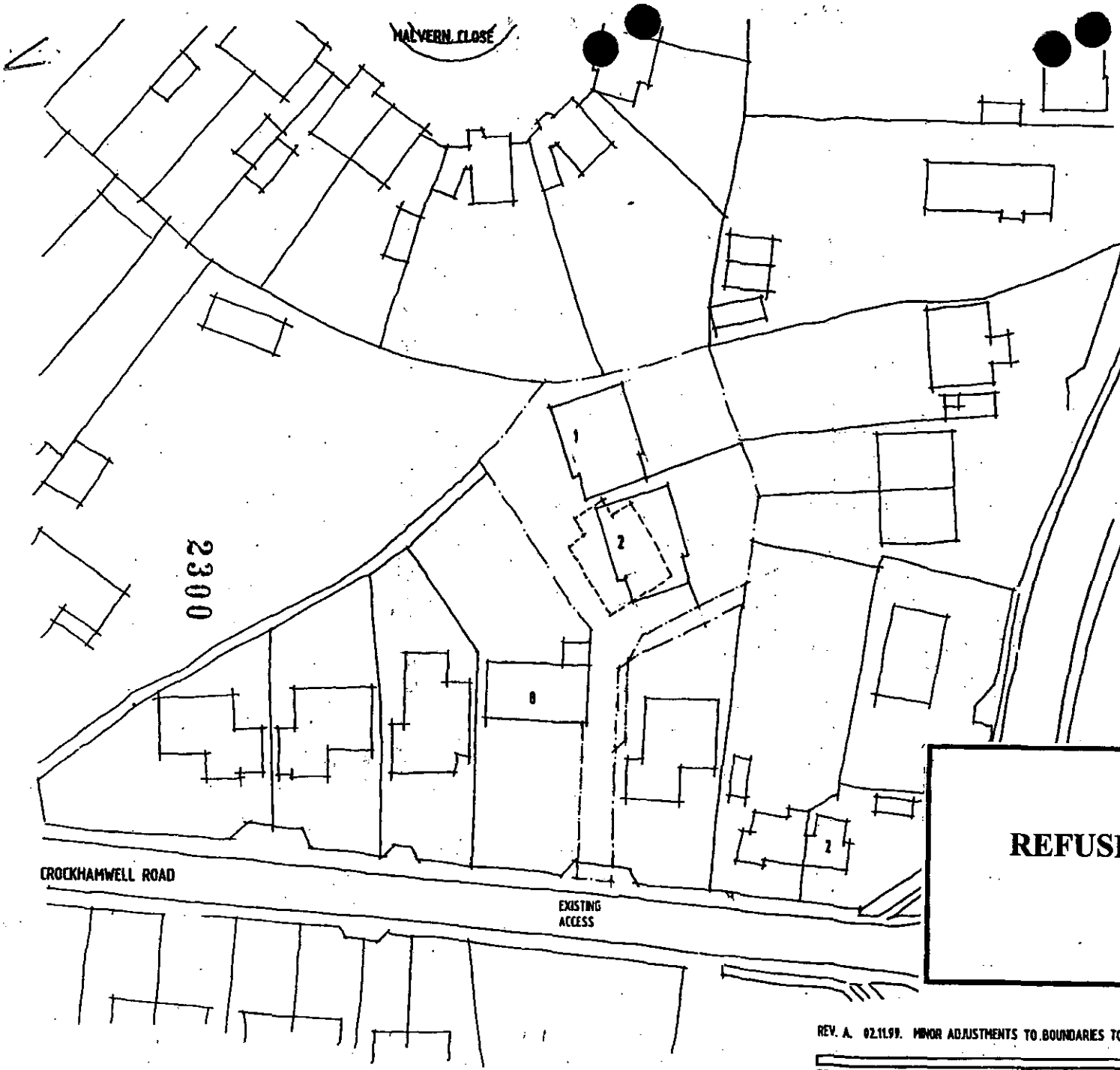
INSPECTOR

04.NOV.1999* 70765

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

REPRODUCED FROM THE 1999 ORDNANCE SURVEY 1 : 1250 DIGITAL DATA SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT AR 155958





REFUSED AND DISMISSED ON APPEAL

REFUSED

REV. A. 02.11.99. MINOR ADJUSTMENTS TO BOUNDARIES TO ACHIEVE MIN. 4 m WIDE DRIVE AS REQUIRED BY HIGHWAYS.

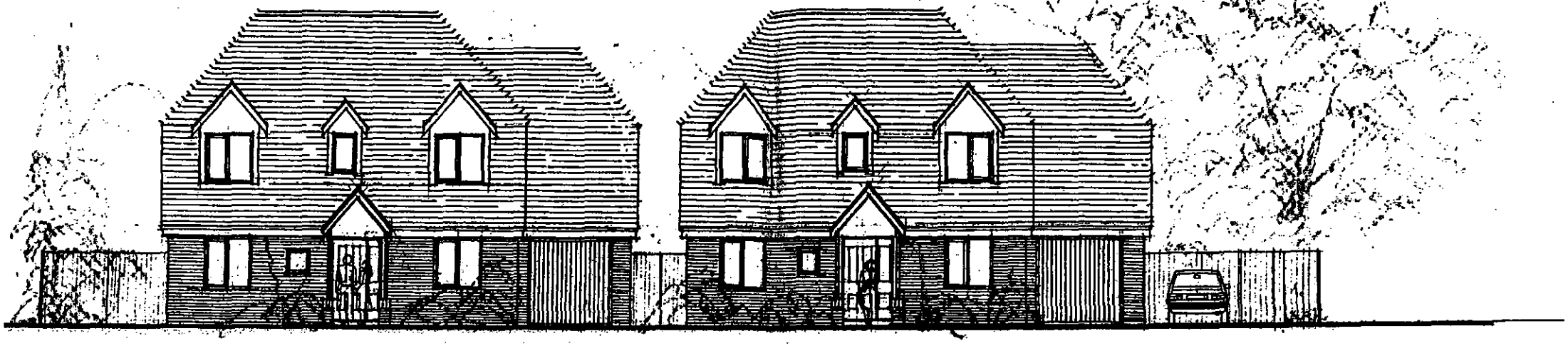
SITE PLAN 1:1
1:500

Client: EXONE DEVELOPMENTS	Drawing: LOCATION : SITE PLAN	
Project: TWO DWELLINGS FORMER BUILDERS YARD 8 CROCKHAMWELL RD WOODLEY	Scale: as shown	Date: JULY 1999
	Dwg.no: 99 • 1684 • A3 - 1A	

HALSON MACKLEY PARTNERSHIP
Chartered Architect
36 Queens Road
Reading RG1 4AU
Tel: 0118 958 1555
Fax: 0118 939 3026

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

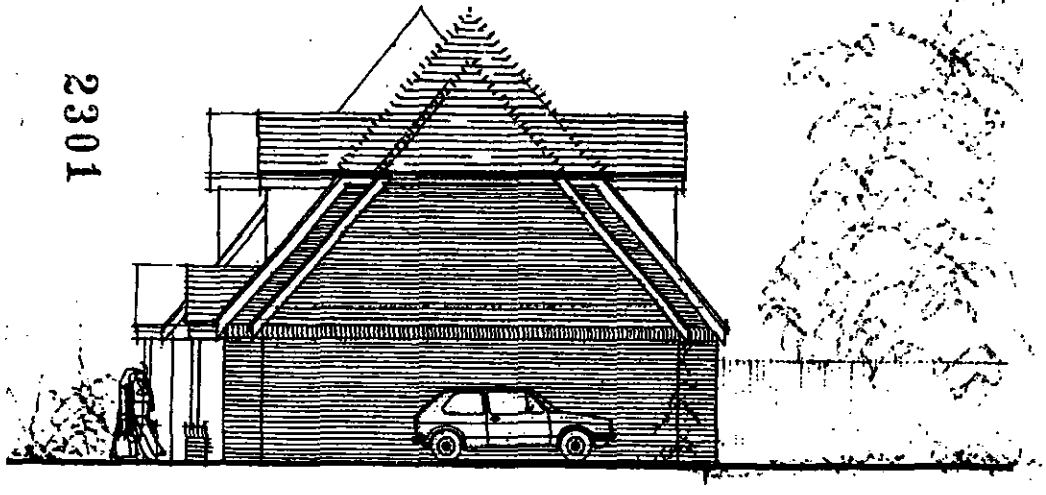
04 NOV 1999 70765



WEST PLOT 1 PLOT 2

NB . ALL GLAZING TO WEST FACING DORMER WINDOWS TO BE OBSCURE

2301



SOUTH

REFUSED AND DISMISSED ON APPEAL

REFUSED

REV. A. 02.11.99. BOUNDARY ADJACENT PLOT 2 REVISED : DORMER BEDROOM 3 PLOT 1 OMITTED OBSCURE GLAZING NOTE ADDED.

