DATE: [illegible]

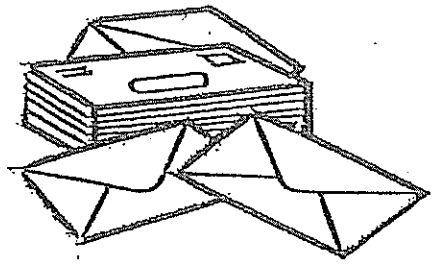
For Scanning

SCANNING INFORMATION SHEET

~~OTHER DOCUMENTS~~

Revised Plans

F/2001/5324



Date: 06 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, Wokingham.

Proposal: Proposed erection of four flats with parking.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Front elevation set back, flush with the front of 2 Rectory Close; projection to rear (adjacent with 2 Rectory Close) increased from 3.3 to 4.8 metres; reduction in ridge height from 9.6 metres to 8.7 metres, obscure glazing of first-floor kitchen window. Drawing nos: 1465-11a, 12b, 13a & 14b - as previously sent.

Comments are required by 27/03/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/5324 (Planaps) / (Ludhouse) Date Rec. 20 Feb '02

Location: 1 Rectory Close

Parish Wokingham

Applicant: Kuff Homes.

Description of attached plans front elevation set back, flush with the front of 2 Rectory Close, projection to rear (adjacent with 2 Rectory Close) increased from 3.3 to 4.8 metres, reduction in ridge height from 9.6 metres to 8.7 metres, obscure glazing of first-floor kitchen window

Drawing No's: 1465-11a, 12b, 13a & 14b.

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: Env Health
PROW
Ramblers Association

		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: 2, 3 & 7 Rectory Road

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 Exc.

Consultations Sent by Admin. on 06.03.P5

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2001/5324

Proposal:
Proposed erection of four flats with parking.

Location:
1, Rectory Close, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5324 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. 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 be possible for an individual reply to be issued 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

05 March 2002

Revised Plans

Date: 01 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, Wokingham.

Proposal: Proposed erection of four flats with parking.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Obscure glazing of first-floor kitchen window in west elevation (facing flank of 2 Rectory Close), front elevation set back, flush with the front of 2 Rectory Close. Drawing nos:1465-11a, 12b, 13a & 14b.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/5324 (Planaps) / (Ludhouse) Date Rec. 20 feb 02

Location: 1 Rectory Close

Parish Wokingham

Applicant: Luff Homes

Description of attached plans obscure glazing of first-floor kitchen window in west elevation (facing flank of 2 rectory close), front elevation set back, flush with the front of 2 Rectory close

Drawing No's: 1465-11a, 12b, 13a & 14b.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: 2, 3 & 7 Rectory Rd

Date for Responses Info only.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER Ext

Consultations Sent by Admin. on 01.03.R5

Yellow - Part One Copy
Green - Officer's Copy

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP

35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Tel: 01628 788682
Fax: 01628 788795

Email: Rereynoldspdp@aol.com

PLANNING SERVICES | NOT 53317
POL
DC Exe
APP
CS
20 FEB 2002
COPIES TO
FILE:

Our Ref:RER/18.0/L6

19th February 2002

Ms E Circuit
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG41 1WR

5324 1
REVISED PLAN

Dear Ms Circuit

Re: 1 Rectory Close, Wokingham

I enclose, herewith, five copies of drawings numbers 1465-11a, 12b, 13a & 14b. I would ask that you substitute these drawings for those in your possession.

You will note that we have made the amendments requested in respect of the window close to the site boundary and by pulling the building line back in order to comply with that observed by the adjoining property.

I hope you are now in a position to recommend our application for approval.

Yours sincerely

P.P. S. Reece

R E REYNOLDS

c.c. Mr J S Dunningham/Mr A C Lewis – Chauntry Development Finance Ltd

Date: 16 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, Wokingham.

Proposal: Proposed erection of four flats with parking.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Cycle store at front of building. Drawing nos: 1465/11D, 12D, 13B & 14C.

Comments are required by 06/06/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/5324 (Planaps) / (Ludhouse) Date Rec. 10 May 2002

Location: 1 Rectory Close, Wokingham

Parish Wokingham

Applicant: Luff Homes.

Description of attached plans cycle store at front of building

Drawing No's: 1465/11D, 12D, 13B & 14C

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: as original including 2, 3 & 7 Rectory Road.

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

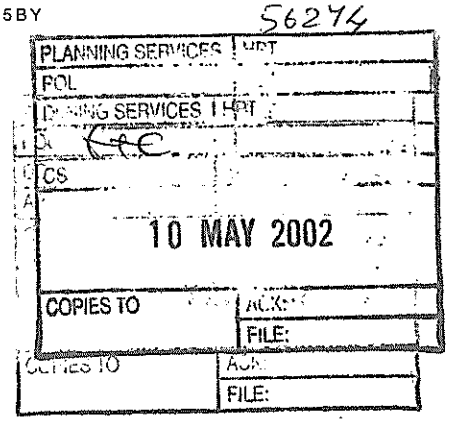
CASE OFFICER Exc

Consultations Sent by Admin. on 16.05.PS

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

56274



SK/SS/1465

8th May 2002

Ms Emy Circuit
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

REVISED PLAN

5324

Dear Ms Circuit,

1 RECTORY CLOSE, WOKINGHAM – APPLICATION NO: F/2001/5324

Thank you for your letter of 3rd May and we have now amended our drawing along the lines discussed. 6 copies of 1465/11D, 12D, 13B, 14C and location plan are enclosed to supersede the ones already submitted.

It would be appreciated if these could be presented to the next Planning Committee Meeting.

Yours sincerely,

S.Kalik

Encls

cc Mr W Holloway, Mr S Worsfold, Luff Developments Ltd

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 3 May 2002
My ref: EXC/F/2001/5324
Your ref: SK/SS/1465

Mr S Kalik
Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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 Mr Kalik

1 RECTORY CLOSE, WOKINGHAM - APPLICATION NO F/2001/5324

Thank you for your fax of 24 April showing revised cycle and bin storage.

This is an improvement on the previous proposal for a free-standing store but I do not consider that it would be acceptable as it stands. I am not convinced that the space allocated for cycle parking would be large enough to accommodate four cycles and the open sided bin store would leave the bins prominently displayed.

Therefore, I suggest that the area under the stairs is allocated for bin storage, as originally proposed, and cycle parking is provided in an enclosed lean-to addition to the building, in the position shown on your fax of 21 April. I do not think there would be any objection if this single-storey addition were to extend slightly forward of the main building, provided its design was in keeping but suggest that the doors to the store should be in the side, facing onto the path to the flats, rather than the front.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like to discuss this advice, please contact me on (0118) 974 6479. Otherwise, please provide alternative details by 20 May.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 2 December 2004
My ref: EXC/F/2001/5324
Your ref:
File ref: Applications/1 Rectory Close 8

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

Deirdre Wells
Red Kite Development Consultancy
5 Somerlea
Court Road
Maidenhead
SL6 8LH

Dear Ms Wells,

PROPOSED MINOR AMENDMENTS AND DETAILS TO COMPLY WITH CONDITION 6 OF PLANNING PERMISSION F/2001/5324 FOR THE ERECTION OF FOUR FLATS AT 1 RECTORY CLOSE, WOKINGHAM

Further to our recent discussions regarding amendments to the parking and landscaping layout at the above site, I am pleased to confirm that the details shown on drawing Nos 1465-13A and 1465-28 received on 11 November 2004, together with the planting details set out in Stojan Kalik's letter of 12 October 2004 are acceptable.

