APPLICATION NO:
F/2001/4165

LOCATION:
14 Rosemary Avenue, Earley Reading.

APPLICANT:
Mr & Mrs Jeffrey

PROPOSAL:
Proposed re- location of boundary fence.

EARLIEST DATE FOR DECISION: **09/07/2001**
28 Day exp: 13/7/01
APPLICATION WILL HAVE EXPIRED ON:
01/08/2001

CASE OFFICER: **Natalie Brown**

RECEIVED

RAILEX
Marbleboard

EASIFILE EP7

DO 585

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Jeffrey
14, Rosemary Avenue
Earley
Reading
RG6 5YQ

Application Number: F/2001/4165

Parish: **EARLEY**

Location: **14, Rosemary Avenue, Earley, Reading.**

Proposal: **Proposed re- location of boundary fence.**

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

Reason
1. The proposed development by virtue of its siting would result in the enclosing of an open area within the cul-de-sac to the detriment of the open character of the streetscene. As such, the proposed development is considered to be contrary to policies LD3 and EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LTV6, LBE1 and LBE2 of the Loddon Area Local Plan.

Informative
1. 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 and LD3.
Loddon Area Local Plan Policies LTV1, LTV6, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/07/2001

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.

Received by Wokingham District Council

Application No: F/2001/4165

PROPOSAL:
Proposed re- location of boundary fence.

LOCATION:
14, Rosemary Avenue, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2001. 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 of Planning and Transportation

15 June 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4165
CASE OFFICER: Natalie Brown

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

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

Tel: (0118) 974 6492

Date: **15 June 2001**

My ref: F/2001/4165

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/4165
14, Rosemary Avenue, Earley, Reading.
Proposed re- location of boundary fence.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4165**
14, Rosemary Avenue, Earley, Reading.
Proposed re- location of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6492

Date: **15 June 2001**

My ref: F/2001/4165

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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
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John Mitchell

John Mitchell
Development Control Manager

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14, Rosemary Avenue, Earley, Reading.
Proposed re- location of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6492

Date: **15 June 2001**

My ref: F/2001/4165

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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Application Number: F/2001/4165
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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4165**
14, Rosemary Avenue, Earley, Reading.
Proposed re- location of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

CRW/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Bovis Homes South East Ltd.,
c/o Barton Willmore & Partners,
308-314 Kings Road,
Reading,
Berks

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS, RG11 1BN

Application No. 13781

Proposal 60 two-storey houses, 13 patio bungalows, garages plus ancillary roads and footpaths on Area GG (Phase II) Lower Earley Development, Earley, Reading, Berks

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed on Outline Consent No.01945 dated 4th July 1977 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

   REASON The conditions of the outline consent are still applicable. (8)

2. This permission is in respect of the application as amended by the revised drawings Nos. 2507/27A and 80:55C and also the amendments to window positions on plots 3, 35, 36, 42, 43 and 44 as specified in the applicant's agent's letter dated 28th July 1980.

   REASON For the sake of clarity and to ensure a more satisfactory development of the site. (155)

3. A detailed schedule and also samples of the materials to be used in the elevations, the ground surface treatment and the means of enclosure of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASONS To ensure the use of appropriate materials and the submission of adequate details in this respect. (22)

Date 30.10.80 District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Application 13781 continued

4. A schedule of all materials to be used in the surfacing of the roads, footways, footpaths and private drives, shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.

REASON In the interests of visual amenity. (67)

5. All the access ways shall be surfaced with red coloured dense bitumen macadam to comply with BS 4987 before any dwelling served by the respective access way is occupied.

REASON In the interests of amenity and road safety. (96)

6. The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

REASON in the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development. (71)

7. Before the foundations of any of the proposed buildings are laid, the roads shown on the approved layout shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout shall be satisfactorily completed before any dwelling is occupied.

REASON To ensure a satisfactory access for the occupiers of the new dwellings and to help with the accurate setting out of the foundations. (93)

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no additional windows or other openings shall be constructed at first floor level or above in the elevations of the development hereby approved without the prior written permission of the District Planning Authority.

REASON To help protect the present design and external appearance of the development and to prevent overlooking of adjacent properties. (107)

.....
District Secretary

Application 13781 continued

9. The Wessex Archaeological Committee shall be given at least one month's notice in writing of the date of the commencement of work on the site and an opportunity to record and remove any archaeological remains so long as this does not obstruct the building works on the site. The address is:

The Hertshire Field Officer
Wessex Archaeological Committee
Yeomanry House
Castle Hill
Reading, Berks
Tel: 56578

REASON: To help protect the archaeological heritage of the district. (RA1)

10. Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (RA6)

REASON: In the interests of visual amenity and because insufficient details of the screening have been submitted. (RA6)

11. No screen wall or screen fence shall be moved from its approved position, particularly along the road frontage of a corner plot, without the prior written consent of the District Planning Authority on a formal application made for the purpose. (RA4)

REASON: In the interests of visual amenity. (RA6)

12. The playspace shown on the submitted layout shall be provided, landscaped, planted and equipped during the planting season following the commencement of the development of the site to the satisfaction of the District Planning Authority. The playspace shall thereafter be used for the purposes of recreation and amenity open space only.

REASON: In the interests of [illegible] (RA2)

District Secretary

Application 13781 continued

INFORMATIVES:-

The applicants are reminded that under the provisions of the Lower Earley District Plan and permission No. 01945 the haul routes to the site are subject to the agreement of the County Surveyor acting on behalf of the Highway Authority. (579)

The applicants are reminded that all of the trees on the line of the hedge on the north-western boundary of the site are included within the Wokingham District Council (Parish of Earley) Tree Preservation Order No. 162 of 1979 and that consent will be required for any works which affect them.

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly. (594)

Full details of all foul and surface water drainage proposals shall be submitted to the Councils Engineer and approved by the District Council before commencement of the development. (596)

The developer will be required to enter into an Agreement under Section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners. (597)

The developer shall be responsible for arranging a T.V. survey and Video tape recording of all sewers proposed for adoption to be carried out at his own expense. This survey shall be carried out by a specialist contractor to be approved by the Councils Engineer. The Video tape recording and report shall be passed to the Engineer and shall become the property of the Thames Water Authority. (599)

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936. (611)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system. (613)

.....
District Secretary

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To: J. A. Pye (Oxford) Ltd.,
The University of Reading,
Bovis Homes (Southern) Ltd.,
Madrey Properties Ltd. and
North British New Homes Ltd.,
c/o Messrs. Barton, Willmore & Partners,
Reading Bridge House,
Reading, RG1 8PT.

Application No. 01945

Proposal:

(a) Application for detailed Planning Permission for the Peripheral Road (running to the south of the application site) including roundabouts as defined on Plans Nos. 1713/103, 1713/112, 1713/113, 1713/114 and 1713/115 as amended by Plans Nos. 1713/103A, 1713/112A, 1713/113A, 1713/114A and 1713/115A attached to or incorporated with the application.

(b) Use of land for open space purposes as indicated on Plan No. 1713/103 as amended by Plan No. 1713/103A attached to or incorporated with the application.

(c) Outline Application for residential, commercial (i.e. district and local centres incorporating in total an amount of office use not exceeding 10,000 square feet) and schools.