Client: EXMINE DEVELOPMENTS

Project: TWO DWELLINGS FORMER BUILDERS YARD 8 CROCKHAMWELL RD. WOK

Drawing: ELEVATIONS : sheet 1 of 2

Scale: 1 : 100

Date: JULY 1999

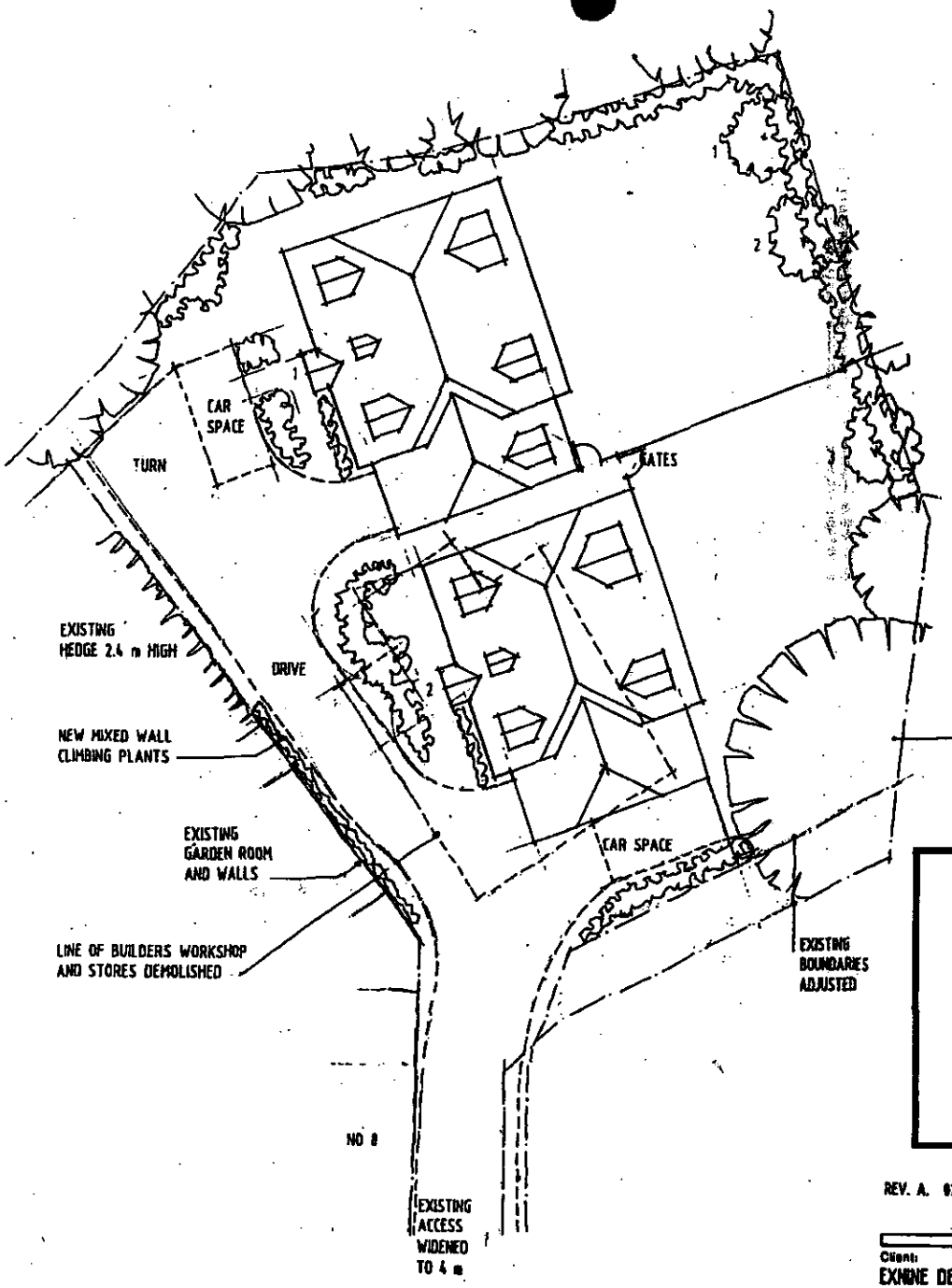
Dwg.no: 99 : 1586 : A3 : 5 A

HALSON MACKLEY PARTNERSHIP
Chartered Architect
38 Queens Road
Reading RG1 4AU
Tel: 0118 958 1565
Fax: 0118 939 3028

04 NOV 1999* 70765

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

2302



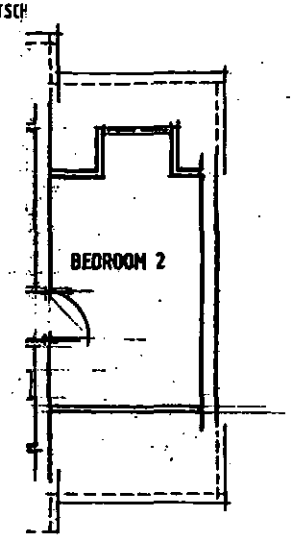
1.8 m HIGH CLOSE BOARDED FENCE ALL BOUNDARIES EXCEPT WEST : EXISTING WALL AND HEDGE

PLANTING TO BOUNDARY FENCE TO CONSIST OF : ESCALLONIA LEUCANTHA
SYRINGA ' ESTHER STALEY '
HYDRANGEA HETEROMALLA ' BRETSCH
VIBURNUM PLICATUM ' MARIESII '

PLANTING WITHIN GARDENS BY PURCHASERS

THREE NEW TREES TO EAST BOUNDARY : MALUS 'MAGDEBURGENIS '
PRUNUS ' PANDORA '
ACER JAPONICUM 'VITRIFOLIUM '

EXISTING TREES RETAINED SUBJECT TO INVESTIGATION



REFUSED AND DISMISSED ON APPEAL

REFUSED

REV. A. 02.11.99. MINOR ADJUSTMENTS TO BOUNDARIES TO ACHIEVE MR DORMER BEDROOM 3 PLOT 1 OMITTED.

Client: EXNINE DEVELOPMENTS	Drawing: SITE LAYOUT LNS
Project: TWO DWELLINGS FORMER BUILDERS YARD 8 CROCKHAMWELL RD. WOODLEY	Scale: 1 : 200 Date: JULY 1999
	Dwg.no: 99 : 1586 : AA3 : 3 A

HALSON MACKLEY PARTNERSHIP Chartered Architect
36 Queens Road
Reading RG1 4AU
Tel: 0118 958 1555
Fax: 0118 939 3028

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 1250

N
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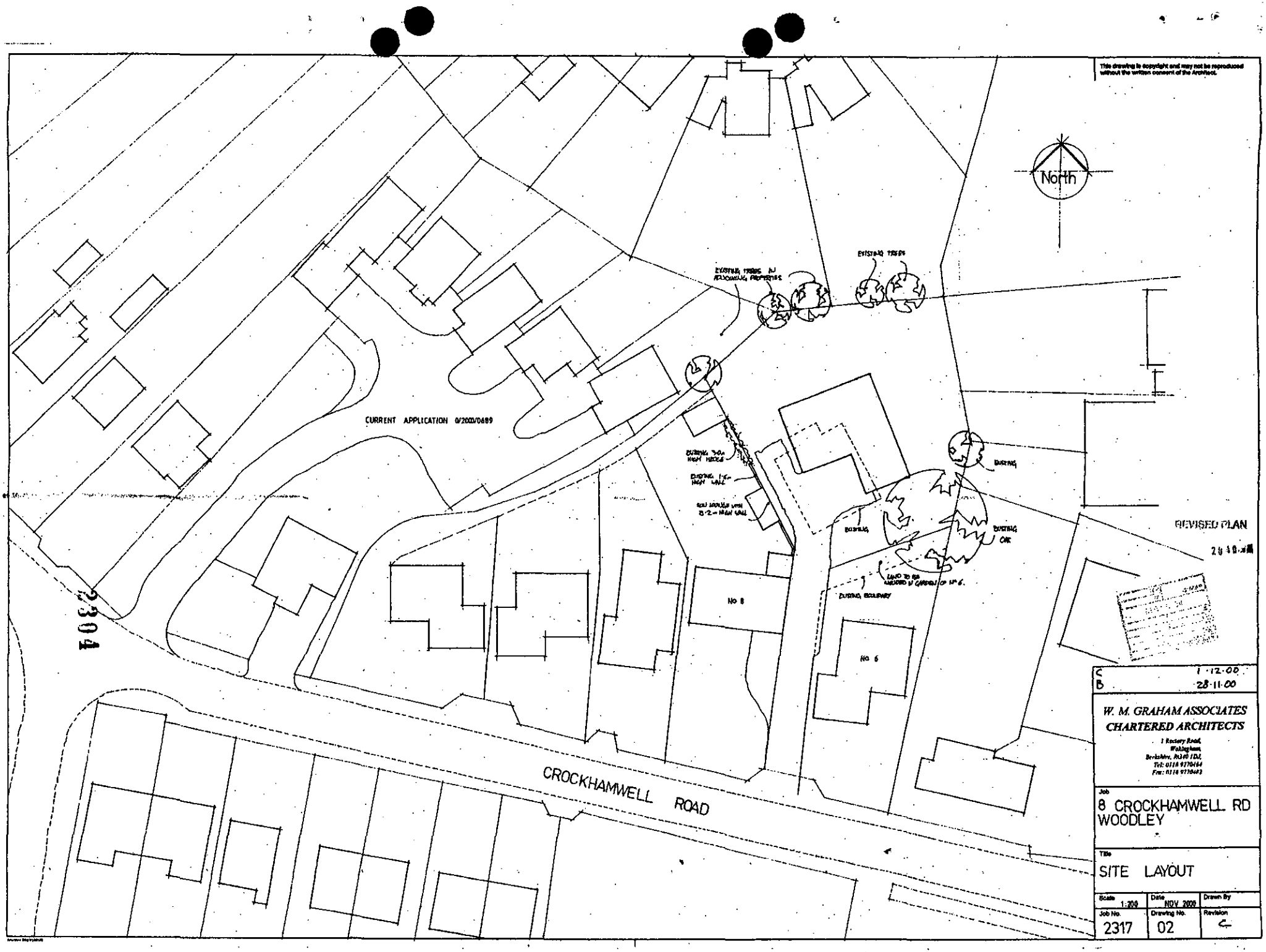
S

2303



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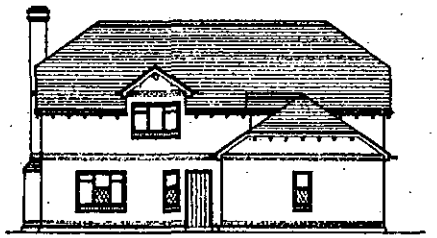
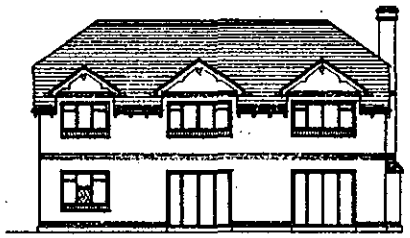
without the written consent of the Architect.