I hope this is of assistance and will be happy to discuss it further. If you have any further queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

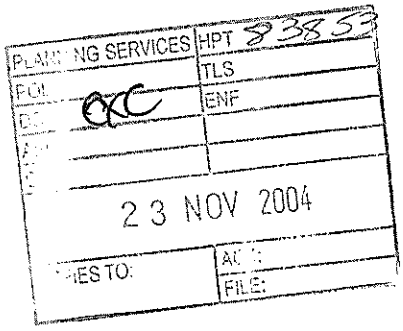
Red Kite
Development Consultancy

Fax: 01628 773096
Telephone 01628 773095
Email: dw@developmentconsultancy.com

5, Somerlea, Court Road, Maidenhead, Berks, SL6 8LH

19 November 2004

Ms E Circuit
Wokingham District Council
Civic Offices
Shute End
PO Box 150
Wokingham
RG40 1WQ



Dear Emy

Minor Revisions and Landscaping to 1 Rectory Close, Wokingham

Following our helpful meeting on this project this week, I enclose two copies of the agreed minor revisions to the frontage layout, incorporating landscape species.

My client has decided not to pursue his request for an additional disabled car parking space, in the light of your previous advice. The scheme now includes:

(i) The replacement of trees removed during construction, and a comprehensive landscaping scheme for the front garden area.

(ii) Provision of generous bin stores close to the footpath, at the eastern boundary of the site.

(iii) The deletion of the small forward porch extension, previously designed for bike storage. Cycles are to be stored in the porch where the bins were originally intended, at the standard provision of 1 space per 2 flats.

(i) and (ii) above are shown on Plan 1465-28, of which 2 copies are enclosed.

The deletion of the porch/cycle store means that the front elevation reverts to the design shown on the earlier drawing 1465-13A, which you already have on file. I enclose additional copies for ease of reference.

I look forward to receiving formal confirmation that these details are approved as minor revisions to the consented scheme, and in discharge of Condition 6 in relation to landscaping.

Many regards

Deirdre Wells



Front Elevation



Side Elevation

job	RESIDENTIAL DEVELOPMENT 1 RECTORY CLOSE WOKINGHAM
client	LUFF HOMES LTD
drawing	FRONT AND SIDE ELEVATIONS
scale	1:100
date	OCT 2011
drawn by	FB
	1465-13A

A		ROOF RIGHT REVISED
letter	date	revision

(0118) 9537100
101 LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALK ASSOCIATES

PERFORMANCE SPECIFICATION

EXISTING FEATURES

–All construction works/tree protection to be in accordance with 'BS 5837 – 1991 code of practice for trees in relation to construction'.
–All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
–All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.
–The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
–All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
–No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
–The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

–The final layout is subject to agreed setting out variations and client design changes.
–All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
–Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in trespits.
–Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
–Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
–Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
–All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
–All plant material shall be of a quality compatible with BS 3936 pti (1992) Nursery Stock.
–All plant material to be container grown/rootballed unless otherwise agreed with client.
–All plant material to be thoroughly watered in and lightly pruned as necessary.
–All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
–All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
–All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
–All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

–Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
–Plant trees at same depth from which they were lifted at the nursery.
–Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
–All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
–All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark

–Provide with irrigation tubes where considered appropriate.

SHRUBS

–Cultivate the shrub beds by hand or rotovator to a depth of 300mm.
–Excavate a planting hole 150mm wider than the root spread and to a depth suitable for the specified shrub.
Plant shrubs upright and well balanced.Carefully return excavated topsoil, packing around evenly evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
–Apply a fine grade bark mulch to a min depth of 50mm to the whole shrub area.

MAINTENANCE

–Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
–For a period of 24 months:–
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per year.
Treat against pests as and when necessary.

IRRIGATION

During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
A minimum of 8 waterings per year should be allowed for and in periods of drought second class water supplies should be obtained.

Two staggered rows, rows at 600 mm apart, plants at 3 per linear metre per row

Shrub Mix
Berberis Ottawensis 'Purpurea'
Berberis Hiliquin
Choisya Ternata 'Goldfinger'
Cotoneaster Horizontalis
Euonymus 'Silver Queen'
Ilex Crenata
Photinia 'Red Robin'
Camellia Japonica
Fuchsia 'Alice Hoffman'
Heliantemum 'Fire Dragon'
Skimmia Japonica
Juniperus 'Blue Carp'
Thuja Plicata
Heuchere 'Purple'
Iris Hoogiana

NEW TREES

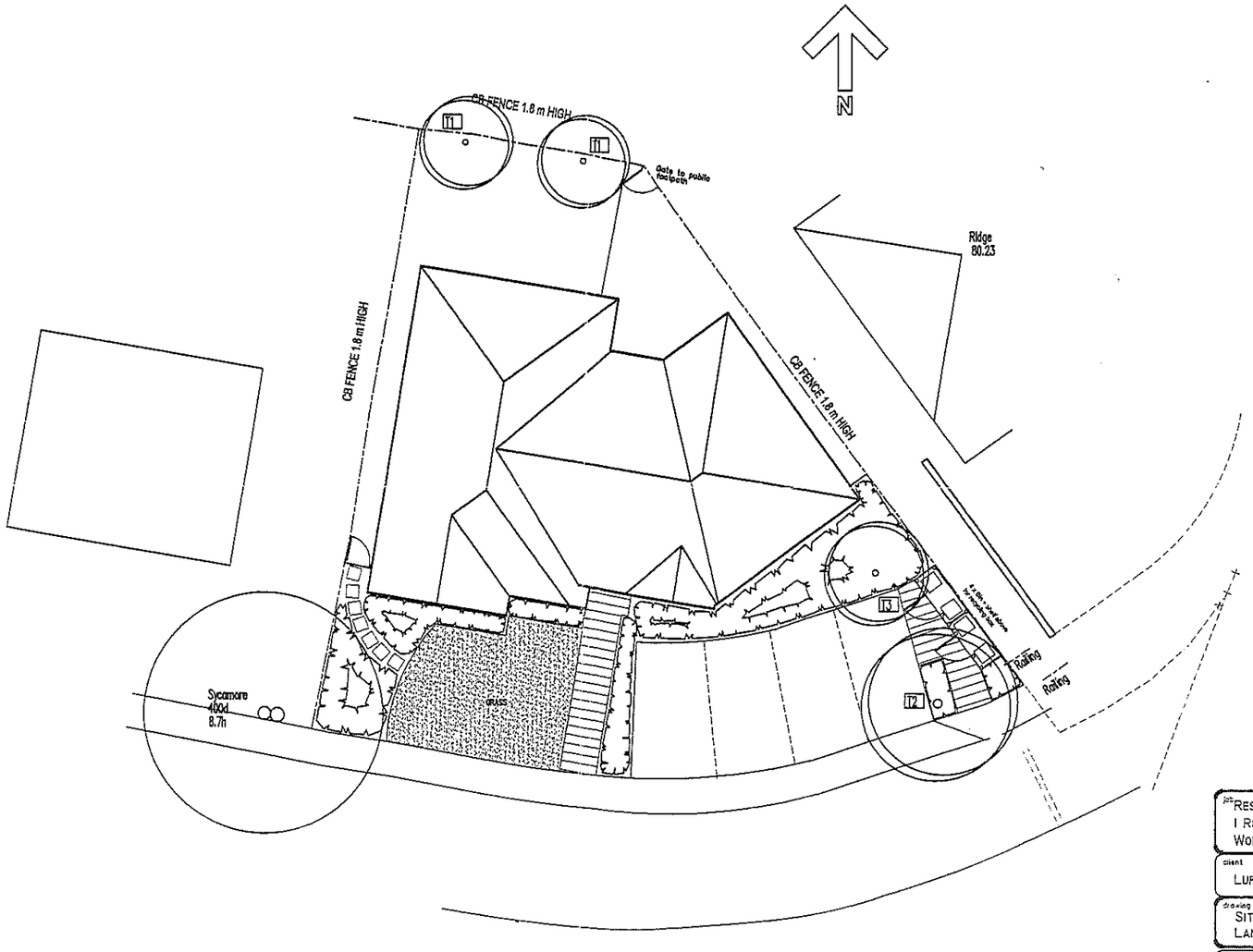
T1	EUCALYPTUS
T2	FALSE ACACIA 'TRIBA'
T3	BETULA PENDULA 'SILVER BIRCH'

Proposed New Trees

Existing Trees

GRASS

GRASS — Area to be grass seeded. Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m²



job	RESIDENTIAL DEVELOPMENT 1 RECTORY CLOSE WOKINGHAM
client	LUFF DEVELOPMENTS LTD
drawing	SITE PLAN - AS BUILT LANDSCAPING
scale	1 : 200
date	NOV. 2004
drawn by	
	1465-28

letter | date | revision

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS ALIK ASSOC.