Application Site: Land (i) bounded on the north by the existing built areas of Earley and Maiden Erleigh in the vicinities of Elm Road, Elm Lane, Redhatch Drive, Radstock Lane, Beech Lane, Chelwood Road, Oldpond Copse, Silverdale Road, Gipsy Lane, Meadow Road, Mill Lane and Wokingham Road;

(ii) bounded on the west by the built areas of Shinfield in the vicinities of Fairlawn Green, St. Barnabas Road, Frensham Green, Falcon Avenue, Halls Lane, Shinfield Road and Pearman's Lane;

(iii) to the east encompassing the flood plain of the River Loddon; and

(iv) bounded to the south by the M4 Motorway BUT excluding an area of approximately 11 acres to the south east of Nos. 197 - 217 Beech Lane and an area of approximately 88 acres to the south-east of Cutbush Lane as the same is more particularly shown edged red on Plan No. 1713/103.

NOTICE is hereby given that the Wokingham District Council, the local planning authority, on the 10th September 1975, the 27th November 1975 and 19th July 1976 and the 20th September 1976 granted planning permission for the development described in Application No. 01945 dated the 21st December 1974 incorporating Drawings Nos. 1713/101 and 1713/102 as amended by letters dated 1st May 1975 (incorporating Drawing No. 1713/103), 12th May 1975, 23rd May 1975, 8th September 1975 (incorporating Drawings Nos. 1713/106 and 1713/107), 5th November 1975 (incorporating Drawings Nos. 1713/112, 1713/113, 1713/114 and 1713/115), 27th April 1976 (incorporating Drawings Nos. 1713/103A, 1713/112A, 1713/113A, 1713/114A and 1713/115A), 21st May 1976 and 1st November 1976 (incorporating Drawings Nos. 1713/106A and 1713/107A) from the applicants' agents, Messrs. Barton Willmore & Partners and letters dated 2nd May 1975, 20th May 1975 and 17th May 1976 from the Wokingham District Council to the said agents, subject to compliance with the conditions specified hereunder :-

As to the development referred to under paragraph (a) above :-

1. The development hereby permitted shall be begun not later than the expiration of five years from the date of this permission.

2. As the development affects land which is the site of public highways no development involving the diversion or stopping-up of these highways shall be carried out until such time as the Department of the Environment or the Highway Authority has made an Order diverting or stopping-up the highway or highways concerned on an application made for that purpose.

3. As the development affects land which is the site of public footpaths, no development involving the diversion or stopping-up of these footpaths shall be carried out until such time as the District Council has made an Order diverting or stopping-up the footpath or footpaths concerned on an application made for that purpose to the District Council by the applicants.

4. No construction work of any sort in connection with the construction of the Peripheral Road shall take place within the area covered by Application No. 01945 between the hours of 7.00 p.m. and 7.00 a.m. on Mondays to Saturdays and not at all on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority in consultation with the Highway Authority.

5. Before the commencement of the development hereby approved adequate protection shall be afforded to prevent damage to the existing trees (including their roots) which are to be retained on the site by fencing to coincide with the spread of the branches to the satisfaction of the District Planning Authority.

6. A satisfactory scheme of works to protect the amenities of the existing dwellings, namely:- Sindlesham Farm House, Sindlesham Farm Cottage, Nos. 1 and 2 Ducketts Cottages and Upperwood House from the effects of the visual intrusion caused by the road hereby approved, including a time scale for the carrying out of such works, shall be submitted to and approved by the District Planning Authority prior to commencement of the development hereby approved and shall be carried out in accordance with the scheme as approved.

In accordance with a direction issued by the Secretary of State for the Environment :-

7. There shall be no access to the M4 Motorway.

8. The boundary of the site which abuts the M4 Motorway shall be provided with a fence or barrier of a type not readily climable to the satisfaction of the District Planning Authority in consultation with the Highway Authority or in default of agreement as shall be determined by the Secretary of State.

In accordance with a direction issued by the Berkshire County Council as Highway Authority :-

9. Before any development is commenced a scheme for protecting the existing dwelling, namely Sindlesham Farm House from noise from the Peripheral Road so as to provide sound attenuation which achieves a noise level of less than L10-18 hour figure of 68 dBA shall be submitted to and approved by the District Planning Authority in consultation with the Highway Authority. Any works which form part of the scheme and which are for the protection of any of the said dwellings affected by any part of the Peripheral Road coming into public use shall be completed before any such part of the Peripheral Road comes into public use (unless otherwise agreed by the District Planning Authority in consultation with the Highway Authority).

10. Development specified in Class IV 1 of Schedule 1 to the Town and Country Planning General Development Order 1973 shall not be carried out except with the prior permission of the District Planning Authority on an application to it for that purpose.

As to the development referred to in paragraph (b) above :-

11. The open space shown on the submitted Plan No. 1713/103 as amended by Plan No. 1713/103A (with the exception of the woodland area known as Redhatch Copse) shall be re-instated and seeded where necessary as part of and concurrently with the development and landscaping for the whole site to the satisfaction of the District Planning Authority and woodland area known as Redhatch Copse shall be maintained and preserved in accordance with the Management Scheme to be agreed with the District Planning Authority.

12. The open space land shall be used for the purpose of recreation and amenity open space only except for the woodland area known as Redhatch Copse which shall be used for the purposes of amenity open space only and in respect of which access for that purpose shall be allowed to residents (including students) occupying accommodation to be or which may be erected on the adjoining areas of land shown edged red on Plan No. "University 1" submitted to the District Planning Authority by Messrs. Arthur F. Clark & Son by letter dated 30th September 1976.

13. The development hereby permitted shall be begun not later than the expiration of five years from the date of this permission.

As to the development referred to under paragraph (c) above :-

14. Approval of the details of the siting, design and external appearance of the buildings; the gross and net densities thereof, the means of access thereto (with the exception of the Peripheral Road referred to in proposal (a) above); the height of buildings, massing, range of house types and means of enclosure; the landscaping of the site and a scheme for protecting the proposed buildings from noise so as to provide sound attenuation which achieves a noise level of less than L10 18 hour figure of 68 dBA (hereinafter called the "reserved matters") shall be obtained from the District Planning Authority and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

15. (a) The development within Phases 1, 2, 3 and 4 as defined in Annex A and on Plans Nos. 1713/106A and 1713/107A shall not be carried out otherwise than in accordance with properly phased programmes of work to be approved by the District Planning Authority.

(b) The works comprised in Phase 4 of the development hereby permitted shall not be commenced before the works relating to roads and open space comprised in Phase 3 as defined in Annex A and shown on Plans Nos. 1713/106A and 1713/107A are completed.

(c) The works comprised in Phase 3 of the development hereby permitted shall not be commenced before the works relating to roads and open space comprised in Phase 2 as defined in Annex A and shown on Plans Nos. 1713/106A and 1713/107A are completed.

(d) The works comprised in Phase 2 of the development hereby permitted shall not be commenced before the works relating to roads and open space comprised in Phase 1 as defined in Annex A and shown on Plans Nos. 1713/106A and 1713/107A are completed.

16. Application for approval of the "reserved matters" shall be made to the District Planning Authority in accordance with the phasing conditions attached hereto as Annex A, except as otherwise agreed by the District Planning Authority.