FRONT



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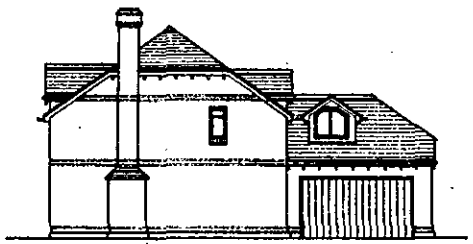

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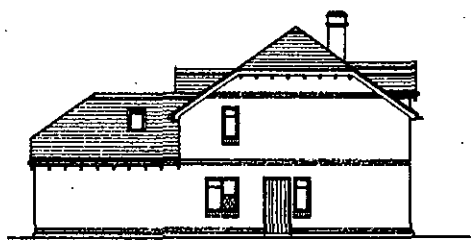

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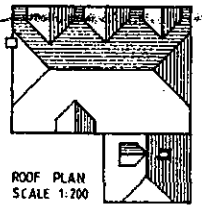
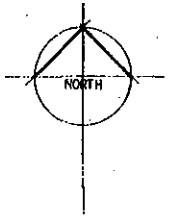


ROOF PLAN
SCALE 1:200



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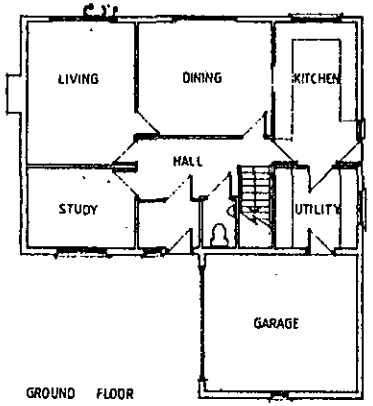
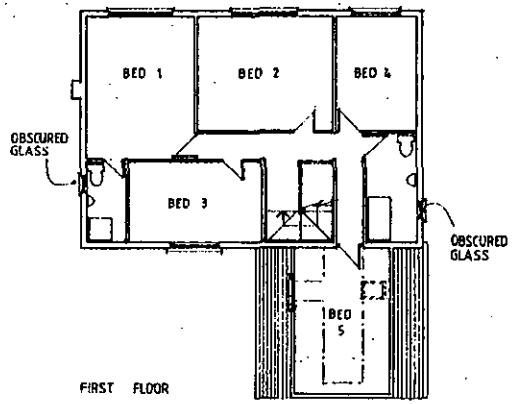


GROUND FLOOR



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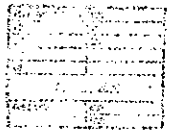


REVISED PLAN
28.11.00

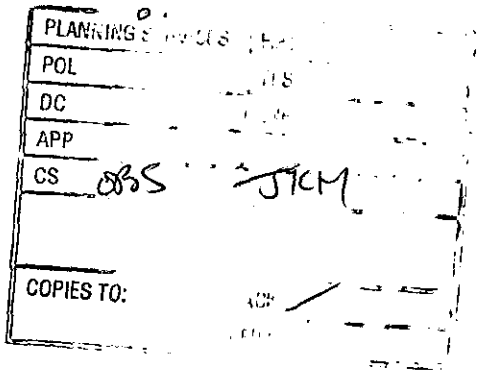
B 1.12.00

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1ED.
Tel: 0118 9770464
Fax: 0118 9770483

Job
8 CROCKHAMWELL RD.
WOODLEY

Title
PROPOSED SCHEME

Scale	Date	Drawn By
1:100	NOV 2000	RWF
Job No.	Drawing No.	Revision
2317	04	B



A. R. BRIND.
8 Crockhamwell Road,
Woodley,
READING, BERKS. RG5 3LF

Tel. & Fax 0118 969 2367 mobile 07775 708650
e-mail arbrind@hotmail.com

REF. F/2000/2848

31/1/01

Yours faithfully

A.R & R.M.BRIND.

8 CROCKHAMWELL RD

With ref to the above application we have no objection to the Proposal

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

PLANNING SERVICES	HPT 38948
POL	TLS
DC JM	ENF
APP	
CS	
22 JAN 2001	
COPIES TO:	ACK:

Miss J. Miller,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

19th January 2001

Our Ref: TB/00/154

Dear Miss. Miller,

LAND AT REAR OF 8 CROCKHAMWELL ROAD, WOODLEY.
F/2000/2848

I write further to our telephone conversation on Thursday.

For the avoidance of doubt I attach a copy of the amended certificate and letter forwarded to you on 4th December. As you will see notice was served on the owners of number 6 Crockhamwell Road on 1st December.

I am grateful to you for alerting me to this matter.

Yours sincerely,

Mark Leedale

Enc.

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

Ms. J. Miller,
Planning Department
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

4th December 2000

Our Ref: TB/00/154

Dear Ms. Miller,

LAND AT REAR OF 8 CROCKHAMWELL ROAD, WOODLEY.
F/2000/2848

I enclose the following particulars in relation to the above application:

- 6 copies of Drawing No's. 2317/02C and 04B.
  Please substitute these for those previously submitted and discard the 1:500 plan (2317/03).
- 6 copies of Drawing No. CR/00/203/01 showing the site edged red.
- A revised Certificate of Ownership as notice has also been served on the owners of number 6 Crockhamwell Road.

The amendments to the scheme involve:

(1) A 'squaring off' of the north and south elevations
(2) Re-siting so that any limited views from bedroom 3 to the garden of number 8 are more oblique. Also note that the bedroom window is now further away from the common boundary due to changes of internal arrangements.
(3) Re-siting slightly further to the south so that separation distances to the north and south are in the order of 34 metres and 22 metres respectively; and the garden distances to common boundaries for the proposed property are, 12 metres and 12.5 metres respectively. As such they are acceptable and you will also note that as part of the proposal, number 6 is "gifted" land as an extension to their garden.

The principles set out in the Design Statement remain and there is no requirement for this to be amended.

Please come back to me if I can be of further assistance.

Yours sincerely,

Mark Leedale

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) Land at r/o 8 Crockhamwell Road, Woodley, Berkshire

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

I certify that:

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
Mr and Mrs A Brind	8Crockhamwell Rd, Woodley	17th November 2000
Mr and Mrs D Carter	6 Crockhamwell Rd Woodley	1st December 2000

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 Hampshire Property Investments (Limited)

Date 1st December 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.

Town and Country Planning (General Development Procedure) Order

Form 2

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) Land at r/o 8 Crockhamwell Road, Woodley, Berkshire

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

I certify that:

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
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Mr and Mrs D Carter	6 Crockhamwell Rd Woodley	1st December 2000

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 Graham Gunn Associates

*On behalf of Hampshire Property Investments (Limited)

Date 1st December 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.

2848 REVISED PLAN

Date: 22 December 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2848

Location: Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed erection of one dwelling plus demolition of existing buildings

Applicant: Hampshire Property Investments Ltd C/O Gregory Gray Associates.

Case Officer: Joss Miller

The new plans show the following: Revised Section 66 Notice. North and south elevations squared off. Internal alterations. Resiting of Bedroom 3 window. Resiting of dwelling to the south. Drawing nos 2317/02C, /04B, CR00/203/01.

Comments are required by 12/01/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

Comments as previous, dated 12/12/00.

Adam Coggins. 4/1/01

By Hand 7/12/2000

Gregory Gray Associates

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

PLANNING ... 37518
JM
APP
CS
08 DEC 2000
COPIES TO: ACK: FILE:

Ms. J. Miller,
Planning Department
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

4th December 2000

Our Ref: TB/00/154

REVISED PLAN
2848

Dear Ms. Miller,

LAND AT REAR OF 8 CROCKHAMWELL ROAD, WOODLEY.
F/2000/2848

I enclose the following particulars in relation to the above application:

- 6 copies of Drawing No's. 2317/02C and 04B.
  Please substitute these for those previously submitted and discard the 1:500 plan (2317/03).
- 6 copies of Drawing No. CR/00/203/01 showing the site edged red.
- A revised Certificate of Ownership as notice has also been served on the owners of number 6 Crockhamwell Road.

The amendments to the scheme involve:

(1) A 'squaring off' of the north and south elevations
(2) Re-siting so that any limited views from bedroom 3 to the garden of number 8 are more oblique. Also note that the bedroom window is now further away from the common boundary due to changes of internal arrangements.
(3) Re-siting slightly further to the south so that separation distances to the north and south are in the order of 34 metres and 22 metres respectively; and the garden distances to common boundaries for the proposed property are, 12 metres and 12.5 metres respectively. As such they are acceptable and you will also note that as part of the proposal, number 6 is "gifted" land as an extension to their garden.

The principles set out in the Design Statement remain and there is no requirement for this to be amended.

Please come back to me if I can be of further assistance.

Yours sincerely,

Mark Leedale

Town and Country Planning (General Development Procedure) Order

Form 2

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) Land at r/o 8 Crockhamwell Road, Woodley, Berkshire

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

I certify that:

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
Mr and Mrs A Brind	8Crockhamwell Rd, Woodley	17th November 2000
Mr and Mrs D Carter	6 Crockhamwell Rd Woodley	1st December 2000

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 Gunn Associates

*On behalf of Hampshire Property Investments (Limited)

Date 1st December 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.

2848 REVISED PLAN

Tel: (0118) 974 6463

Date: 5/1/01

My ref: F/2000/2848



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

CONFIDENTIAL

Councillor V Samuel
18 Wheble Drive
Woodley
RG5 3DT

Dear Councillor

Application Number: F/2000/2848
Land Rear Of 8, Crockhamwell Road, Woodley, Reading.
Proposed erection of one dwelling plus demolition of existing buildings

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 **Joss Miller** on **(0118) 974 6463**. 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: **Joss Miller** Application Number: **F/2000/2848**
Land Rear Of 8, Crockhamwell Road, Woodley, Reading.
Proposed erection of one dwelling plus demolition of existing buildings

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor V Samuel

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

Tel: (0118) 974 6463

Date: 5/1/01

My ref: F/2000/2848

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

CONFIDENTIAL

Councillor E Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: F/2000/2848
Land Rear Of 8, Crockhamwell Road, Woodley, Reading.
Proposed erection of one dwelling plus demolition of existing buildings

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 **Joss Miller** on **(0118) 974 6463**. 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 15/1/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2848**
Land Rear Of 8, Crockhamwell Road, Woodley, Reading.
Proposed erection of one dwelling plus demolition of existing buildings

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

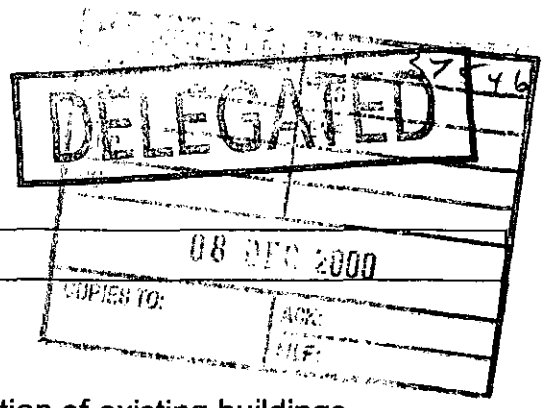
Signed: _____ Date: _____

Councillor E Preston

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

FROM: Joss Miller

DATE: 28 November 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2848

Proposal: Proposed erection of one dwelling plus demolition of existing buildings.