14 NOV 2004

PERFORMANCE SPECIFICATION

EXISTING FEATURES

-All construction works/tree protection to be in accordance with 'BS 5837 – 1991 code of practice for trees in relation to construction'.
-All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
-All tree surgery to be undertaken by a fully insured arboricultural/tet approved by the local planning authority.
-The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
-All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
-No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
-The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

-The final layout is subject to agreed setting out variations and client design changes.
-All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
-Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in trespits.
-Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
-Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
-Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
-All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
-All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
-All plant material to be container grown/rootballed unless otherwise agreed with client.
-All plant material to be thoroughly watered in and lightly pruned as necessary.
-All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
-All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
-All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
-All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

-Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
-Plant trees at same depth from which they were lifted at the nursery.
-Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
-All ordinary nursery stock trees to be supported by two 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
-All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark

-Provide with irrigation tubes where considered appropriate.

SHRUBS

-Cultivate the shrub beds by hand or rotavator to a depth of 300mm.
-Excavate a planting hole 150mm wider than the root spread and to a depth suitable for the specified shrub.
Plant shrubs upright and well balanced.Carefully return excavated topsoil, packing around evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
-Apply a fine grade bark mulch to a min depth of 50mm to the whole shrub area.

MAINTENANCE

-Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
-For a period of 24 months:-
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per year.
Treat against pests as and when necessary.

IRRIGATION

During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
A minimum of 8 waterings per year should be allowed for and in periods of drought second class water supplies should be obtained.

Two staggered rows, rows at 600 mm apart, plants at 3 per linear metre per row

Shrub Mix
Berberia Ottawensis 'Purpurea'
Berberia Hiliquin
Choisya Ternata 'Goldfinger'
Cotoneaster Horizontalis
Euonymus 'Silver Queen'
Ilex Crenata
Photinia 'Red Robin'
Camellia Japonica
Fuchsia 'Alice Hoffman'
Heliantemum 'Fire Dragon'
Skimmia Japonica
Juniperus 'Blue Carp'
Thuja Plicata
Heuchere 'Purple'
Iris Hoogiana

NEW TREES

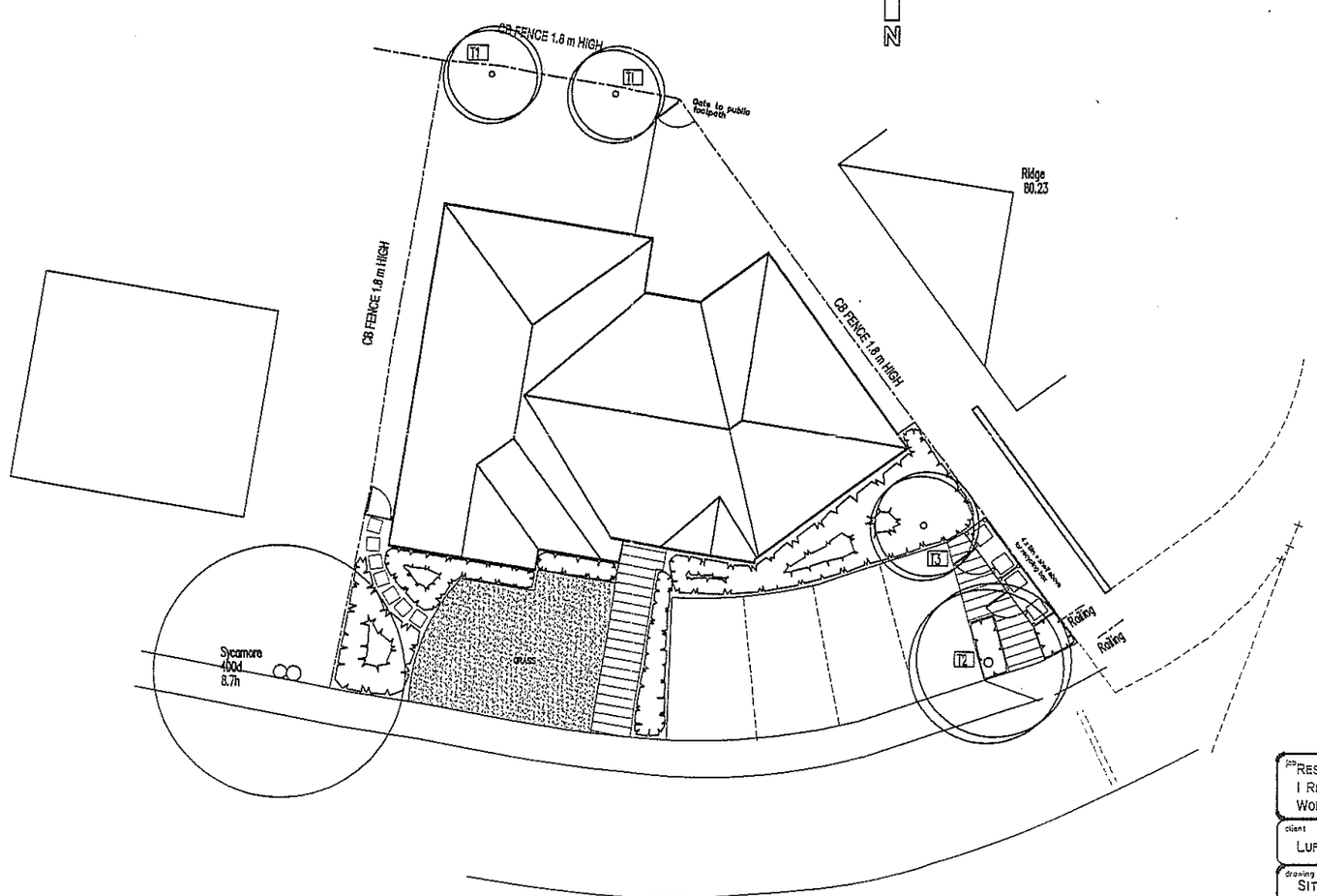
T1	EUCALYPTUS
T2	FALSE ACACIA 'FRISIA'
T3	BETULA PENDULA 'SILVER BIRCH'

Proposed New Trees

Existing Trees

GRASS

GRASS — Area to be grass seeded. Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m²



letter	date	revision

job	RESIDENTIAL DEVELOPMENT 1 RECTORY CLOSE WOKINGHAM
client	LUFF DEVELOPMENTS LTD
drawing	SITE PLAN - AS BUILT LANDSCAPING
scale	1 : 200
date	NOV. 2004
drawn by	
	1465-28

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS ALIK ASSOC.

14 NOV 2004

Date: 26 June 2002

Your Ref:

My Ref: **Emy Circuit - F/2001/5324**

Luff Homes Ltd
C/O P D P
35
St Lukes Road
Maidenhead
Berkshire
SL6 7DN

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2001/5324

Site Address: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking..

Your application is to be determined at the Development Control Sub-Committee meeting on the 03.07.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Address
F/2001/5324	B D G Graham 2 Rectory Close WOKINGHAM. RG40 1TH
F/2001/5324	N B Thompson 7 Rectory Close WOKINGHAM. RG41 1TH
F/2001/5324	John Dacke 3 Rectory Close WOKINGHAM. RG40 1TH
F/2001/5324	B D G Graham 2 Rectory Close Wokingham Berks RG40 1TH

Committee letters sent 26/06/02

WOKINGHAM UNITARY
Aiming for Excellence

DEVELOPMENT CONTROL COMMITTEE – 3 July 2002

MEMBER'S UPDATE.

LAND ADJOINING BARKER COURT, TAPE LANE, HURST.
Proposed Erection Of A Fence And Gate Adjacent to Recreation Ground (Retrospective)
Application No: F/2002/6113 Pages 733- 740

1. The Parish Council are waiting to see if the shrub growth is adequate and are mindful of the offer to plant additional shrubs if necessary.