17. Phase 1 of the development as defined in Annex A shall be begun not later than whichever is the later of the following dates :-

(i) the expiration of 5 years from the date of this permission; or

(ii) the expiration of 2 years from the final approval of the reserved matters relating to Phase 1 or in the case of approval on different dates, the final approval of the last such matter relating to Phase 1 to be approved.

18. Subsequent phases of the development hereby permitted shall be begun in accordance with the timetable set out in Annex A hereto.

19. Notwithstanding Condition 14, there shall be submitted in respect of each Phase of the development hereby permitted as part of the details required by Condition 14 and in accordance with the time limit provided by Condition 16 hereof respectively details of the road widths and sight lines for all proposed means of access (with the exception of the Peripheral Road referred to in proposal (b) above) and such details shall be approved by the District Planning Authority before any building operations commence on each Phase or part thereof where the District Planning Authority accepts and approves such a submission in respect of such part.

20. Car parking shall be provided in accordance with the car parking standards of the District Planning Authority or in accordance with a scheme to be agreed with the District Planning Authority and no dwellings shall be occupied or commercial or school development used for their respective purposes until such time as the requirements of such standards or such scheme have been complied with.

21. Space shall be provided within the commercial sites hereby permitted for the loading, unloading and parking of vehicles in accordance with a scheme to be agreed with the District Planning Authority and the commercial development shall not be used for that purpose until such time as such space has been so provided.

22. A scheme showing a comprehensive footpath and footway system shall be submitted to the District Planning Authority in respect of each Phase of Annex A hereto of the development hereby permitted as part of the details required by Condition 14 and in accordance with the time limits provided by Condition 16 hereof respectively and shall be approved by the District Planning Authority before any building operations commence on each Phase or part thereof where the District Planning Authority accepts and approves such a submission in respect of such part. Each scheme shall show the footpaths to be constructed (including in each case those indicated on Plan No. 1713/103 as amended by Plan No. 1713/103A) and their relationship to and between the existing development and the proposed residential, commercial and school development hereby permitted. The scheme in respect of each Phase shall be carried out in accordance with a detailed programme to be agreed with the District Planning Authority before any building operations commence on each Phase or part thereof where the District Planning Authority accepts and approves such a submission in respect of such part.

23. A scheme showing a comprehensive cycleway system shall be submitted to and approved by the District Planning Authority before any building operations commence. The scheme shall show the cycleways to be constructed and shall be carried out in accordance with a detailed programme which shall be agreed with the District Planning Authority before any building operations commence.

24. The existing trees and hedgerows on the site shall not be felled, lopped or topped without the previous written consent of the District Planning Authority; any trees removed without such consent or being severely damaged shall be replaced in the next planting season with trees of such size and species as may be agreed by the District Planning Authority.

25. Before building operations commence on each Phase or part thereof where the District Planning Authority accepts and approves a submission in respect of such part :-

(i) a plan shall be submitted to the District Planning Authority showing the trunk positions, crown spreads, approximate height and species of all existing trees on the site of such Phase and showing which it is proposed to fell, lop or top; and

(ii) adequate protection shall be accorded to prevent damage to the existing trees (including their roots) which are being retained on the site by fencing to coincide with the spread of branches to the satisfaction of the District Planning Authority.

26. The development hereby permitted shall be landscaped and planted in accordance with fully detailed schemes which shall be submitted to the District Planning Authority in respect of each Phase of the development hereby permitted as part of the details required by Condition 14 and in accordance with the time limits provided by Condition 16 hereof and should be approved by the District Planning Authority before any building operations commence on each Phase or part thereof where the District Planning Authority accepts and approves such a submission in respect of such part. The scheme shall show the position, species and planting heights above ground level of all the new trees. The approved scheme shall be carried out progressively during each planting season on those parts of the site, where development has been substantially completed, to the satisfaction of the District Planning Authority.

27. Childrens' play areas shall be provided to the District Planning Authority's approved standards as part of the development of the site and the detailed layout shall provide for these accordingly. The play areas shall be laid out, landscaped and planted as part of the development and landscaping of the whole site to the satisfaction of the District Planning Authority.

28. No form of overhead wire or cables shall be placed over or used in the development of the application site.

29. No external television or radio masts or aerials shall be erected within the site other than one or more master aerials, the number of, details and siting of which shall be first approved by the District Planning Authority.

30. Any building to be erected on the sites of the district and local commercial centres as shown on Plan No. 1713/103 as amended by Plan No. 1713/103A shall be used solely for purposes falling within Classes I or II of the Town and Country Planning (Use of Classes) Order 1972 and for no other purpose without prior planning permission.

31. No buildings, walls, fences, trees or shrubs shall be erected or planted on land lying in front of any sight lines required as part of the approval to the reserved matters referred to in Conditions Nos. 14 and 19 hereto or required for the Peripheral Road.

32. No vehicular access shall be formed to the Peripheral Road referred to in Conditions Nos. 1 to 10 except as shown on Plan No. 1713/103 as amended by Plan No. 1713/103A or except as may be approved by the District Planning Authority in consultation with the Highway Authority on an application to it for that purpose.

33. No vehicular access shall be formed to the main distribution roads to be provided within the site the subject of this permission (which said roads are shown for illustrative purposes only on Plan No. 1713/103 as amended by Plan No. 1713/103A)except as may be approved by the District Planning Authority in consultation with the Highway Authority on an application to it for that purpose.

34. No construction work of any sort within the area covered by Application No. 01945 shall take place between the hours of 7.00 p.m. and 7.00 a.m. on Mondays to Saturdays and not at all on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority in consultation as may be necessary with the Highway Authority.

35. As the development affects land which is the site of public highways no development involving the diversion or stopping-up of these highways shall be carried out until such time as the Department of the Environment or the Highway Authority has made an Order diverting or stopping-up the highway or highways concerned on an application made for that purpose.

36. As the development affects land which is the site of public footpaths no development involving the diversion or stopping-up of these footpaths shall be carried out until such time as the District Council has made an Order diverting or stopping-up the footpath or footpaths concerned on an application made for that purpose to the District Council by the applicants.

37. Development specified in Class IV 1 of Schedule 1 to the Town and Country Planning General Development Order 1973 shall not be carried out except with the prior permission of the District Planning Authority on an application to it for that purpose to the District Council by the applicants.

In accordance with a direction issued by the Secretary of State for the Environment :-

38. There shall be no access to the M4 Motorway.

39. The boundary of the site which abuts the M4 Motorway shall be provided with a fence or barrier of a type not readily climable to the satisfaction of the District Planning Authority in consultation with the Highway Authority or in default of agreement as shall be determined by the Secretary of State.

ANNEX 'A'

Phasing of Development

1. Content of each Phase

	Residential Acres	Open Space Acres	Educational Acres	Others Acres
Phase 1	78.1	46.75	6.7	5.0
Phase 2	186.5	31.1	37.4	14.5
Phase 3	176.8	24.5	31.6	12.3
Phase 4	76.8	42.0	7.1	
	518.2	144.35	82.8	31.8

2. Phasing Programme for submission of "reserved matters" (see Cond. 16)

Phase 1 - within 3 years of the date of this permission.
Phase 2 - within 6 years of the date of this permission.
Phase 3 - within 8 years of the date of this permission.
Phase 4 - within 10 years of the date of this permission.