Site Address: Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

Applicant: Hampshire Property Investments Ltd C/O Gregory Gray Associates.

Your observations are required in respect of this application **by 22/12/2000** .

Three residents were present and the Chairman adjourned the meeting to enable them to express their comments on this application.

After the meeting had been reconvened, the committee supported the residents' views and expressed no objections to the proposal for one house.

However, there were still some concerns about boundary treatment and Members asked that additional planting/screening should be included in any permission given.

SIGNED: Jane Keen DATE: 6.12.00

Clerk To Woodley Parish/Town Council.

Joss Miller

From: Joss Miller
Sent: 24 January 2001 08:25
To: 'Viv Samuel'
Subject: RE: land rear of 8 Crockhamwell Road, Woodley

Dear Cllr Samuel

At the moment I have written on the committee report that you have listed the application due to concerns regarding the detrimental impact on neighbouring properties. If this is satisfactory to you, please confirm in writing that this is the case. Either way, I need to know your views on this matter most urgently as the committee reports were due to be handed in on Tuesday.

Thankyou

Joss Miller

-----Original Message-----
From: Viv Samuel [SMTP:viv@infinityio.co.uk]
Sent: 22 January 2001 16:09
To: Joss Miller
Subject: Re: land rear of 8 Crockhamwell Road, Woodley

I understood there had been complaints from other residents? Is that not a good enough reason to have it listed or does it need a particular planning reason?

Viv

----- Original Message -----
From: Joss Miller <Joss.Miller@wokingham.gov.uk>
To: <viv@xtend-tech.co.uk>
Sent: Monday, January 22, 2001 3:25 PM
Subject: land rear of 8 Crockhamwell Road, Woodley

>
> Dear Cllr. Samuel
>
> I urgently need your reason for listing the above application - if you have
> any concerns relating to this please give me a ring on (0118) 9746463 or (as
> I will be at home tomorrow) (0208) 6550777.
>
> Thankyou
>
> Joss Miller
>
>

Joss Miller

From: Viv Samuel [viv@infinityio.co.uk]
Sent: 22 January 2001 17:26
To: Joss Miller
Subject: Re: land rear of 8 Crockhamwell Road, Woodley

Is the fact that the neighbours think it is detrimental good enough, or does it have to be proved? I will drop by there this evening and have a look at the site.

Viv

----- Original Message -----
From: Joss Miller <Joss.Miller@wokingham.gov.uk>
To: 'Viv Samuel' <viv@infinityio.co.uk>
Sent: Monday, January 22, 2001 5:13 PM
Subject: RE: land rear of 8 Crockhamwell Road, Woodley

> Dear Cllr Samuel
>
> It needs to be listed for a particular reason - and that reason has to be a
> planning issue.
> Eg. detrimental to neighbouring properties, overshadowing, overbearing,
> privacy issues etc.
> Hope this is of help - if you need to discuss further you can contact me on
> (0208) 6550777.
>
> Thanks
>
> Joss Miller
>
> > -----Original Message-----
> > From: Viv Samuel [SMTP:viv@infinityio.co.uk]
> > Sent: 22 January 2001 16:09
> > To: Joss Miller
> > Subject: Re: land rear of 8 Crockhamwell Road, Woodley
> >
> > I understood there had been complaints from other residents? Is that not
> > a
> > good enough reason to have it listed or does it need a particular planning
> > reason?
> >
> > Viv
> >
> >
> > ----- Original Message -----
> > From: Joss Miller <Joss.Miller@wokingham.gov.uk>
> > To: <viv@xtend-tech.co.uk>
> > Sent: Monday, January 22, 2001 3:25 PM
> > Subject: land rear of 8 Crockhamwell Road, Woodley
> >
> >
> > > Dear Cllr. Samuel
> > >
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> > (as

Joss Miller

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>
> Thankyou
>
> Joss Miller
>
>

Tel: (0118) 969 5299

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	JM
08 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

26 Malvern Close
Woodley
Reading
RG5 4HL

5th January 2001

Ref: F/2000/2848

Dear Joss Miller,

8 Crockhamwell Road, Woodley

With reference to your letter of 22 December concerning revised/additional plans, we have now been able to inspect these plans, and feel compelled to make a strong objection on the grounds of invasion of privacy.

The proposed dwelling is a large, five-bedroom house, completely out of character with the surrounding houses. The space taken by the house on the site leaves little room for the type of garden normally associated with a house of this nature, and as a result the house takes a disproportionate amount of available space.

The plans show (shaded) a number of areas that are not to be overlooked by the proposed building: no thought whatsoever has been given to the privacy of the Malvern Close properties on the northern boundary. Indeed, the plans are not up-to-date in this respect as most of the Malvern Close houses have had rear extensions built (with planning permission of course) in the past decades and this is not represented on the plans. In other words, these houses are closer to their rear boundary than is depicted. Why has this not been accounted for? The builders are proposing a large imposing residence in the middle of properties of a lesser nature. The main living areas of the proposed house will face north-west, overlooking their own small garden and the rear of Malvern Close properties with hitherto private south-facing gardens and living areas.

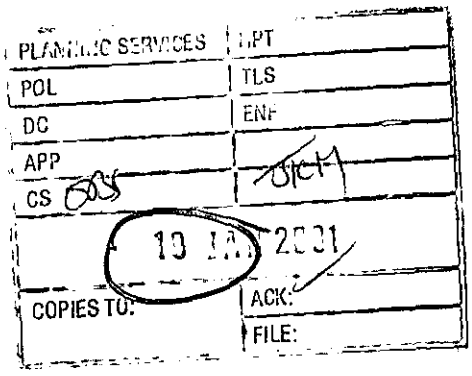
We would point out that the previous development plans for the site (Ref. 99/70765/F) showed two dwellings facing east. The dwellings were side on to the properties in Malvern Close and as a result drew no criticism from those residents affected.

We repeat that we strongly object to being overlooked by a development of a totally inappropriate nature. We trust that you will appreciate and accept our strong reasons for rejecting the proposals.

Yours sincerely,

John and Susan Butcher

Joss Miller
Wokingham District Council Case Officer
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks. RG40 1WR



27 Malvern Close
Woodley
Reading
Berkshire
RG5 4HL

06th January 2001

Joss Miller
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Miller

Re: Application Number - F/2000/2848

We are writing to express our objection to the above mentioned planning application.

Having studied the plans we wish to make the following points:

1. The plan shows 3 windows directly overlooking our property, in particular, into an upstairs bedroom, our dining room, kitchen and spare bedroom/family room.
2. The plans do not take into account that our house has been extended and consequently the distance from our house to the bottom of our garden is inaccurate.
3. We are surprised to note that certain areas have been marked that should be protected from being overlooked (one such area is only a building plot at present). None of these areas seem to be as vulnerable as our plot and that of our neighbour's which are not given the same consideration.

We would like it known that we had no objection to the very first plans for this plot where 2 dwellings were proposed with side aspects facing our property.

A further observation is that it seems bizarre to chose to build a substantial and obviously very desirable property with a north facing rear aspect and in such an enclosed area.

I hope you will give our concerns serious consideration when this application is reviewed.

Yours sincerely,

Mr A P & Mrs J R Curd

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 11 December 20000

Location:	Land rear of 8 Crockhamwell Road, Woodley, Reading
Proposal:	Proposed erection of one detached dwelling plus demolition of existing buildings
Application Number:	F/2000/2848

In response to your consultation dated 28 November 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposals, as the proposed dwelling is set further back into the site than the existing building and will therefore not be such a dominant feature when viewed from Crockhamwell Road. There is also sufficient room for the existing trees along the eastern boundary to be retained without any damage being caused to them by the construction of the new dwelling, provided they are protected by fencing during construction to BS 5837: Trees in relation to construction.

A detailed landscape scheme will need to be submitted by the applicant showing full species name, size of the plant at time of planting and the planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES REF 37550
POL
DC
CC
COPIES TO: ACC:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: jpe/crockhamwell

To: Joss Miller, Development Control

Your Ref: F/2000/2848

Date: 06 December 2000

PROPOSAL: ERECTION OF ONE DWELLING PLUS DEMOLITION OF EXISTING BUILDINGS

ADDRESS: 8 CROCKHAMWELL ROAD, WOODLEY

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

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1 The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Our ref: SP\2000\2795
Your ref: F/2000/2848

Date: 11th December 2000

ENVIRONMENT AGENCY

37763

JM

14 DEC 2000

COPIES TO: ACK: FILE:

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

Attention: Joss Miller

Dear Sir/Madam

PROPOSED ERECTION OF 1 X DWWELLING PLUS DEMOLITION OF EXISTING BUILDINGS AT LAND REAR O 8 CROCKHAMWELL ROAD, WOODLEY, READING

Thank you for your letter dated 28th November 2000which was received on the 30th November 2000. You are asked to quote the following reference in any correspondence: SU77SE/12/11. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Distance from site	*Landfill name*
200 metres	Loddon Bridge Road, Earley

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

pp **Sarah Paxman**
Development Planning Officer

Cc. Gregory Gay Associates, Redcliffe, 17 Dinorben Close, Fleet, Hants GU13 9SL

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 28 November 2000

Application Number: F/2000/2848

Proposal: Proposed erection of one dwelling plus demolition of existing buildings

Parish: WOODLEY TOWN

Site Address:
Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

Applicant:
Hampshire Property Investments Ltd 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).