2. It is suggested that the second informative is amended to include the parish council and to read as follows:

    2. *The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the local planning authority and parish council, and if it is felt that additional planting is required this should be arranged for the next planting season.*

LAND REAR OF 157-163 READING ROAD, WOKINGHAM.
Proposed erection of ten dwellings with garages and demolition of one dwelling (No 163).
Application No F/2002/6264. Pages 741-765.
One additional condition is proposed, as follows:

25. No development (including demolition and site clearance) shall take place until a plan for the rescue and translocation of slow worms has been submitted to and approved in writing by the Local Planning Authority and the rescue and translocation shall be implemented in accordance with the approved details.

LAND AT 415-445 WOKINGHAM ROAD, EARLEY.
Proposed demolition of 4 dwellings and erection of 48 dwellings.
Application No: F/2001/5387 & F/2002/6508. Pages 766-803.

The dates for the Public Inquiry that was held into the previous applications were the 26-28 February 2002, not May as stated in the first paragraph of the report.

To clarify, the recommendation as set down on page 774, is for both F/2001/5387 and F/2002/6508. The financial contributions for the two legal agreements (one for each application) are the same, as are the conditions.

SANDFORD FARM/ LEA FARM, LODGE ROAD, HURST, READING.
The Change Of Use Of An Existing Lake For Use As A Silt Disposal And Pumping Lagoon For The Gravel Processing Plant.
Application No: F/2001/4075 Pages 826- 837

1. Please ignore the plans shown on pages 833 and 834, as these do not relate to this application.

2. The Archaeological Adviser makes no objection.

3. It is suggested that condition 3 is slightly re-worded for clarity to read as follows:

   3. *Measures shall be taken to protect the Lodge Wood SSSI during the use of the lagoon for silt deposition and pumping. These measures shall include:*

      a) *the continued monitoring of groundwater on a monthly basis (as required by condition 17 of planning permission 326164);*

      b) *further to the monitoring required under part a), if it is found that draw-down in the water table occurs beneath Lodge Wood, clean water shall be pumped to the north, east and ditch to the south to recharge the underlying gravel.*

3. Further to section D of the report on flooding, the Environment Agency have suggested the following conditions to ensure that no silt is stored on the banks of the lagoon as this might impede water flows.

   Conditions

a) *No silt, spoil or materials arising or excavated from the silt lagoon shall be deposited or stored on that part of the site lying within the area of land liable to flood.*

b) *There shall be no raising of existing ground levels at the site.*

   Reasons

a) *To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

b) *To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

   Informative
   Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river.
   Contact Mike Chapman 01276 454 331

LAND REAR OF 19-21 BROAD STREET, WOKINGHAM
Proposed erection of three dwellings, change of use of slaughterhouse to retail unit (class A1) with parking and landscaping.
Application No. F/2001/4728. Pages 898-915.
An additional condition is proposed, as follows:

20. Notwithstanding the details shown on the approved drawings, no permission is hereby granted in relation to the former slaughterhouse, which is a curtilage building of the listed building 19 Broad Street, other than its change of use. Listed building consent is not granted and this would be required for any alterations to the building.

reason: In order to safeguard the special architectural or historic interest of the building.

WOKINGHAM DISTRICT SCOUTS AND WOKINGHAM WATERSIDE CENTRE, WELLINGTON ROAD, WOKINGHAM
Temporary use of building to be used for Scouts central equipment store
Application no. F/2002/6463 Pages 928-932

It is suggested that the reason for the condition attached is re-worded to read the following:

Reason:
The structure is of a temporary construction and is likely to degrade over time with a consequential impact on the amenity of local residents.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD JULY 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mr KA Malvern and Rob Stanton.

Also present under Rules of Procedure:- Mrs DF Buckley, Mrs T Marinos and Mr D Swindells.

PART I

38. MINUTES

The Minutes of the meeting of the Committee held on 12th June 2002 were confirmed as a correct record and signed by the Chairman, subject to an amendment to Minute No. 31, 3rd Paragraph, so that it reads, " Mr Harrop attended the meeting and spoke against the proposal".

39. APOLOGIES

Apologies for absence were submitted from Mr JL Earnshaw, Mrs JA Lissaman, Mrs M Robertson and Mr ND Rose.

The Committee considered a report about this application set out on Agenda pages 838 to 854.

The Chairman informed the Committee that the local Member who had listed the application had expressed concerns regarding the overbearing impact on the rest of the close, the narrow width of the road at the entrance to the close and the lack of visitors parking.

After discussion it was

RESOLVED: That Application No: F/2001 be approved, subject to the conditions set out on pages 843 to 846 of the Agenda.

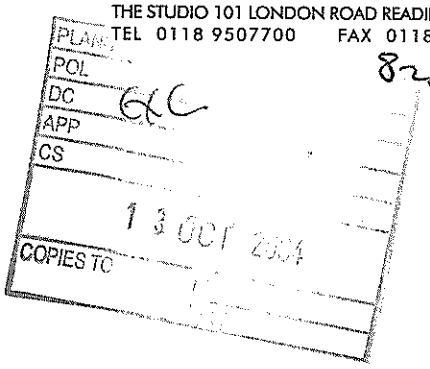
46. APPLICATION NO: F/2001/5324, ERECTION OF FOUR FLATS WITH PARKING AND DEMOLITION OF EXISTING DWELLING, 1 RECTORY CLOSE, WOKINGHAM FOR LUFF HOMES LTD

SK/SGS/1465

12th October 2004

ANDREWS KALIK HARRIS
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
TEL 0118 9507700 FAX 0118 9568642

Miss Emy Circuit
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR



Dear Miss Circuit,

1 RECTORY CLOSE, WOKINGHAM – F/2001/5324

I understand that Catherine Brindle has agreed the following:-

- 2 x Eucalyptus to rear - light standard 1.8m high
- 1 x Silver Birch - standard 2.7/3m high
- 1 x Fake Acacia - standard 2.7/3m high

I enclose 2 copies of my drawing 1465/18B and I would appreciate it if you will confirm that this is acceptable to you.

Yours sincerely
For Andrews Kalik Harris Partnership

Meeting with Deirdre Wells 13 Oct 2004. Re proposed amendments to cycle/bin provision have not been incorporated - do not conside until amendments considered/agreed. Discuss with Adam 4 spaces under stairs ∴ wouldn't need stores in rear garden.

Stojan Kalik

Encl

cc Mr S Worsfold

Catherine, I just realised that this is a response to my letter of 20 Aug following your consultation response on 18 Aug - are the sizes ok? Emy. 20 Oct

Emy. The sizes are acceptable. Catherine 25/10/04

Directors (Operating): *David McKnight: Abdullah Naweed B.Sc.Arch M.Phil.B.S: Gary Humphreys BA(Hons) Dip Arch*
Directors: *Paul S. Mitchell BA Dip Arch RIBA: Michael J. E. Schorah BA Dip Arch RIBA,*
Consultants: *Matt Andrews RIBAFFB: Stojan Kalik Dip Arch RIBA:* **Building Surveyor:** *Keith Walker FRICS ACIArb*
Reg. Office: 2 St. Johns North, Wakefield. Andrews Kalik Harris Partnership Limited. Reg. No. 1645300

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20 October 2004
My ref: EXC/F/2001/5324
Your ref:
File ref: Applications/1 Rectory Close 7

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

Deirdre Wells
Red Kite Development Consultancy
5 Somerlea
Court Road
Maidenhead
SL6 8LH

Dear Ms Wells,

PROPOSED MINOR AMENDMENTS TO PLANNING PERMISSION F/2001/5324 FOR THE ERECTION OF FOUR FLATS AT 1 RECTORY CLOSE, WOKINGHAM

I write further to our meeting last week when you explained that the wish to provide an additional parking space on the above site has arisen from the requirements of a potential purchaser of one of the flats. You brought details of small, free-standing cycle stores to the meeting, which you suggested could be located in the rear gardens, and also provided a copy of drawing No 1465-13 C showing the elevations of the building with the approved cycle store omitted.