3. Phasing for commencement of development in accordance with Condition 18

Not later than whichever is the later of the following dates :-

(i) Phase 2 - within 7 years of the date of this permission.
Phase 3 - within 9 years of the date of this permission.
Phase 4 - within 11 years of the date of this permission; or

(ii) The expiration of 1 year of the final approval of the reserved matters relating to Phases 2, 3 and 4 respectively or in the case of approval on different dates, the final approval of the last such matter relating to Phases 2, 3 and 4 respectively to be approved.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971.

Applicationo	Name & Address
F/2001/4165	Rodney Gillham 26 Rosemary Avenue Earley Reading Berks RG6 5YQ
F/2001/4165	P k Cooper 24 Rosemary Avenue Earley Reading RG6 5YQ
F/2001/4165	D H Gibson 16 Rosemary Avenue Earley Reading RG6 5YQ
F/2001/4165	Paul Quinn 20 Rosemary Avenue Earley Reading Berks RG6 5YQ
Application refused	Letter sent: 25/07/01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4165

Applicant : Mr & Mrs Jeffrey .

Location : 14, Rosemary Avenue, Earley, Reading.
Proposal : Proposed re- location of boundary fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/6

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 25/6 .....

Date Registered : 06/06/2001

Earliest Date for Decision : 09/07/2001

Latest Consultation Date/Site Notice Expiry Date : 09/07/2001

This application <u>will have expired on</u>: <u>01/08/2001.</u> 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 :

Earley TC : detrimental impact upon st. scene & set an unwanted precedent. Also doubt that an adequate service strip would remain ∴ rec. refusal.

Highways: rec approval with no conditions.

Trees Landscape :

Letters of rep : by e-mail Nº 26 - close in cul-de-sac
obj (26/6) houses close together, plans exacerbate this
look onto a fence.
grass between fence + rd difficult to maintain

Planning Issues : (ID'd sett)

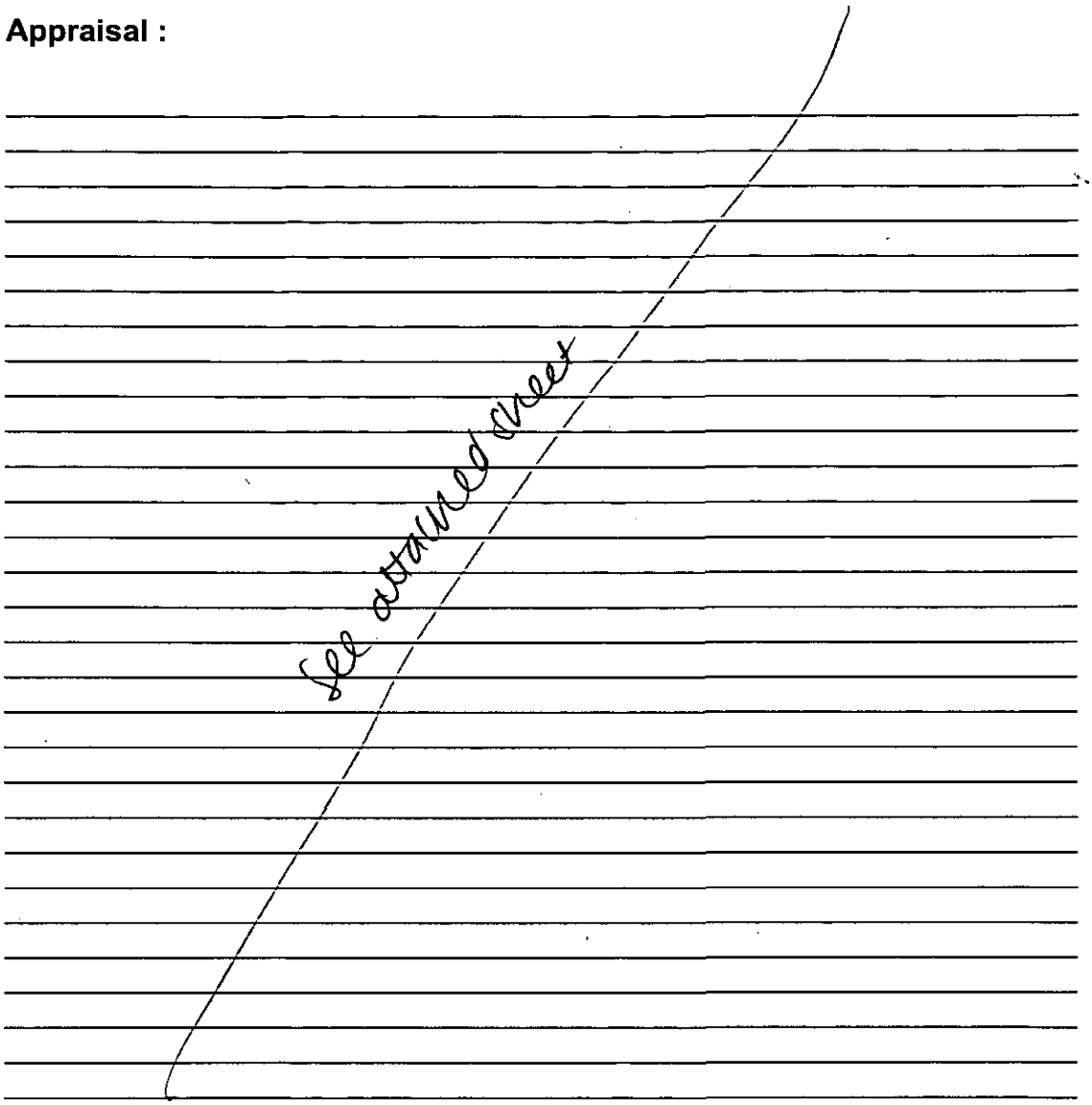
Nº 24 - contravene restrictions + stipulation set out in the transfer of lease hold land
obj. (29/6) - would spoil open environment & detract from appearance of cul-de-sac
- decreased visibility for motorists
- reduce light to front of house
- concerned that trees/future buildings could be placed on the enclosed land & be above the 6foot fence

Nº 16 (4/7) - No objections to relocation of 6ft fence along present tree planted line - on basis it is land in ownership of occupants.

obj. Nº 20 (5/7) - spoil visual aspect, incorporate community land into occupiers back garden.

Application Number: F/2001/4165

Appraisal :



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

Application Number F/2001/4165
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its siting would result in the enclosing of an open area within the cul-de-sac to the detriment of the open character of the streetscene. As such, the proposed development is considered to be contrary to the following policies:
			BSP : LD3, ENI
			WDLP : WOS3, WBE1
			LTLP : LTV6, LBE1, LBE2
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV1, LTV6, LBE1, LBE2			
SOUTH-EAST AREA LOCAL PLAN POLICIES: ———			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1			
GREEN BELT LOCAL PLAN POLICIES: ———			
BERKSHIRE STRUCTURE PLAN POLICIES: ENI, LD3			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Mitchell
(Development Control Manager)

Date: 20/7/01

RECORD OF SITE VISIT

SITE ADDRESS: 14 Rosemary Avenue Earley Reading.

APPLICATION NUMBER: F/2001/4165

OFFICER: Natalie Brown

DATE OF SITE VISIT: 25/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Mean still

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

corner plot with cul-de-sac of Rosemary Av.
~~current~~ existing boundary treatment away from road edge - grass between existing boundary.
small trees planted between boundary + road - see photo

4. RELATIONSHIP TO ADJOINING PROPERTIES

link semi-D - see map/plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING N/a

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/4165

Appraisal:

Development
For the relocation of the side boundary fence.
The site lies within the identified settlement of Earley.