C049, R049
C122, R122.
C137 (INSERT: dwelling), R137
C129, R129.
C130, R130.

Signed: _____ **Print name:** Adam Goggins 12/12/00

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 3 January 2001

Location:	Land rear of 8 Crockhamwell Road, Woodley, Reading
Proposal:	Proposed erection of one detached dwelling plus demolition of existing buildings
Application Number:	F/2000/2848

In response to your consultation dated 22 December 2000 for the above application, the landscape comments are as follows:

Please refer to my previous comments dated 11 December 2000 as they still apply to the amended plans (Drawing nos. 2317/02C & /04B). These are as follows:

I have no objection to the proposals, as the proposed dwelling is set further back into the site than the existing building and will therefore not be such a dominant feature when viewed from Crockhamwell Road. There is also sufficient room for the existing trees along the eastern boundary to be retained without any damage being caused to them by the construction of the new dwelling, provided they are protected by fencing during construction to BS 5837: Trees in relation to construction.

A detailed landscape scheme will need to be submitted by the applicant showing full species name, size of the plant at time of planting and the planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 22 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2848

Location: Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed erection of one dwelling plus demolition of existing buildings

Applicant: Hampshire Property Investments Ltd C/O Gregory Gray Associates.

Case Officer: Joss Miller

The new plans show the following: Revised Section 66 Notice. North and south elevations squared off. Internal alterations. Resiting of Bedroom 3 window. Resiting of dwelling to the south. Drawing nos 2317/02C, /04B, CR00/203/01.

Comments are required by 12/01/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No 2000/2848 (Planaps) / (Ludhouse) Date Rec. 8/12/00

Location: Land at rear of 8 Crockhamwell Rd, Woodley Parish

Applicant: Hampshire Property Investments

Description of attached plans Revised Section 66 notice North & south elevations smeared off. Internal alterations. Resiting of Bedroom 3 window. Resiting of dwelling to the south.

Drawing No's: 02C, 04B, CR00/203/01.

CONSULTEES

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

Please tick which of the following you wish consulted:

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: ~~8, 8 Crockhamwell Rd~~

See attached sheet

Date for Responses 21 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 JM

Consultations Sent by Admin. on 22.12.PS

Yellow - Part One Copy
Green - Officer's Copy

NEIGHBOURS:

S/N + 159A, 161, 163, 165 Hodden Bridge Road

26, 27 Malvern Close

4, 6, 8, 10, 16 Crockhamwell Road

Thresher Wine Merchants, 169 Hodden Bridge Road

Good Companions PH, 169 Hodden Bridge Road

By Hand 7/12/2000

Gregory Gray Associates

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

PLANNING	37518
JM	
APP	
CS	
08 ... 2000	
COPIES TO:	ACK:
	FILE:

Ms. J. Miller,
Planning Department
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

4th December 2000

Our Ref: TB/00/154

REVISED PLAN

2848

Dear Ms. Miller,

LAND AT REAR OF 8 CROCKHAMWELL ROAD, WOODLEY.
F/2000/2848

I enclose the following particulars in relation to the above application:

- 6 copies of Drawing No's. 2317/02C and 04B.
  Please substitute these for those previously submitted and discard the 1:500 plan (2317/03).
- 6 copies of Drawing No. CR/00/203/01 showing the site edged red.
- A revised Certificate of Ownership as notice has also been served on the owners of number 6 Crockhamwell Road.

The amendments to the scheme involve:

(1) A 'squaring off' of the north and south elevations
(2) Re-siting so that any limited views from bedroom 3 to the garden of number 8 are more oblique. Also note that the bedroom window is now further away from the common boundary due to changes of internal arrangements.
(3) Re-siting slightly further to the south so that separation distances to the north and south are in the order of 34 metres and 22 metres respectively; and the garden distances to common boundaries for the proposed property are, 12 metres and 12.5 metres respectively. As such they are acceptable and you will also note that as part of the proposal, number 6 is "gifted" land as an extension to their garden.

The principles set out in the Design Statement remain and there is no requirement for this to be amended.

Please come back to me if I can be of further assistance.

Yours sincerely,

Mark Leedale

Received by Wokingham District Council

Application No: F/2000/2848

Proposal:
Proposed erection of one dwelling plus demolition of existing buildings

Location:
Land Rear Of 8, Crockhamwell Road, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. 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

28 November 2000

PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~17 NOV 2000~~ 23 NOV 2000	Map No. 47 Site 0.10
Officer: JM / Application No. F/2000/2848	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ONE DWELLING PLUS DEMOLITION OF EXISTING BUILDINGS

Location: LAND R/O 8 CROCKHAMWELL ROAD

Parish: WOODLEY Ward: BULMERSHE 28.11.00.

Applicant: HAMPSHIRE PROPERTY INVESTMENTS LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

(S)

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			[illegible]
3	Forms unsigned	Q 12, 13, 17, 21, 22 unanswered. 8 9 9	Phoned 21/11	
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28:11:00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ...✓...
Trees .....
Conservation Officer .....
Environmental Health ← 250m Landfill site consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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:

.....
.....
Pre-app attached .....

NEIGHBOURS:

S/N + 159A, 161, 163, 165 Haddon Bridge Road
26, 27 Malvern Close
4, 6, 8, 10, 16 Crackhamwell Road
Thresher Wine Merchants, 149 Haddon Bridge Road
Good Companions PH, 149 Haddon Bridge Road ✓

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

23.NOV.2000 2548

1.	APPLICANT'S NAME	Hampshire Property Investments
	ADDRESS	(Limited)
		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 ~~Chartered Town Planning Consultants~~
	ADDRESS	'Redcliffe', 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 r/o 8 Crockhamwell Road,
		Woodley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing building, change of use from builders yard and erection of 1no. dwelling
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.07ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Prospective purchaser
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2317/01B, 02, 03. Urban Design Statement

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	☐		

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.	Builders 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.	Facing bricks concrete tiles
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.	By existing fencing, brick walls and proposed close boarded fencing
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	Widened private drive
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	Not specifically

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	8 / *	/ *	nil / *
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.	£190.00

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 Gray Associates ON BEHALF OF Hampshire Property Investments Limited DATE 17th November, 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".

1769c

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		Proposed additional floorspace created by	
		Retained in existing use	*Lost by change of use or demolition*	*New building*	*Change of use*
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			23 NOV 2000	2248
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL		122.00		
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				
OTHER	Please Specify				
	TOTAL		122.00		

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	3	2
Proposed	3	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.

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

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

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.

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.'

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) r/o 8 Crockhamwell Road, Woodley, Berkshire

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

I certify that:

SECTION 1

Certificate A

23.NOV.2000 2848

*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
Mr and Mrs A Brind	8 Crockhamwell Road Woodley Berkshire RG5 3LF	18th November 2000

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: Hampshire Property Investments Limited

Date 17th November, 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.



5



6



7



8



1



2



3



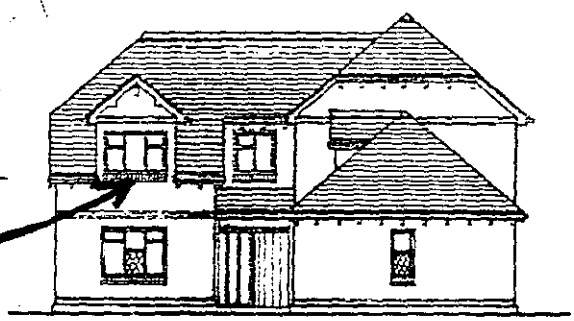
4



NORTH

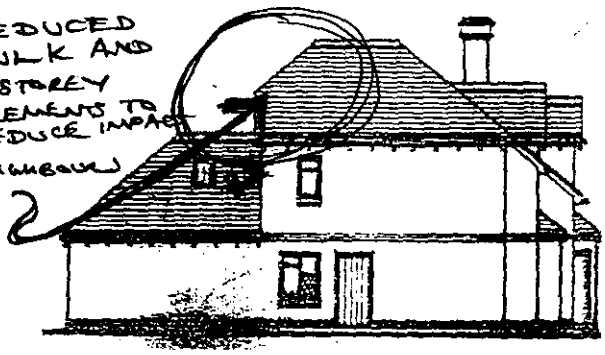
MAIN OUTLOOK AND WINDOWS AT FIRST FLOOR LEVEL WHERE SEPARATION DISTANCES EXCEED 30M

SITING AFFORDS ONLY OBLIQUE VIEWS TO ADJOINING REAR GARDENS



SOUTH

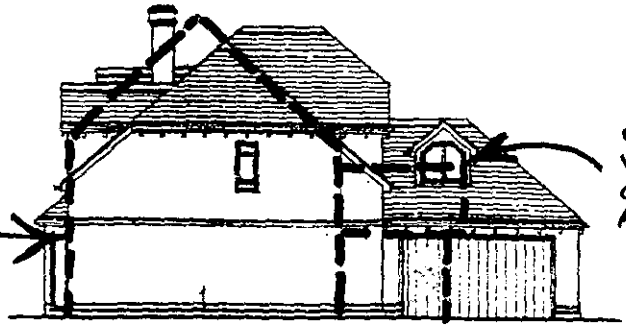
REDUCED BULK AND 1½ STOREY ELEMENTS TO REDUCE IMPACT ON NEIGHBOURS



EAST

ENSURE NO OVERLOOKING WINDOWS ON THIS ELEVATION EXCEPT BATHROOM (OBSCURE GLAZED)