I have now given the matter further careful consideration but remain of the view that the proposed alterations are not acceptable as a minor amendment to the approved scheme.

In view of the proximity to the town centre, I do not consider that the higher level of car parking proposed is appropriate and the impact of the revised layout would also have a detrimental impact on the appearance of the site compared to the approved scheme. The area of hard-standing on the site frontage would be increased and it would also be less fragmented than the approved scheme, which comprised two pairs of spaces separated by a landscape strip. The bin store, while inconspicuous in itself, would also reduce the area available for landscaping. While provision of cycle storage in excess of the Council's standards is to be welcomed this should be offset against provision of amenity space around the buildings. The combination of these factors leads me to conclude that the proposed amendments to the scheme are not acceptable.

I would be happy to consider amendments to the cycle and bin storage arrangements on site and a revised layout that provided four spaces, including one disabled space, but do not consider that an additional car parking space can be satisfactorily accommodated on site.

I hope this advice is of assistance and will be happy to discuss it further. I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control



Front Elevation



Side Elevation

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
OCT 2004
COPIES TO: | ACK:
FILE:

letter	date	revision
C	4.10.04	REVISED To CL REQ.
B	8.05.02	BIKE STORE ADDED
A	28.01.02	ROOF HIGHT REVISED

job RESIDENTIAL DEVELOPMENT
1 RECTORY CLOSE
WOKINGHAM

client LUFF HOMES LTD

drawing FRONT AND SIDE ELEVATIONS

scale 1:100
date OCT 2001 | drawn by

1465-13C

KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 LONDON ROAD READING BERKSHIRE
(0118) 9507700

23 AUG 2004

Date: 18 August 2004

To: Landscape and Trees

We have received Minor Amendments for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: EMY CIRCUIT

The new plans show the following: Plan to show changes to car parking, cycle parking and bin storage.
Drawing number 1465 - 27

Comments are required by 28/08/2004. NO TPO

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

I have no objection to the changes made to the cycle parking, car parking or bin storage. However relocating the bin storage to the front of the site leaves less space for planting.

Catherine Bramble
1/9/04

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 26 August 2004
My ref: EXC/F/2001/5324
Your ref:
File ref: Applications/1 Rectory Close (9

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

Deirdre Wells
Red Kite Development Consultancy
5 Somerlea
Court Road
Maidenhead
SL6 8LH

Dear Ms Wells,

PROPOSED MINOR AMENDMENTS TO PLANNING PERMISSION F/2001/5324 FOR THE ERECTION OF FOUR FLATS AT 1 RECTORY CLOSE, WOKINGHAM

Thank you for your letter of 13 August 2004 and the accompanying drawing No 1465-24, showing proposed minor amendments to the above consent. The revised cycle parking arrangements are not acceptable, as they would not provide covered storage and the location of the proposed Sheffield stands is not so favourable as that approved. Furthermore, I have concerns about the impact of the additional parking on the appearance of the front of the site, which would be dominated by hard surfaces with a reduced area for planting. Therefore, the proposed revisions are not acceptable as minor amendments to the approved scheme.

I will be on leave until 20 September but will be happy to discuss any queries you have regarding this matter upon my return. I can be contacted on (0118) 974 6479.

Yours sincerely,

(9 .

Emy Circuit

Senior Planning Officer, Development Control

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 26 August 2004
My ref: EXC/F/2001/5324
Your ref: SK/JDF/1465
File ref: Conditons/1 Rectory Close 5

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 S Kalik
The Studio
101 London Road
READING
RG1 FBY

Dear Mr Kalki,

REVISED LANDSCAPE DETAILS IN RELATION TO CONDITION 6 OF PLANNING PERMISSION F/2001/5324

Thank you for your letter of 26 July 2004 and the accompanying drawing No 1465-18 B, received by the Local Planning Authority on 29 July 2004. The drawing shows revised landscape details, including planting to replace the trees that it was originally intended should be retained. I have received comments from the Landscape Officer and can inform you that the species proposed are acceptable but details of the size of the trees at time of planting are required.

I will be on leave until 20 September and suggest that this information should be provided for consideration in my return. If you have any queries regarding the size of tree that would be appropriate I suggest you discuss this with the Landscape Officer, Catherine Brimble. She can be contacted on (0118) 974 6470

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control

Date: 18 August 2004

To: Highways

We have received Minor Amendments for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: EMY CIRCUIT

The new plans show the following: Plan to show changes to car parking, cycle parking and bin storage.
Drawing number 1465 - 27

Comments are required by 28/08/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

Secure, covered cycle storage required for
Stands shown in rear gardens.

AZ. 19/8/04

Date: 18 August 2004

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: EMY CIRCUIT

The new plans show the following: Plan to show changes to car parking, cycle parking and bin storage.
Drawing number 1465 - 27

Comments are required by 28/08/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 16 Aug 2004

Location: 1 Rectory Close

Parish: Wokingham

Applicant: Luff Homes Ltd

Description of attached plans: changes to car parking, cycle parking and bin storage

Drawing No's: 1465-27,

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days 28-8.

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC.

Consultations Sent by Admin. on 18-8-04

Yellow - Case Officer Copy
Green - Part One Copy

MINOR AMENDMENTS

5324

Red Kite

PLANN	81410
POL	
DC	EXC
AP	
CS	
	16 AUG 2004
COPIES T	
	FILE:

Development Consultancy



Fax: 01628 773096
Telephone:01628 773095
Email dw@developmentconsultancy.com

5, Somerlea, Court Road, Maidenhead, Berks, SL6 8LH

13 August 2004

Ms E Circuit
Wokingham District Council
Civic Offices
Shute End
PO Box 150
Wokingham
RG40 1WQ

Dear Emy

Application F/2001/5324 : Erection of 4 Flats at 1 Rectory Close, Wokingham

Luff Homes Ltd has asked me to write to you, explaining the case for requesting a minor amendment to the scheme under construction at 1 Rectory Close, Once you have had a chance to consider this information, it would be very helpful if you could call me to discuss it.

The proposed changes concern cycle and bin storage. You will recall that the approved scheme provided a restricted space for bin storage in a cupboard opening onto the front porch, and tucked under the stairs. We are now proposing to provide individual paired bin storage, with space for recycling boxes, within a small boarded structure on the eastern edge of the car parking area. From the adjacent footpath, the structure would appear as a part of the approved close-boarded boundary fence, and would be easily accessible by both residents and refuse collectors.

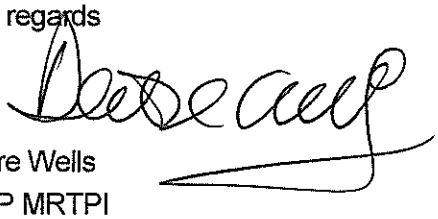
The vacated under stairs space can then be used for 4 of the bike racks. The remaining 2 pairs of racks will be relocated into the 2 rear private amenity spaces, accessed directly from individual gates.

This will enable the elimination of the projecting cycle store, and the creation of an additional disabled/visitor parking space. At 5 spaces for 4 flats the provision is well within guidance. Shrub planting is proposed immediately in front of the building, and to the rear of the parking spaces.

I hope you will agree that this is an improved arrangement, giving better access for a disabled resident, enabling adequate storage for recycling on-site and providing secure on-site cycle parking.

I enclose 6 copies of the revised plan for your records, and look forward to hearing from you.