1) Impact upon the character of the streetscene
Properties facing the side of cul-de-sacs of Rosemary Avenue are enclosed by 1.8m fences, but these are set back from highway edge, leaving an open strip of land such as No. 26 and No.14 (existing), with the fronts of the properties being open plan.
It is considered that relocating the boundary fence would have a detrimental impact to the remaining open character area along side the dwellings, by further enclosing the cul-de-sac. It is therefore considered that the open character of the cul-de-sac would be adversely affected to the detriment of the character of the street scene.
The Parish Council has objected to the proposed development on the grounds that it would have a detrimental impact upon the street scene and would set an unwanted precedent.
4 letters of representation were received, 3 objecting to the proposed development on the grounds that it would spoil the visual aspect of the cul-de-sac, by detracting from the open appearance. One letter received had no objection provided that the development is to be within land owned by the applicant – which it is.

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~23 MAY 2001~~ Valid ~~06 JUN 2001~~	Map No. 58. Site 0.03
Officer: NAB. Application No. F/2001/4165	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED RELOCATION OF BOUNDARY FENCE

Location: 14 ROSEMARY AVENUE

Parish: EARLEY Ward: Redhatch 15.6.01

Applicant: MR/MRS JEFFERY

Fee Received 95-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Drawn to scale 1:60 but this cannot be checked against scale rule. Pls resubmit at 1:50 or 1:100 (checked with NAB).	1/6 ✓	6/6
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 : 15.6.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

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

NEIGHBOURS:

..... S/N + See map. .....
.....
.....
.....
.....
.....
.....
.....
.....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 July 2001

Location:	14 Rosemary Avenue, Earley
Proposal:	Proposed re-location of boundary fence
Application Number:	F/2001/4165

In response to your consultation dated 15 June 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. Although the proposed fence will enclose one of the trees within the garden, it is shown to be retained and the construction of the fenceline will not cause significant damage to the tree. The grass verge adjacent to the proposed fenceline will be retained as open and therefore there will only be a very limited sense of loss of space within the cul-de-sac.

Catherine Brimble

Catherine Brimble
Landscape Architect

20 Rosemary Avenue
Earley
READING RG6 5YQ

Tele. Reading (0118) 975 2379

e.mail: jkquinn@supanet.com

4th July 2001

Your ref. Natalie Brown
F/2001/4165

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

Appl. no. ? NB. OBJ 065.

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	
05 JUL 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr Mitchell

Reference Application: F/2001/~~4161~~ 4165

Site Address: 14,Rosemary Avenue, Earley, Reading

Proposal: Proposed re-location of boundary fence.

Thank you for your letter dated 15 June 2001.

On the original planning approval for the estate a specific condition was the position of the boundaries and fences should not be moved. This was to maintain "the visual aspects" of the estate.

In addition the deeds of the property include a covenant that fences should not be erected in front of the building line. Although the proposed fence is at the side/rear of 14 Rosemary Avenue, viewed from our property in the cul-de-sac it is in front of the building line.

The proposed new fence would spoil the visual aspect of the cul-de-sac in which we live.

It also appears the proposal seems to be incorporating "community" land into the occupier's back garden. There are several other properties with a similar situation, so a precedent would be set.

There are no footpaths in the cul-de-sac. Pedestrian access is via the road. Any erection of fences will reduce visibility and increase the risk of accidents to traffic and pedestrians, particularly children.

Consequently, we urge the relevant Committee to reject the proposal.

Yours sincerely

PAUL QUINN

Your ref:
Natalie Brown
F/2001/4165

16 Rosemary Avenue
Earley
Reading
Berkshire RG6 5YQ

2nd July 2001

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

BY FAX & POST – 0118 974 6484

Dear Sirs

RE: APPLICATION NO: F/2001/4165
SITE ADDRESS: 14 ROSEMARY AVENUE EARLEY READING
PROPOSAL: PROPOSED RE-LOCATION OF BOUNDARY FENCE

We refer to the above. A copy of your letter is enclosed.

We confirm that we have no objections whatever to the relocation of the six foot boundary fence to a point along the present tree planted line and on the basis that the area concerned is in the ownership of the occupants.

Yours faithfully

D H & D S Gibson

(Mr and Mrs D H Gibson)

NB.
065.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 JUL 2001	
COPIES TO:	ACK: ✓
	FILE:

Tel. (0118) 974 6492

Date: 15 June 2001

Your Ref:

My Ref: Natalie Brown
F/2001/4165

The Owner / Occupier
16
ROSEMARY AVENUE
EARLEY
READING
RG6 5YQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0113) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: F/2001/4165

Site Address: 14, Rosemary Avenue, Earley Reading.

Proposal: Proposed re- location of boundary fence..

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

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995 or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow at least 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/4165** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on **(0118) 974 6492**.

Yours faithfully,

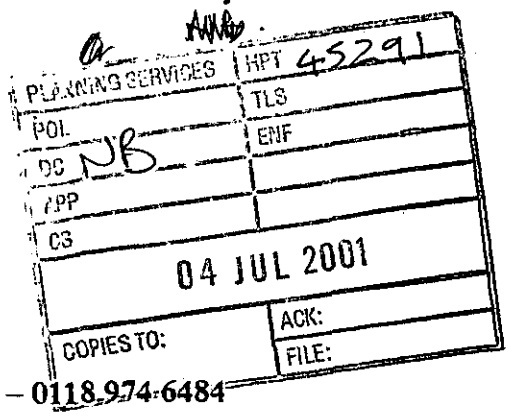
John Mitchell

John Mitchell
Development Control Manager

Your ref:
Natalie Brown
F/2001/4165

16 Rosemary Avenue
Earley
Reading
Berkshire RG6 5SY

2nd July 2001



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

BY FAX & POST – 0118 974 6484

Dear Sirs

RE: APPLICATION NO: F/2001/4165
SITE ADDRESS: 14 ROSEMARY AVENUE EARLEY READING
PROPOSAL: PROPOSED RE-LOCATION OF BOUNDARY FENCE

We refer to the above. A copy of your letter is enclosed.

We confirm that we have no objections whatever to the relocation of the six foot boundary fence to a point along the present tree planted line and on the basis that the area concerned is in the ownership of the occupants.

Yours faithfully

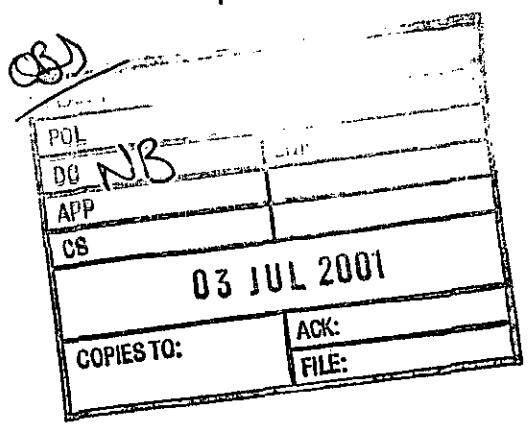
D H & D S Gibson

(Mr and Mrs D H Gibson)

PLEASE IGNORE PREVIOUS LETTER FROM MR GIBSON AS THIS REFERRED TO OBLIGATIONS RATHER THAN OBJECTIONS ! IT SHOULD NOT HAVE BEEN SENT. THANK YOU.