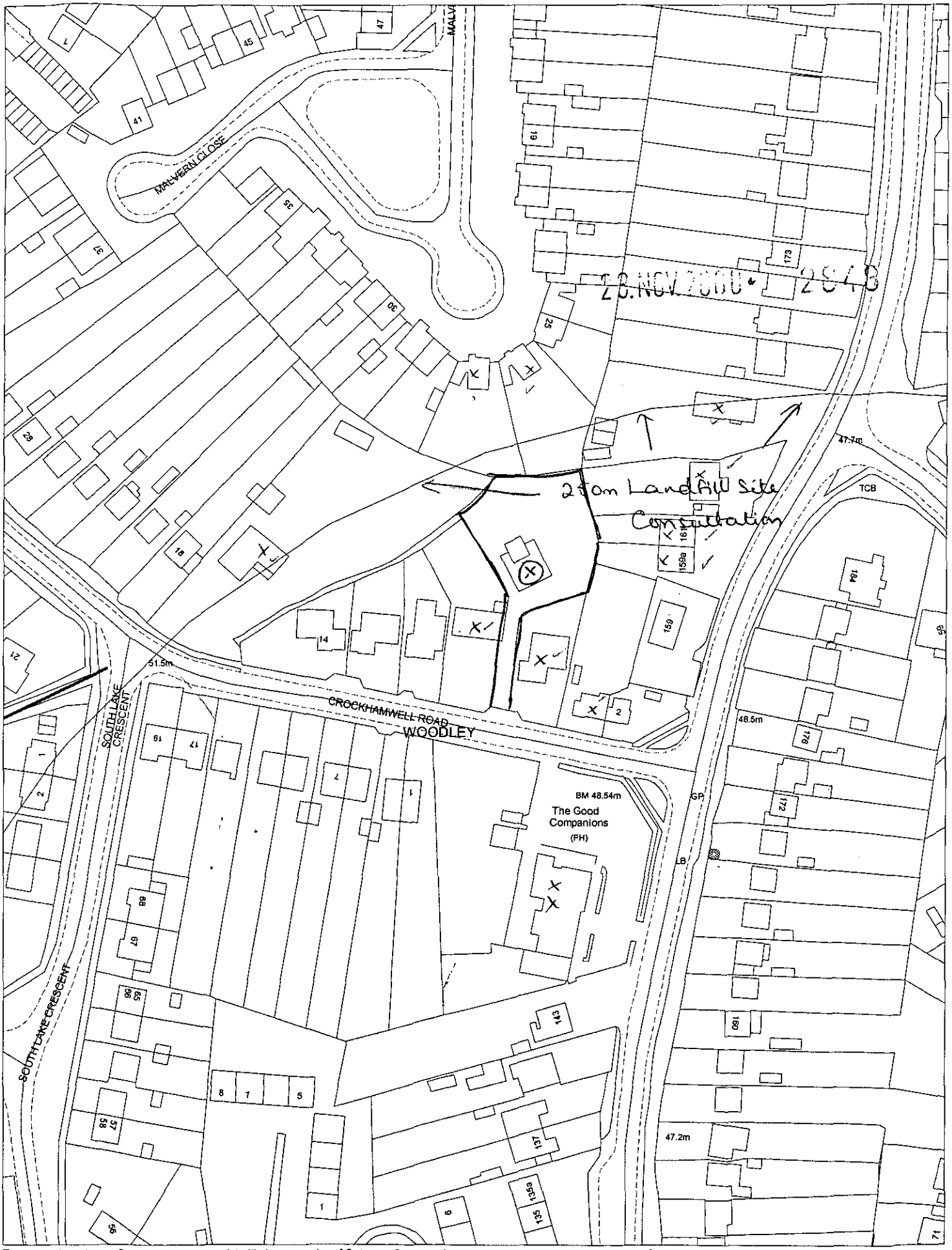
OUTLINE OF EXISTING BUILDING (SHOWN DOTTED)



OVERLOOKING WINDOW TO GARDEN OF NO. 8 AT DISTANCE OF 13M

WEST

D



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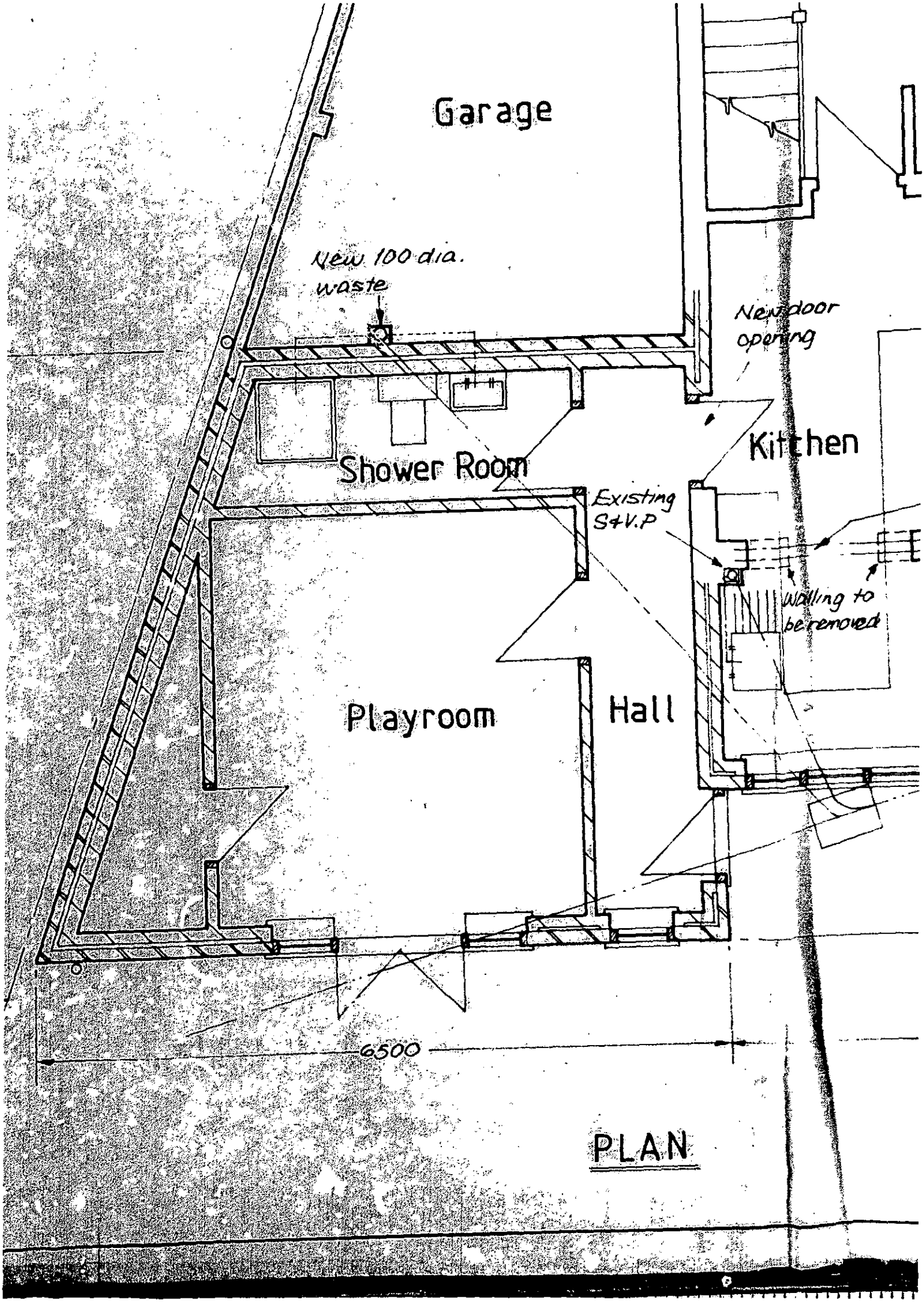
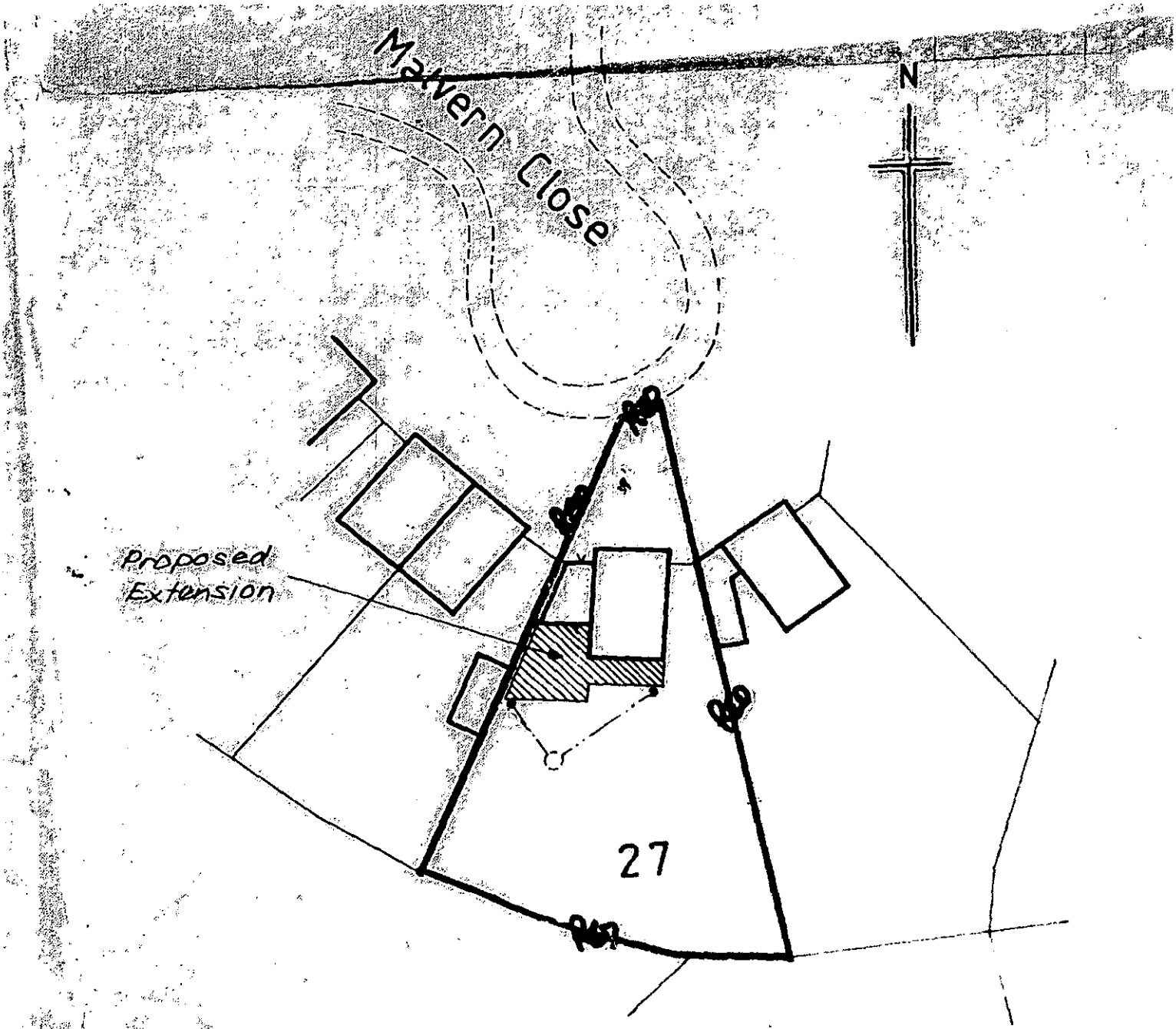
Development Control Section, Environmental Services, Wokingham District Council.