Many regards



Deirdre Wells
Dip TP MRTPI

Cc Stuart Worsfold, Luff Developments Ltd

MINOR AMENDMENTS

5324

PLANNING
POL
DC
APP
CS
16 AUG 2004
COPIES TO
FILE:

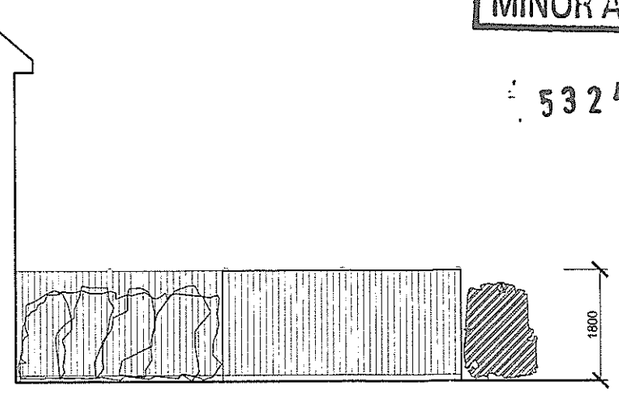
T1

T1

1 No SHEFFIELD CYCLE STANDS

1 No SHEFFIELD CYCLE STANDS

Gate to public footpath



BIN STORE 1:100

N

2 x Bike Stores Under Stairs

MOBILITY ACCESS

HEDGEROW

T3

4 x Bin + shelf above for recycling box

T2

5

4

3

2

1

DISABLED OR VISITOR PARKING SPACE

HEDGEROW

Sycamore 400d

HEDGEROW - BEECH PLANTED AT 0.5 m CENTRES DOUBLE STAGGERED ROW

CLIMBERS

SHRUB PLANTING

GRASS

Area to be grass seeded
Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m^2

Proposed New Trees

Existing Trees

T1 EUCALYPTUS

T2 FALSE ACACIA 'FRISIA'

T3 BETULA PENDULA 'SILVER BIRCH'

letter	date	revision

job
RESIDENTIAL DEVELOPMENT
1 RECTORY CLOSE
WOKINGHAM

client
LUFF HOMES

drawing
LANDSCAPING

scale 1:100 A3

date JULY 2004

drawn by KK

1465-27

CHARTERED ARCHITECTS
ANDREWS KALIK HARRIS
THE STUDIO • 101 LONDON ROAD READING • RG1 5BY
T 0118 9507700 • E admin@andrewskalik.co.uk • F 0118 9568642

Date: 03 August 2004

To: Case Officer - EXC

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

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: EMY CIRCUIT

The new plans show the following: Revised landscaping scheme to comply with condition 6, showing replacement trees in place of those that were shown to be retained in the approved scheme but have been removed.
Drg. Nos. 1465 - 18B

Comments are required by 13/08/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 29 July 2004

Location: 1 Rectory Close

Parish: Wokingham

Applicant: Luff Homes

Description of attached plans: Revised landscaping scheme, to comply with condition 6, showing replacement trees to in place of those that ~~were should have been retained but in~~ were shown to be retained in the approved scheme but have been removed

Drawing No's: 1465-18B

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Enforcement - Dan Ledger

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

NEIGHBOURS:

Date for Responses 10 days 13/8

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXL

Consultations Sent by Admin. on 3/8 SR.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5324 / Date Rec. 29 July 2004

Location: 1 Rectory Close

Parish: Wokingham

Applicant: Luft Homes

Description of attached plans: Revised landscaping scheme, to comply with condition 6, showing replacement trees in place of those that ~~were originally shown to be retained but~~ were shown to be retained in the approved scheme but have been removed

Drawing No's: 1465-18B

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Enforcement - Dan Leager

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

NEIGHBOURS:

Date for Responses 10 days 13/8

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

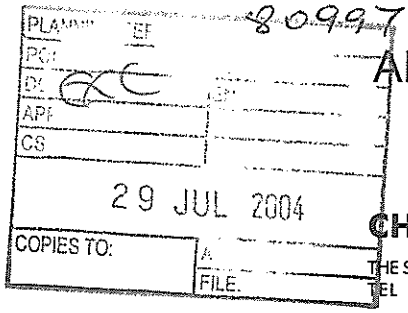
CASE OFFICER bl

Consultations Sent by Admin. on 3/8 SR.

Yellow - Case Officer Copy
Green - Part One Copy

SK/JDF/1465

26 July 2004



ANDREWS
KALIK HARRIS
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
TEL 0118 9507700 FAX 0118 9568642

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
fao Emy Circuit

PLANS TO MEET CONDITIONS

--5324

Dear Madam

1 RECTORY CLOSE WOKINGHAM F/2001/5324.

I understand from our Client, that there was a misunderstanding, which caused the existing trees to be removed on the above site.

I am enclosing herewith my revised landscape drawing showing the replacement for the removed trees.

Yours faithfully

S Kalik

encl

cc Mr D Ledger – Enforcement Officer
Mr S Worsfold

Directors (Operating): *David McKnight: Abdullah Naweed B.Sc.Arch M.Phil.B.S: Gary Humphreys BA(Hons) Dip Arch*
Directors: *Paul S. Mitchell BA Dip Arch RIBA: Michael J. E. Schorah BA Dip Arch RIBA,*
Consultants: *Matt Andrews RIBAFFB: Stojan Kalik Dip Arch RIBA:* **Building Surveyor:** *Keith Walker FRICS ACIArb*

Reg. Office: 2 St. Johns North, Wakefield. Andrews Kalik Harris Partnership Limited. Reg. No. 1645300

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 23 January 2004
My ref: EXC/F/2001/5324
Your ref:
File ref: Conditions/1 Rectory Close 4

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 699 1
DX: 33506 - Wokingham

Stuart Worsfold
Luff Homes Ltd
Ashridgewood Farm
Warren House Road
Wokingham
RG40 5RD

Dear Mr Worsfold,

SUBMISSION OF MATERIAL SAMPLES TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2001/5324 – 1 RECTORY CLOSE, WOKINGHAM

Further to our recent conversation regarding an alternative brick for the above development, I am pleased to confirm that the Ibstock 'Leicester Weathered Red' brick, received on 20 January 2004, is acceptable as an alternative to the brick approved previously. The approved tile remains the Redland Heathland (23) concrete tile, as per my letter of 4 November 2004.

If you have any further queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 21 December 2003
My ref: EXC/F/2001/5324
Your ref: 1465
File ref: G/conditions/1 Rectory Close 3

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 S Kalik
Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

Dear Mr Kalik,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5324 – 1 RECTORY CLOSE, WOKINGHAM

I have now received comments from the Landscape Officer regarding the landscaping site and can inform you that acceptable details have been submitted in relation to all those conditions requiring details to be agreed, as set out below.

Condition 2 - Material samples have been submitted and approved as per my letter of 4 November 2003.

Condition 3 - Details submitted and approved as per my letter of 8 October 2003.

Condition 5 - The boundary treatment details shown on drawing No 1465-18A, received on 22 October 2003 are acceptable.

Condition 6 - The landscaping details shown on drawing No 1465-18A, received on 22 October 2003 are acceptable.

Condition 10 - Details submitted and approved as per my letter of 8 October 2003.

Condition 12 - Details submitted and approved as per my letter of 8 October 2003.

Condition 13 - Details submitted and approved as per my letter of 8 October 2003.

If you have any outstanding queries regarding this proposal, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 17 November 2003

Location:	1 Rectory Close, Wokingham
Proposal:	Proposed erection of four flats with parking and demolition of existing dwelling.
Application Number:	F/2001/5324

In response to your consultation dated 10 November 2003 for the above application, the tree and landscape comments are as follows:

The landscape scheme shown on drawing 1465-18A is now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 10 November 2003

To: Case Officer

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

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Revised landscaping in response to Landscape comments dated 7 October (condition 5). Drawing no: 1465-18A.

Comments are required by 24/11/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SGS/1465

21st October 2003

PLANNING SERVICES HPT 7395
POL TLS
DC NEIC ENF
APP
CS
22 OCT 2003
COPIES TO: FILE

Planning Officer
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4 1WR

FAO Emy Circuit

PLANS TO MEET CONDITIONS
F-5324

Dear Madam,

1 RECTORY CLOSE, WOKINGHAM

Further to your letter of 8th October 2003 and the enclosed suggestion by your Landscape Architect, we have now altered our drawing and enclose 6 copies of the revised plan 1465-18A for your approval.