16 Rosemary Avenue
Earley
Reading
RG6 5YQ

NB.



Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

2nd July 2001

FAO : Natalie Brown

Dear Sirs

Re : Application Number F/2001/4165
14 Rosemary Avenue Earley Reading

We refer to the above. A copy of your letter is enclosed.

We confirm that we have no obligations whatever to relocation of 6 foot boundary fence to a point along the present tree planted line and on the basis that the area concerned is in the ownership of the occupants.

D. H. Gibson

Tel. (0118) 974 6492

Date: 15 June 2001

Your Ref:

My Ref: Natalie Brown
F/2001/4165

The Owner / Occupier
16
ROSEMARY AVENUE
EARLEY
READING
RG6 5YQ

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

Dear Sir/Madam

Application Number: F/2001/4165

Site Address: 14, Rosemary Avenue, Earley Reading.

Proposal: Proposed re- location of boundary fence..

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

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995 or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow at least 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/4165** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

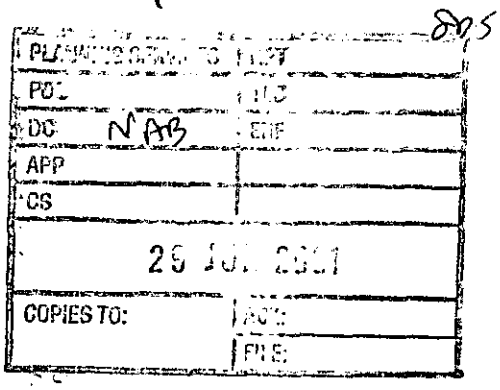
John Mitchell
Development Control Manager

24 Rosemary Avenue
Earley
Reading
RG6 5YQ

NAB

27th June 2001

Your ref: Natalie Brown F/2001/4165



Mr J Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Re: Application ref: F/2001/4165
14 Rosemary Avenue, Earley

I have not taken legal advice, but will explain the position as I see it.

I have lived at 24 Rosemary Avenue for eighteen years at which time the boundary to number 14 was of a brick built wall structure. Outside that boundary is a grassed area which is under stewardship of the owners of 14 Rosemary Ave. A few years ago the previous owner contravened the property deeds and planted fast growing conifers within the utility strip and removed the boundary wall effectively enlarging her garden, without seeking any permission. My neighbours and I were not happy about her lack of consideration, but no formal action was taken until she put the property up for sale.

My neighbours and I wrote to WDC on this occasion and speedy action was taken by the Highway department, who requested the removal of conifers and the Planning office who requested the original boundary reinstated, a fence was placed along the outside edge of the wall line.

I am enclosing a copy of a letter dated 20th June 2000, quite clearly stating the requirements and showing that prospective purchasers were aware of the situation and agreed with the councils ruling. I am somewhat perplexed now, some 12 months later, to find that the subject has come up again, naturally my feelings have not altered from that time.

The new owners, Mr & Mrs Jeffrey have applied to move their fence from the original boundary, out over that land which lies in front of their boundary adjoining the utility strip. This would once more contravene the restrictions and stipulations set out in the Transfer of Freehold Land, which all residents on the estate are subject to.

Moving the fence at all would spoil the open space environment and detract from the appearance of the cul-de sac. It will close in one side completely, leaving just the utility strip. There is very little 'open grass space' within the design of Mead Ridge estate and what was designated in the original plans by Pelham, who built the houses, is valued by all the residents.

The original boundary line gives visibility into the turning point at the end of the cul-de sac. If the boundary line is altered in any way it would be dangerous as it would decrease visibility for motorists, creating a hazard whilst manoeuvring at the turning point. More importantly, as there are no footpaths, it would restrict the sighting of pedestrians, particularly children, walking in the road.

It would also effect me on a personal level, as it would reduce the light available into the front of my house, we face north and currently get very little natural light, above the original boundary line. If that boundary were altered, by moving the fence closer to my house, it would dramatically reduce the amount of light available.

What assurances would I be given by WDC and Mr & Mrs Jeffreys, that no structure would be placed or built on that land, which would detract from my outlook and could effect my privacy. Or that trees and hedges would not be allowed to grow above the six-foot fence, which would totally block the light available into my home.

It also concerns me that this application could set precedence for applications from other residents in similar positions and we could loose all the open grassed space on the estate.

I would ask that WDC and Earley Town Council consider my objections when deciding on the application made.

Yours sincerely

P. K. Cooper

P K Cooper

Enc.

Cc. Earley Town Council

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: June 20, 2000
My ref: MB/1/RFS/3497
Your ref:

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

Mr P Cooper
24 Rosemary Avenue
Earley
Reading
RG6 5YQ

Dear Mr Cooper

BOUNDARY TREATMENT AT 14 ROSEMARY AVENUE, EARLEY

I am writing with reference to the above and in response to your letter dated 16 June 2000.

I met with Mrs Burrows and the prospective purchaser at a recent meeting. It was agreed on site that any fence or wall to be erected must be on the original boundary wall line, which has been marked out on the ground by pegs. I have confirmed this information in writing to both the prospective purchaser and Mrs Burrows and they are fully aware of the situation.

If a fence is erected outside the original line, enforcement action can be considered against the owner of the property. I would advise you that this situation only relates to walls or fences and does not include hedges. Hedges are not covered by the planning regulations, unless there are conditions restricting planting, and in this case no planning condition exist. Providing a hedge is not planted within the service strip no action can be taken.

I hope this answers your enquiry, however, if you require further information, please do not hesitate to contact me.

Yours sincerely,

MR. M. BRIDGE
Planning Enforcement Officer

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 25 June 2001 23:35
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/4165
Correspondent_FullName: Rodney Gillham
Correspondent_StreetAddress: 26 Rosemary Avenue
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 5YQ
Correspondent_Telephone:
Correspondent_Email: rod@gillham.worldonline.co.uk

Comments:

Although I also have a similar piece of land outside my boundary , I wish to object to the plan because :-

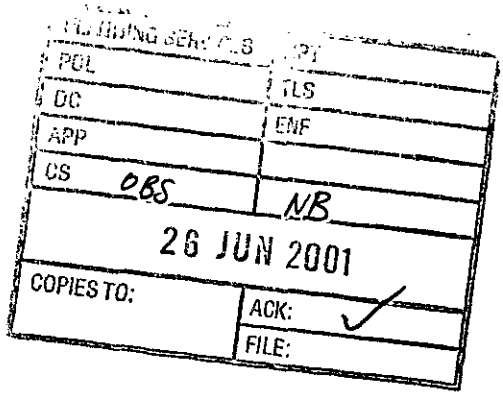
When the houses were laid out an attempt was made to create an open plan environment by setting our side boundaries back from the road. The plan would "close in" the coldesack.

The houses and boundaries in these estates are well known for being very close together and this plan will exacerbate the situation.

Houses on the opposite side of the road will look out onto a fence immediately on the other side of the road instead of the landscaped strip referred to in the "Transfer of Freehold Land".

The 1.8 mtr adopted strip of grass would be left between the fence and road which the council will find difficult to maintain.