21 November 2000 Scale: 1 : 1250

N W E S


Garage
New 100 dia. waste
New door opening
Kitchen
Shower Room
Existing S+V.P
Wall to be removed
Playroom
Hall
6500
PLAN

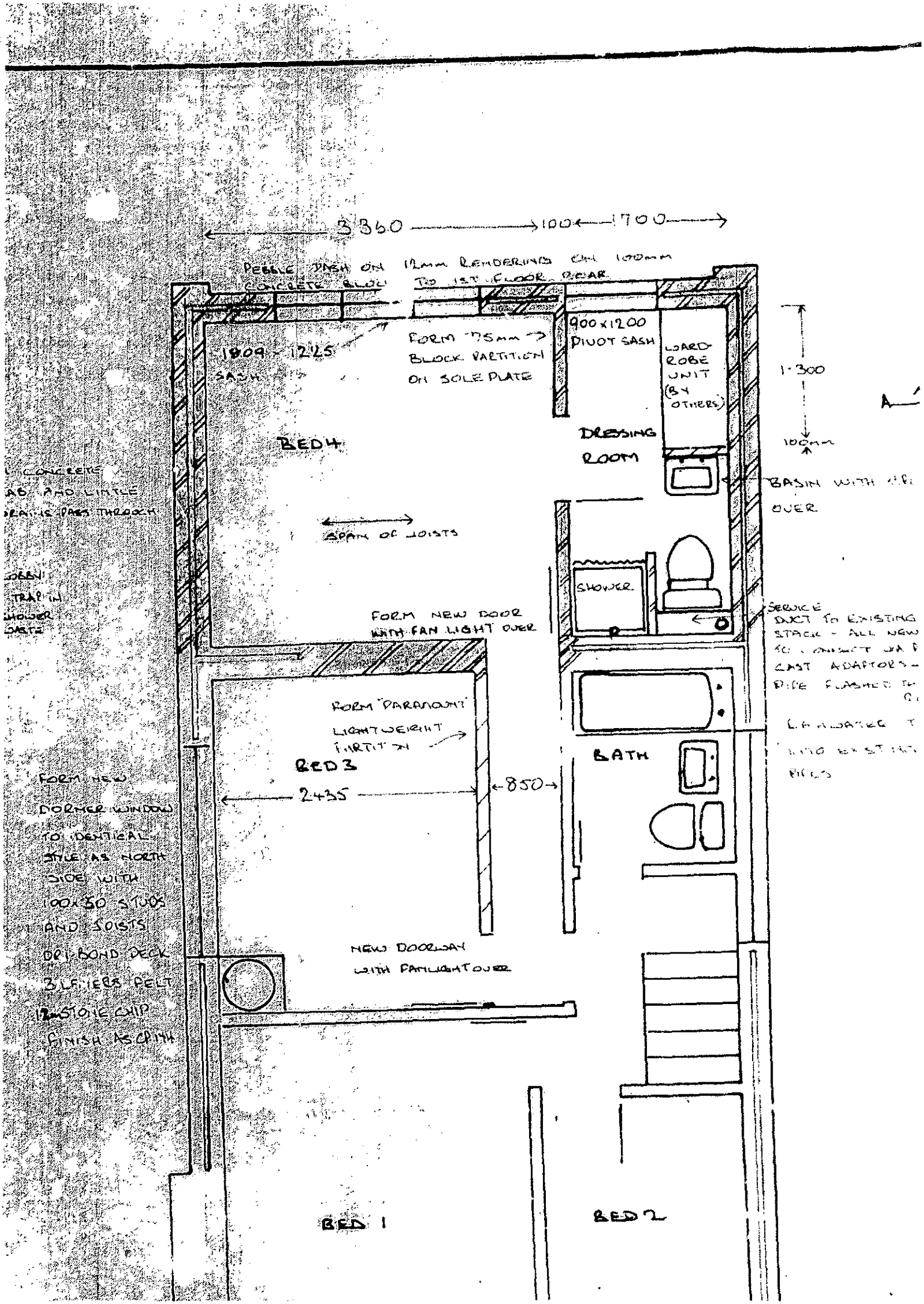


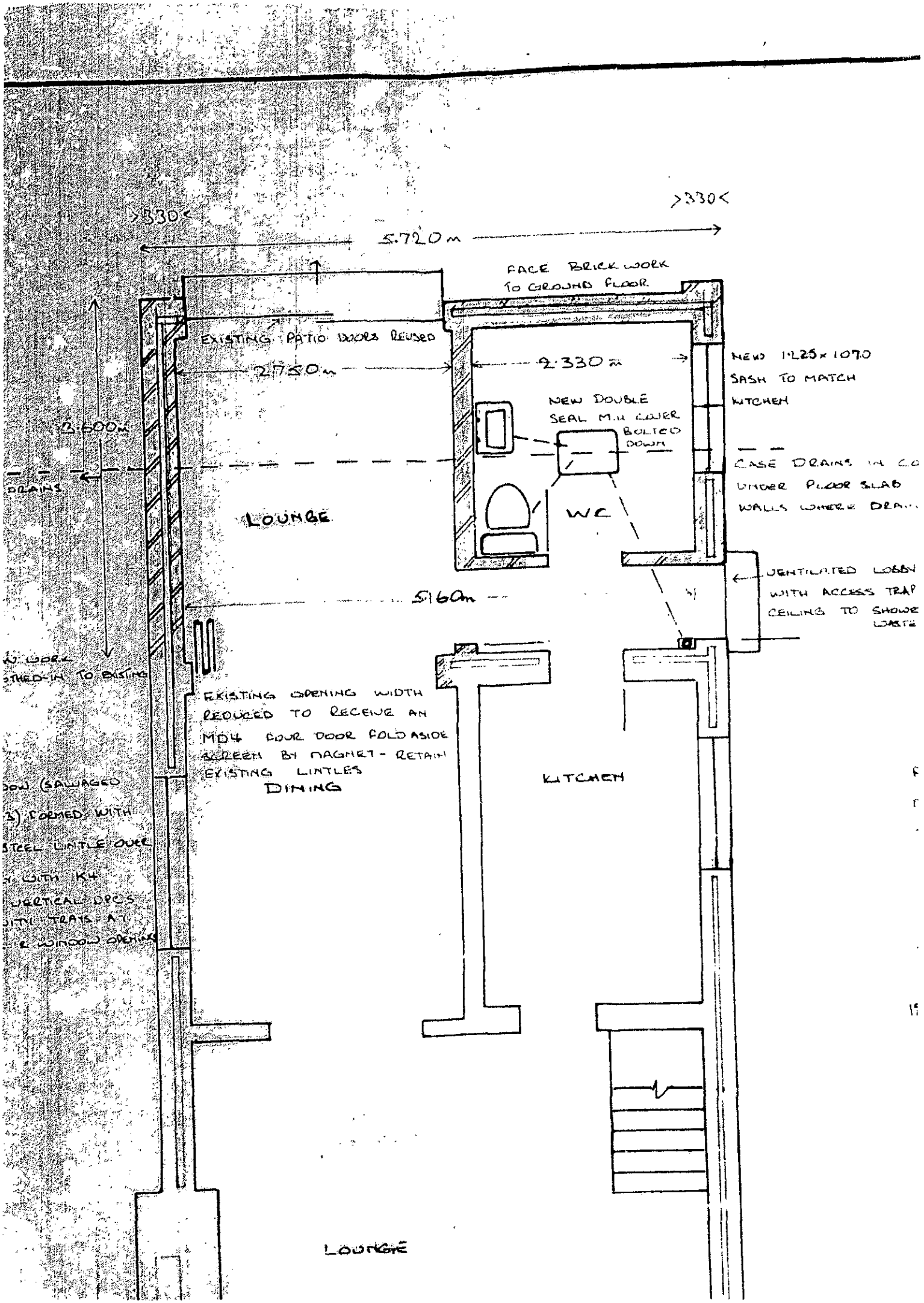
SITE PLAN 1:500

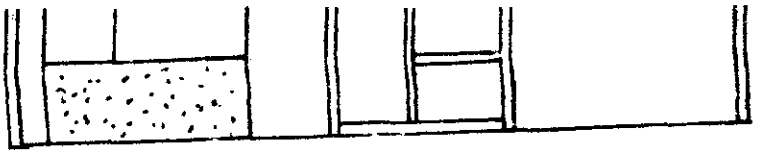
D EXTENSION FOR MR. T.J. HILL AT

ERN CLOSE, WOODLEY, READING.