Yours faithfully,

S. Kalik

Encls

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 22 OCT 2003

Location: 1 RECTORY CLOSE

Parish: WOKINGHAM

Applicant: LIFF HOMES

Description of attached plans: REVISE LANDSCAPING IN RESPONSE TO LANDSCAPE COMMENTS DATED 7 OCTOBER (CONDITION S 3 5 & 6)

Drawing No's: 1465-18 A.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC 23/10

Consultations Sent by Admin. on 11.11.PS.

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 22 OCT 2003

Location: 1 RECTORY CLOSE

Parish: WOKINGHAM

Applicant: KUS HOMES

Description of attached plans: REVISE LANDSCAPING IN RESPONSE TO LANDSCAPE COMMENTS DATED 7 OCTOBER (CONDITION 5 & 5&6)

Drawing No's: 1465-18A.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC 22/10

Consultations Sent by Admin. on 11.11.PS.

Yellow - Case Officer Copy
Green - Part One Copy

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 4 November 2003
My ref: EXC/F/2001/5324
Your ref: 1465
File ref: G/conditions/1 Rectory Close 2

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 S Kalik
Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

Dear Mr Kalik,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5324 – 1 RECTORY CLOSE, WOKINGHAM

I write regarding conditions of the above planning permission.

Condition 2 - Brick and tile samples were received on 16 October. I had some concerns regarding the tone of the Marshalls Rochester brick and following a conversation with Stuart Worsfold, of Luff Developments on 28 October, a Banbury Brick Barbon 10% dark was submitted as an alternative. I consider this brick to be more appropriate and this, together with the Redland Healthland (23) concrete tile, are considered acceptable

Condition 3 - Details submitted and approved as per my letter of 8 October 2003.

Condition 5 - Additional/revised information has been received and I am awaiting comments from the Landscape Officer.

Condition 6 - Additional/revised information has been received and I am awaiting comments from the Landscape Officer.

Condition 10 - Details submitted and approved as per my letter of 8 October 2003.

Condition 12 - Details submitted and approved as per my letter of 8 October 2003.

Condition 13 - Details submitted and approved as per my letter of 8 October 2003.

I will write to you again once I have received the Landscape Officer's comments in relation to conditions 5 and 6. In the meantime, if you have any queries, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8 October 2003
My ref: EXC/F/2001/5324
Your ref: 1465
File ref:1 Rectory Close/ conditions1

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 S Kalik
Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

- received 16 October
- looked on site 28 Oct. considered rather red - spoke to Stuart Worsfold + he will submit alternative sample to.

Dear Mr Kalik,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5324 – 1 RECTORY CLOSE, WOKINGHAM

Thank you for your letter of 17 September , regarding conditions of the above planning permission. Please

Condition 2 - I have not yet received the material samples mentioned in your letter.

Condition 3 - A slab level of 72.10, as shown on drawing No 1465-18 is acceptable.

Condition 5 - The 1.8 metres close board fences shown on drawing No 1465-18 are acceptable but further consideration needs to be given to the remaining boundaries. Please can you clarify what the treatment of the western boundary of the site would be – a wall appears to be shown on the drawing but it is not clear if this is existing or proposed or how high it would be. With regard to the front boundaries of the site, please see the comments regarding landscaping to comply with condition 6.

Condition 6 - The landscaping shown on drawing No 1465-18 is not acceptable, as it does not include sufficient planting at the front of the property. Hedgerow planting, using species such as beech, would be required at the front of the site, plus some additional planting where it would be difficult to maintain grass in a restricted area. Ajuga is a very low growing ground cover plant, which would not do anything to improve the amenity of the site and is not acceptable as part of the landscaping scheme. The landscape Officer has marked up an extract from drawing No 1465-18, giving and indication of what would be expected, as a minimum on this site and I enclose a copy of this.

Condition 10 - The cycle storage details shown on drawing Nos 1465-15G and 1465-17E are acceptable.

Condition 12 - The site parking/turning/loading provision shown on drawing No 1465-19 is acceptable.

Condition 13 - The details of precautions to prevent deposit of debris on the highway, set out in your letter of 17 September are acceptable.

I look forward to receiving the material samples to comply with condition 2 and the additional/revised information in relation to conditions 5 and 6. In the meantime, if you have any queries, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control

Enclosure: Extract from drawing No 1465-18 showing minimum landscaping requirements for the site

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8 October 2003
My ref: EXC/F/2001/5324
Your ref: 1465
File ref:1 Rectory Close/minor amendments

Mr S Kalik
Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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 Mr Kalik,

PROPOSED MINOR AMENDMENT TO PLANNING PERMISSION F/2001/5324 – 1 RECTORY CLOSE, WOKINGHAM

Thank you for your letter of 22 September regarding proposed minor amendments to the above planning permission.

The proposed amendments comprise of the substitution of French windows for windows in the bedroom of the one-bedroom, ground-floor flat and in bedroom 2 of the two-bedroom ground-floor flat and addition of patio areas outside these two rooms, as shown on Drawing Nos 1465-12E and 1465-14D, received on 23 September 2003. I am please to confirm that these alterations can be treated as minor amendments to the approved plans.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 7 October 2003

Location:	1 Rectory Close, Wokingham
Proposal:	Proposed erection of four flats with parking and demolition of existing dwelling.
Application Number:	F/2001/5324

In response to your consultations dated 29 & 30 September 2003 for the above application, the tree and landscape comments are as follows:

The landscape scheme shown on drawing 1465-18 is not acceptable, as it does not provide sufficient planting at the front of the property.

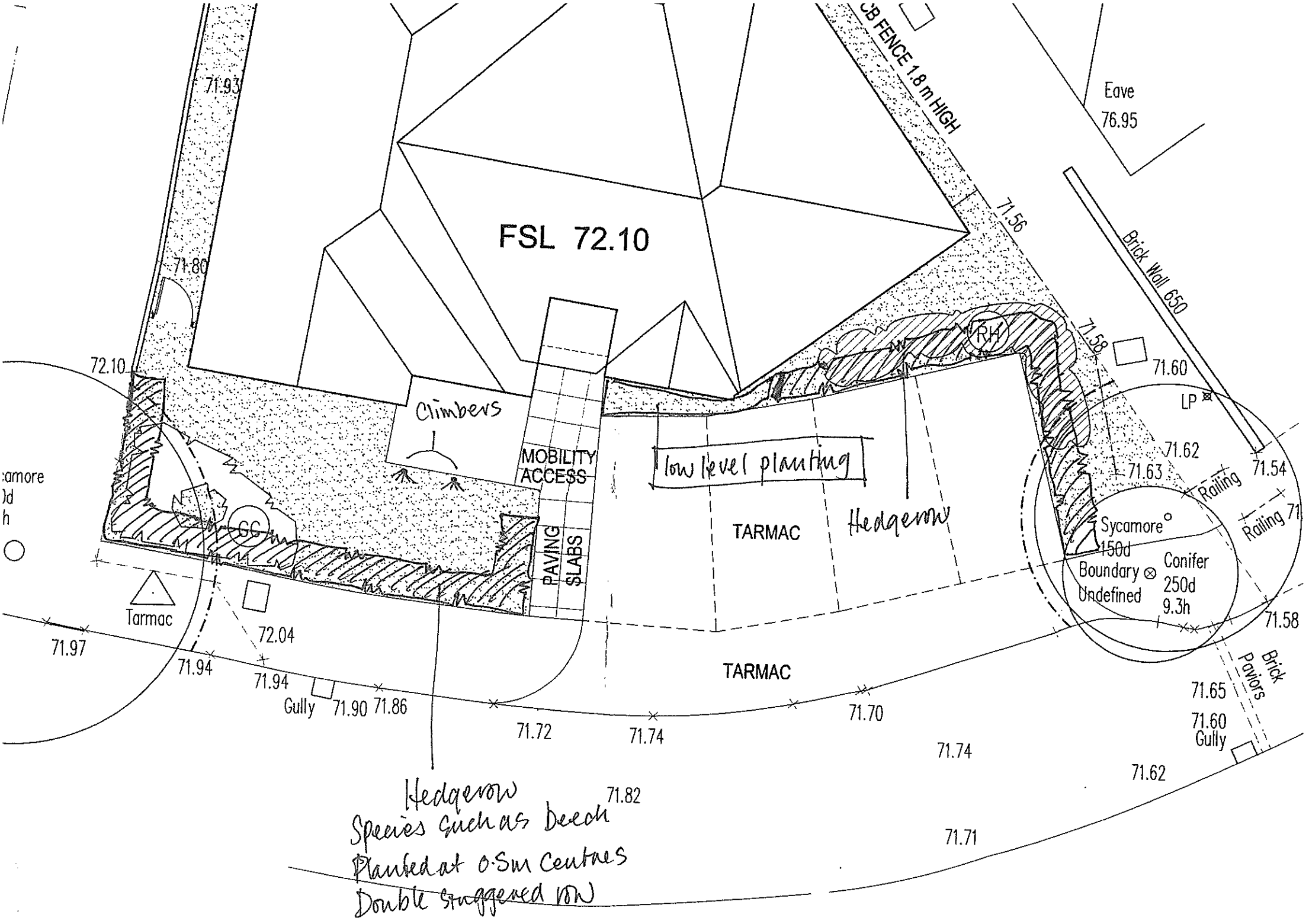
I have attached part of the plan marked up to show what we would expect as a minimum on this site. We would require hedgerow planting at the front of the site using species such as beech, plus some additional planting where it would be difficult to maintain grass in a restricted area.