065



FROM: Natalie Brown

DATE: 15 June 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4165

Proposal: Proposed re- location of boundary fence..

Site Address: 14, Rosemary Avenue, Earley, Reading.

Applicant: Mr & Mrs Jeffrey .

Your observations are required in respect of this application **by 09/07/2001** .

Councillors were concerned about this proposal, since it was felt that it would have a detrimental impact on the street scene and would set an unwanted precedent. Furthermore, there was some doubt that an adequate service strip would remain.

Members of the Planning Committee felt therefore that this application should be refused.

SIGNED: _____ DATE: 21 JUN 2001

Clerk To Earley Parish/Town Council.

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 June 2001

Application Number: F/2001/4165

Proposal: Proposed re- location of boundary fence.

Parish: EARLEY TOWN

Site Address:
14, Rosemary Avenue, Earley, Reading.

Applicant:
Mr & Mrs Jeffrey .

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam Coggins 20/06/01

MASTER CARD FOR
ROSEMARY AVENUE

ADDRESS

PARISH EARLEY

PLOT No. AREA GG LOWER EARLEY

ORD. SHEET No. SU7470. (58)

BUILDER PHASE II

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	Bovis	O/L Res Dev	13. 6. 74	NA Ref
01945	J A Pye & Others	O/L Res Dev Master plan		— app
04557	Bovis	" " " & Commercial	10. 6. 76	NA Ref
06830-1-2	"	Carriage way roads etc	25. 8. 77	NA CA
07235	"	Const of Rds	24 11 77	N/A CA
07295	"	" " " to all phases	15 12 77	NA CA
13264	"	60 hse 19 bungalows	5 6. 80	NA Ref
13781	" Taken over by Pelhams	60 " 13 "	28. 8. 80	NA CA
14594.	Pelham Homes	Window alteration	18 12 80	NA CA
BR 16093	" "	plots 1. 73.	14. 1. 81	app NA
~~15801~~	~~"~~	~~REVISED PLAN~~	~~25-6-81~~	~~CA~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 162

DRAINAGE

091074

ADDRESS 14 ROSEMARY AVENUE

PARISH EARLEY

PLOT No. 20 AREA GG - PHASE II - LOWER EARLEY

ORD. SHEET No. SU.7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13781	PELHAM HOMES	DETACHED HOUSE & GARAGE	28.8.80	N/A CA
BR16093	"	"	14.1.81	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

06. JUN. 2001 * 4165

Householder planning application form

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

1	Your name Address and postcode Phone number	MR+MRS JEFFERY 14 ROSEMARY AVENUE EARLEY RG6 5YQ 0118 9752100
2	Agent's Name Address and postcode Phone number	N/A.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	MOVE FENCE-LINE TO BOUNDARY OF PROPERTY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TREATED POST AND RAIL FENCE WITH FEATHER EDGE VERTICLE PLANKS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

		Existing:	Proposed:
9	How many bedrooms does the property have?	4	4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑ NOT AFFECTED	No ☐
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 22/5/01

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

06 JUN 2001 4155



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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2001 Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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Date: 5 April 2001

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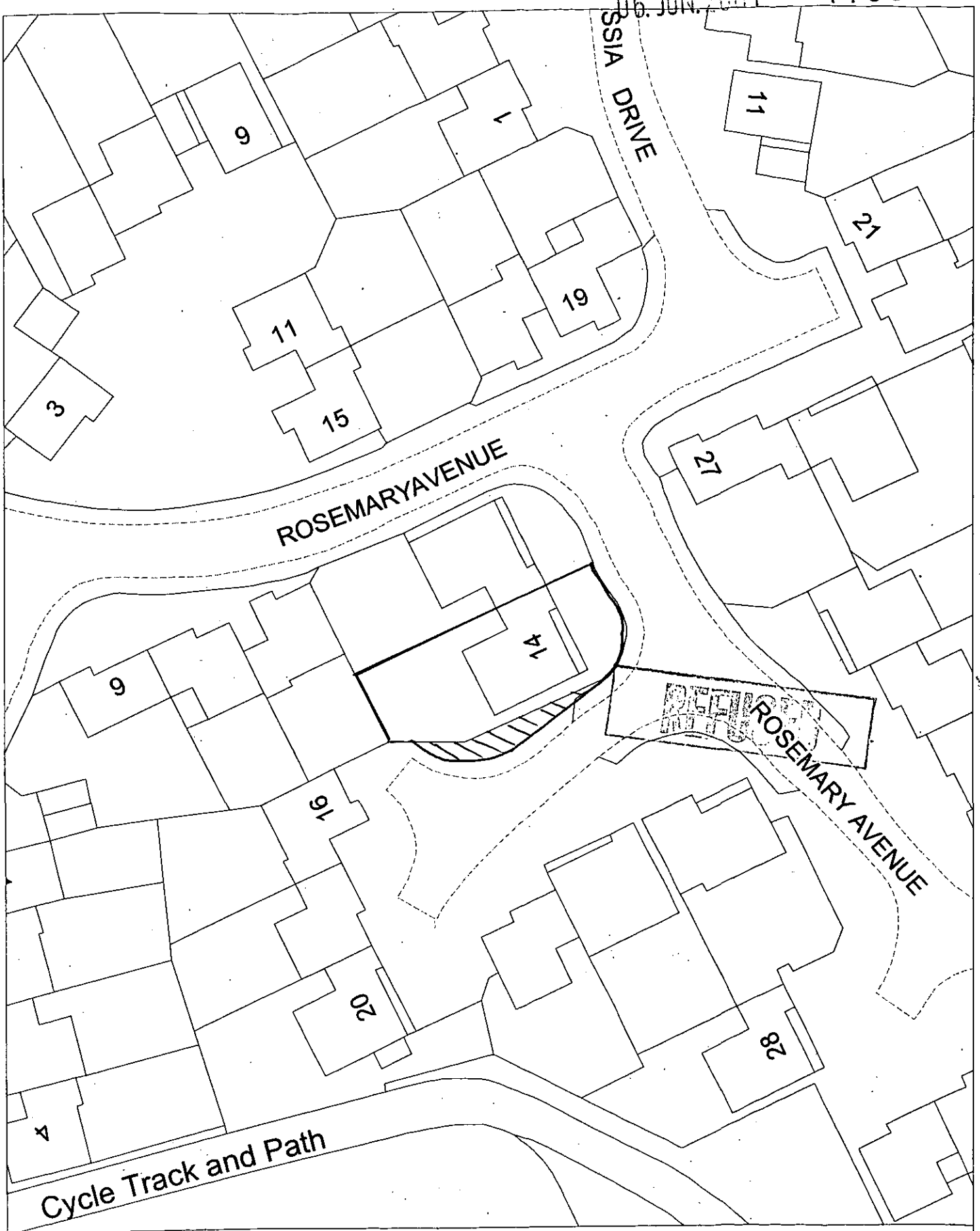
06. JUN. 2001* 4165