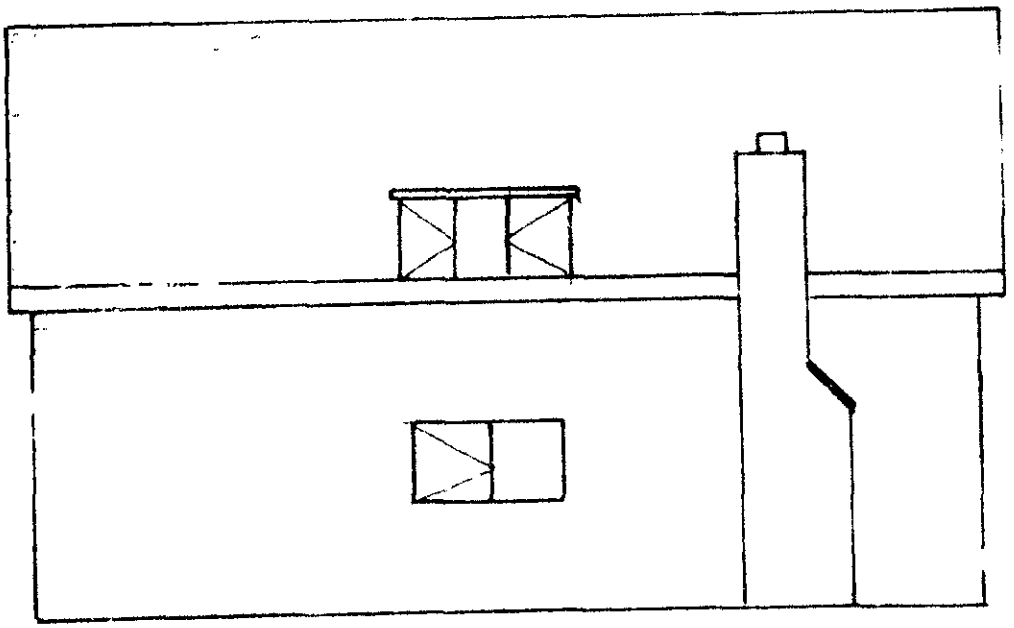
17.11


3360
100
1700
PEBBLE DASH ON 12mm RENDERING ON 100mm CONCRETE BLOCK TO 1ST FLOOR REAR
1809 x 1215 SASH
FORM 75mm BLOCK PARTITION ON SOLE PLATE
900x1200 PIVOT SASH
LOARD ROBE UNIT (BY OTHERS)
1·300
100mm
A
BED4
DRESSING ROOM
BASIN WITH
OVER
SPAN OF JOISTS
SHOWER
FORM NEW DOOR WITH FAN LIGHT OVER
SERVICE DUCT TO EXISTING STACK - ALL NEW TO
BATH
FORM 'PARAMOUNT' LIGHTWEIGHT PARTITION
BED3
2435
850
FORM NEW DORMER WINDOW TO IDENTICAL STYLE AS NORTH SIDE WITH 100x50 STUDS AND JOISTS DRI-BOND DECK 3 LAYERS FELT STONE CHIP FINISH AS EXIST
NEW DOORWAY WITH FANLIGHT OVER
BED 1
BED 2

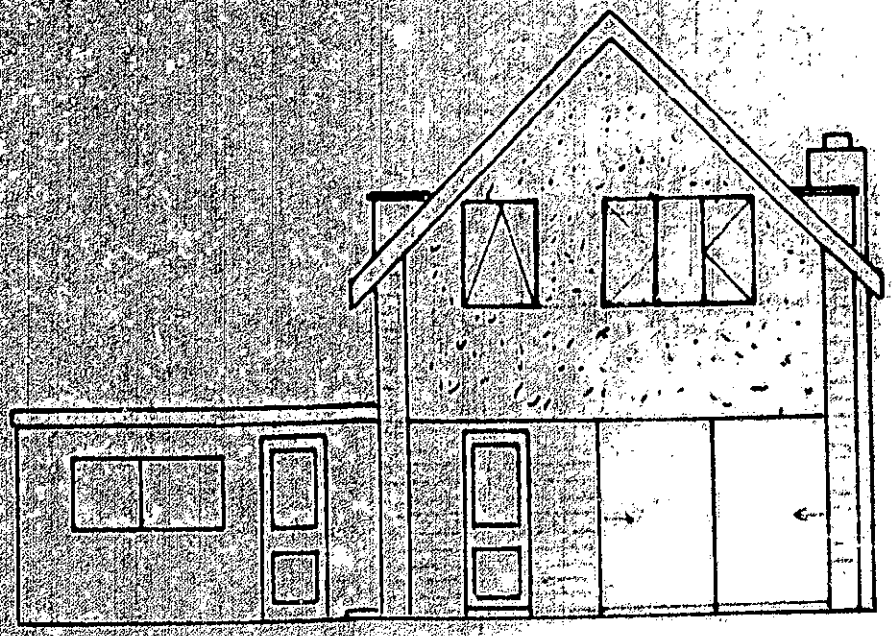

>330<
5.720m
>330<
FACE BRICK WORK TO GROUND FLOOR
EXISTING PATIO DOORS REUSED
2.750m
2.330m
NEW 1125 x 1070 SASH TO MATCH KITCHEN
NEW DOUBLE SEAL M.H. COVER BOLTED DOWN
2.600m
CASE DRAINS IN CO
UNDER FLOOR SLAB
WALLS WHERE DRAI
DRAINS
LOUNGE
WC
VENTILATED LOBBY WITH ACCESS TRAP CEILING TO SHOWE WASTE
5.160m
EXISTING OPENING WIDTH REDUCED TO RECEIVE AN MD4 FOUR DOOR FOLD ASIDE SCREEN BY MAGNET - RETAIN EXISTING LINTLES
DINING
KITCHEN
LOUNGE



FRONT AS EXISTING

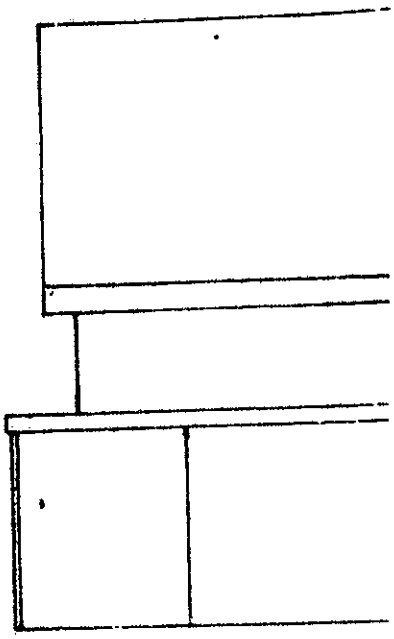


PROPOSED SIDE ELEVATION - EAST
SHOWING NEW G.F. WINDOW AND
NEW DORMER TO BED 3



PROPOSED REAR ELEVATION

REVISING EXISTING PATIO DOORS



PROPOSE

1/16" 0 5 10 20 30 40 50FT

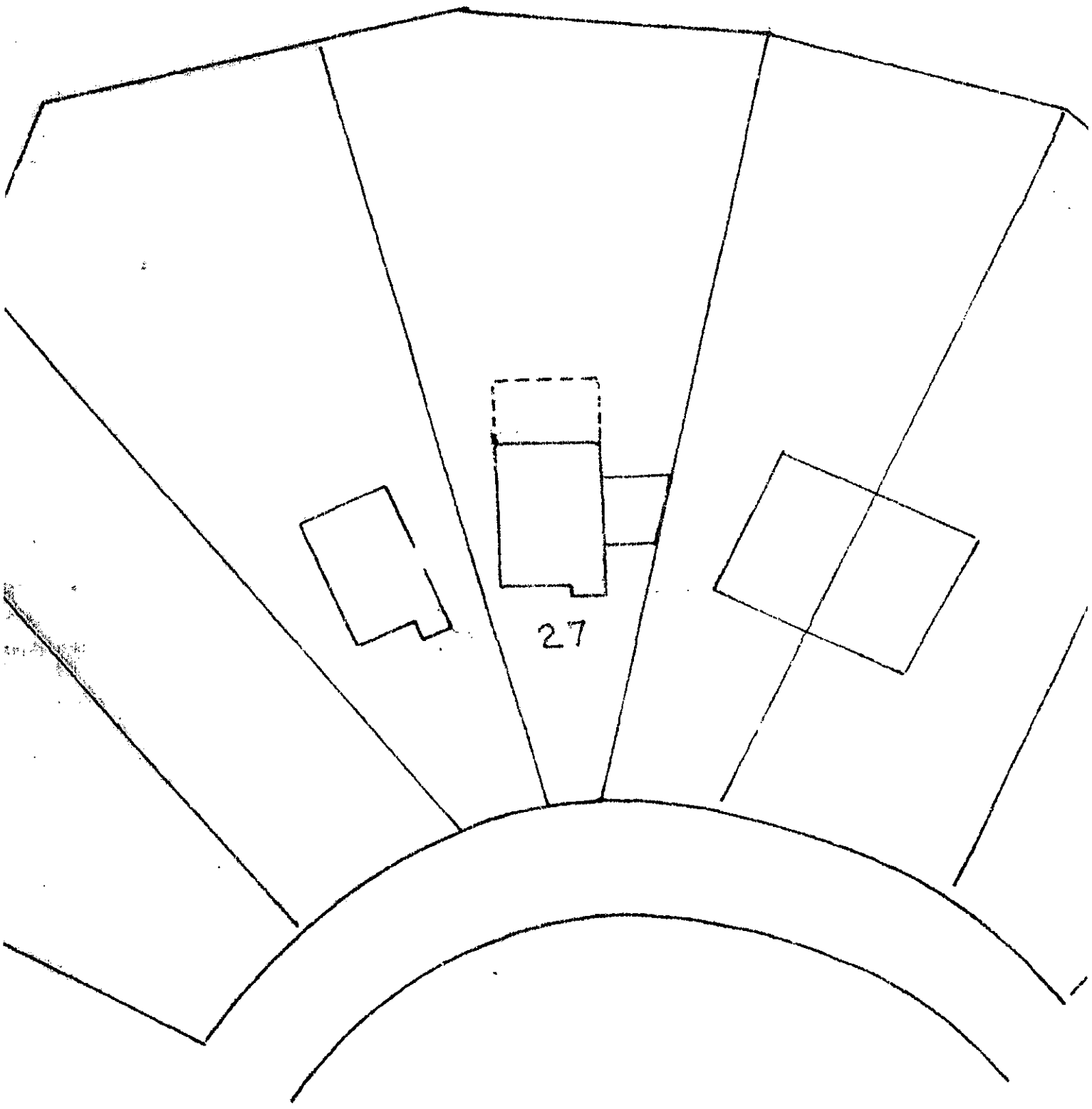
1"=20'0 5 10 20 30 40 60FT

1"=30'0 10 20 30 40 60 90FT

1/2" 0

1/4" 0 1

1/8" 0


27