Site Plan, Scale: 1 to 500

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Date: 5 April 2001

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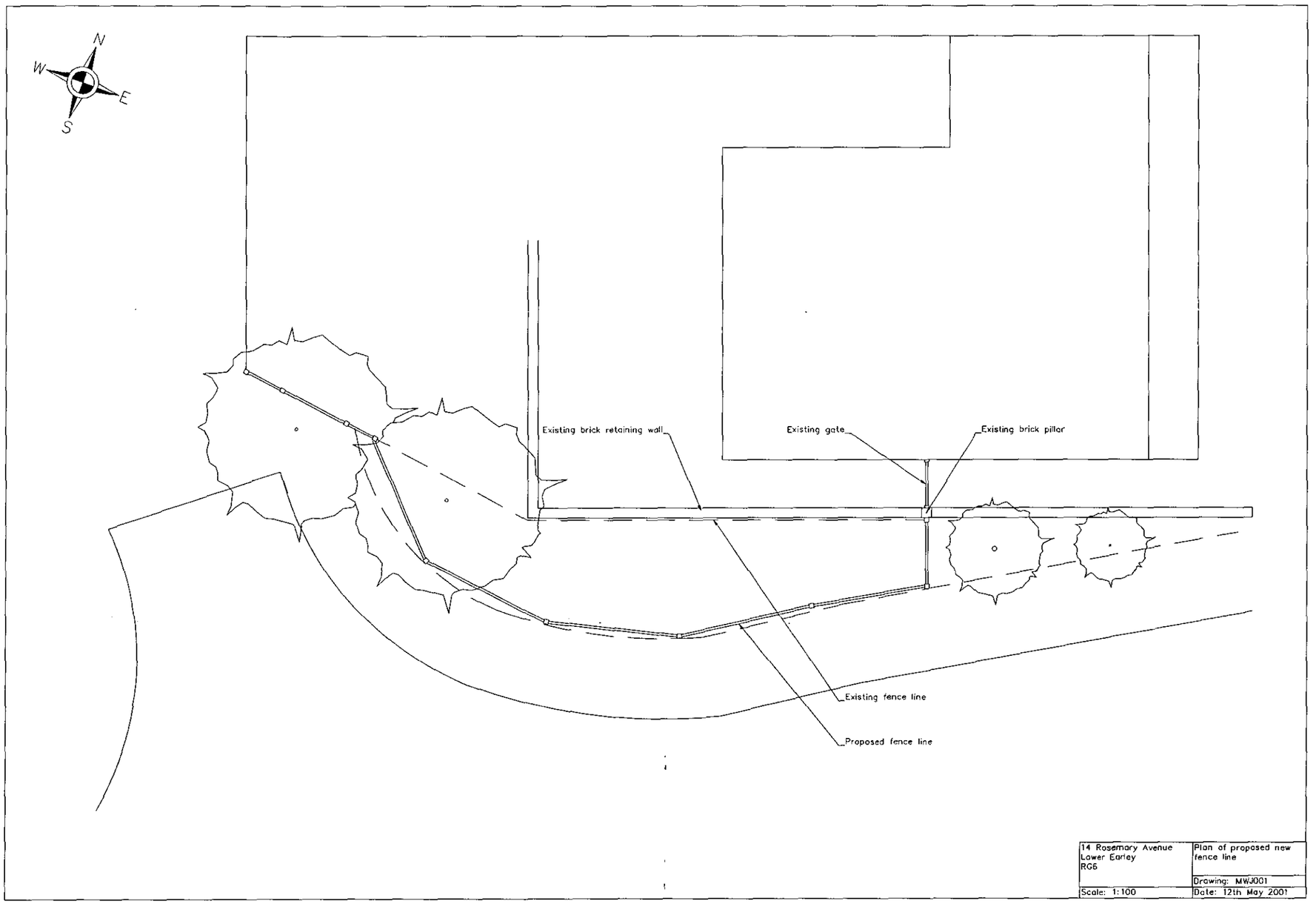
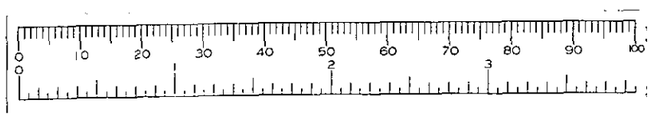
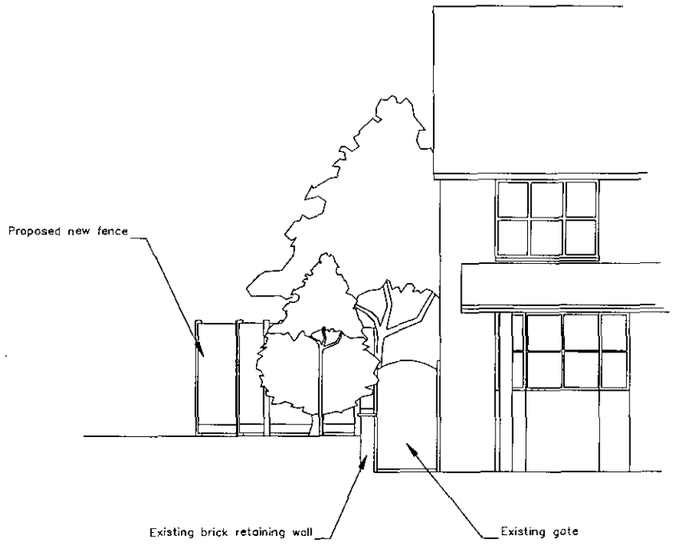


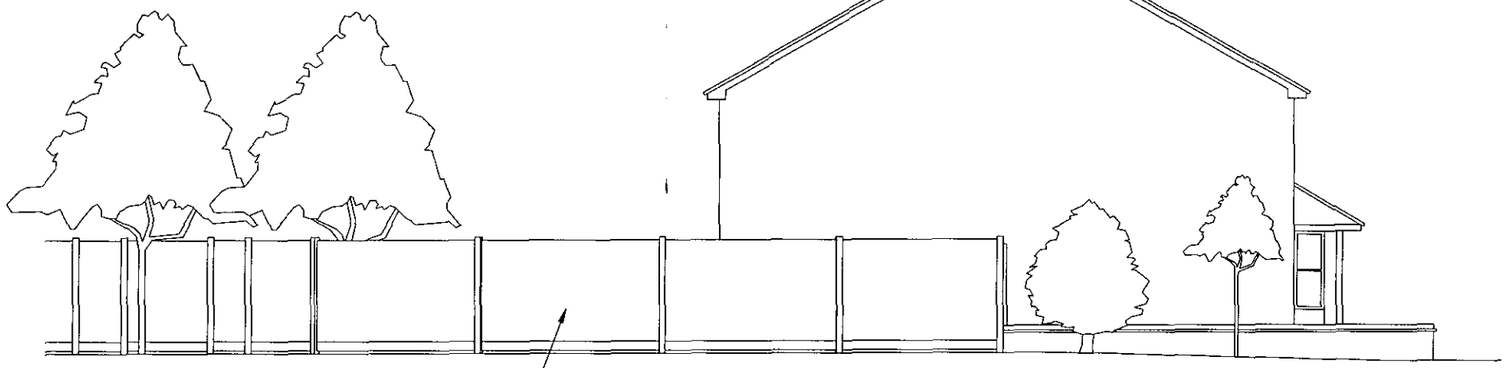
14 Rosemary Avenue Lower Earley RG6	Plan of proposed new fence line
Scale: 1:100	Drawing: MWJ001 Date: 12th May 2001

REFUSED





East Elevation



South Elevation

14 Rosemary Avenue Lower Earley RG6	South and East Elevations of proposed new fence
Scale: 1:100	Drawing: MWJ002 Date: 2nd June 2001