Ajuga is a very low growing ground cover plant and would not do anything to improve the amenity of the site and is not acceptable as part of the landscape scheme.

The applicant will need to resubmit the landscape scheme to take account of the comments made above.

Catherine Brimble

Catherine Brimble
Landscape Architect



FSL 72.10
CB FENCE 1.8 m HIGH
Eave
76.95
Brick Wall 650
71.93
71.80
72.10
71.56
71.58
71.60
LP
71.62
71.63
71.54
Railing
Railing 71
Climbers
MOBILITY ACCESS
low level planting
Hedgerow
TARMAC
PAVING SLABS
GG
RH
Sycamore
150d
Boundary
Undefined
Conifer
250d
9.3h
Tarmac
72.04
71.97
71.94
71.94
Gully
71.90
71.86
71.72
71.74
71.70
TARMAC
71.74
71.58
Brick Paviors
71.65
71.60
Gully
71.62
71.82
71.71
Hedgerow
Species such as beech
Planted at 0.5m centres
Double staggered row

Date: 29 September 2003

To: Highways

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

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Slab level (condition 3/drawing no 1465-18); boundary treatment (condition 5/drawing no 1465-18); cycle storage (condition 10/drawing no 1465-15G & 17E); landscaping (condition 6/drawing no 1465-18); site parking (condition 12/drawing no 1465-19); precautions to prevent deposit of debris on the highway (condition 13 + letter dated 17 Spetember 2003).

Comments are required by 13/10/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

conditions 10, 12 + 13 - details satisfy highways.

AC.

3/10/03.

Date: 30 September 2003

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Substitution of French windows for two windows in the rear elevation plus patio areas (to view in conjunction with landscaping details to comply with condition 6). Drawing nos: 1465-12E & 14D.

Comments are required by 13/10/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 23rd Sept 2003

Location: 1 Rectory Close

Parish: Wokingham

Applicant: Luff Homes

Description of attached plans: Substitution of french windows for two windows in the rear elevation plus patio areas (to view in conjunction with landscaping details to comply with condition 6)

Drawing No's: 1465-12E & 14D.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC 24/9

Consultations Sent by Admin. on 30.10.03.

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 23rd Sept 2003

Location: 1 Rectory Close

Parish: Hokingham

Applicant: Luff Homes

Description of attached plans: Substitution of french windows for two windows in the rear elevation plus patio areas (to view in conjunction with landscaping details to comply with condition 6)

Drawing No's: 1465-12E & 14D.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC 24/9

Consultations Sent by Admin. on 30.10.03.

Yellow - Case Officer Copy
Green - Part One Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES DEPT 73142
POL
DC EXC
APP
CS
23 SEP 2003
COPIES TO
FILE

LB/JDF/1465

22 September 2003

MINOR AMENDMENTS
--5324

Ms E Circuit
The Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Madam

1 RECTORY CLOSE WOKINGHAM - APP NO F/2001/5324

Our Client, Luff Developments Ltd, wish to replace the windows to the bedrooms with patio doors as indicated on our drawings, nos 1465/12E and 14D on the above site.

We understand from our Client, that they have spoken with you on this matter, and that you are in agreement with this and would accept it as a Minor Amendment to the above Approval.

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

Yours faithfully

L Balorda

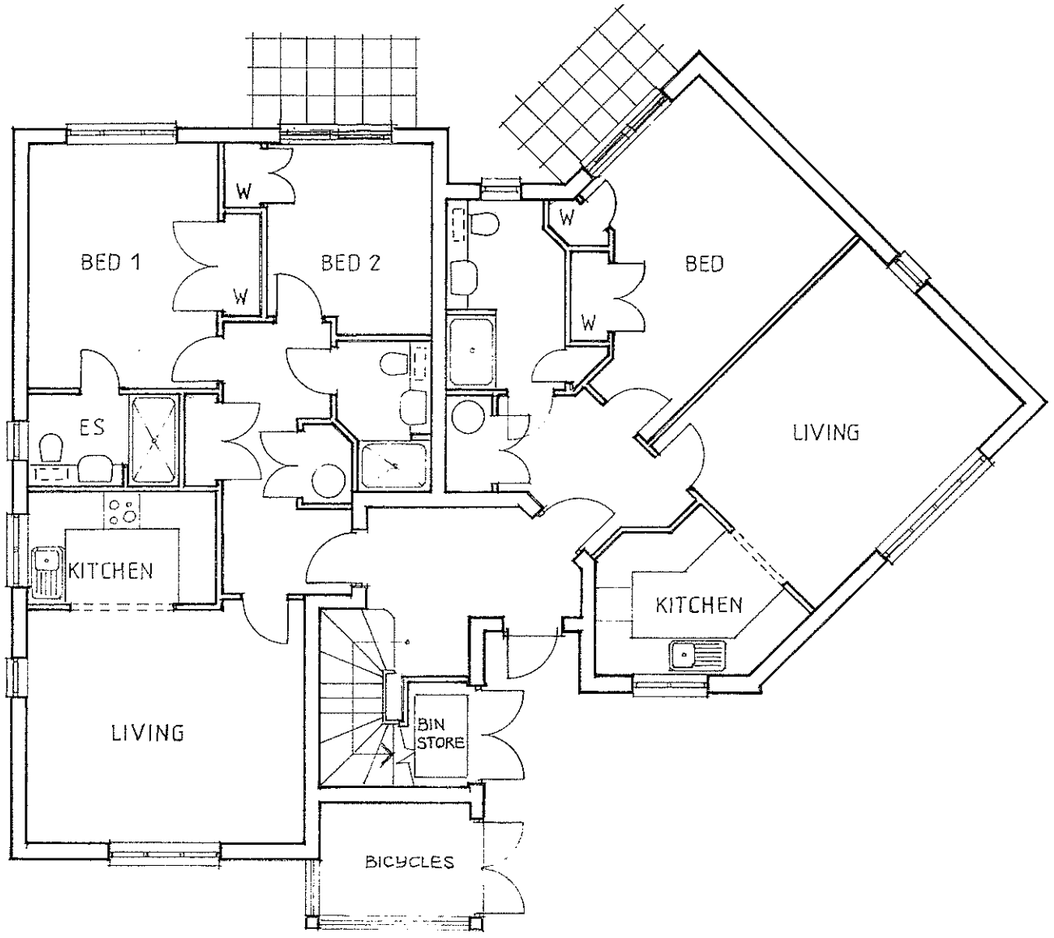
cc Mr S Worsfold

encl 2 copies of drawing nos 1465/12E and 14D.

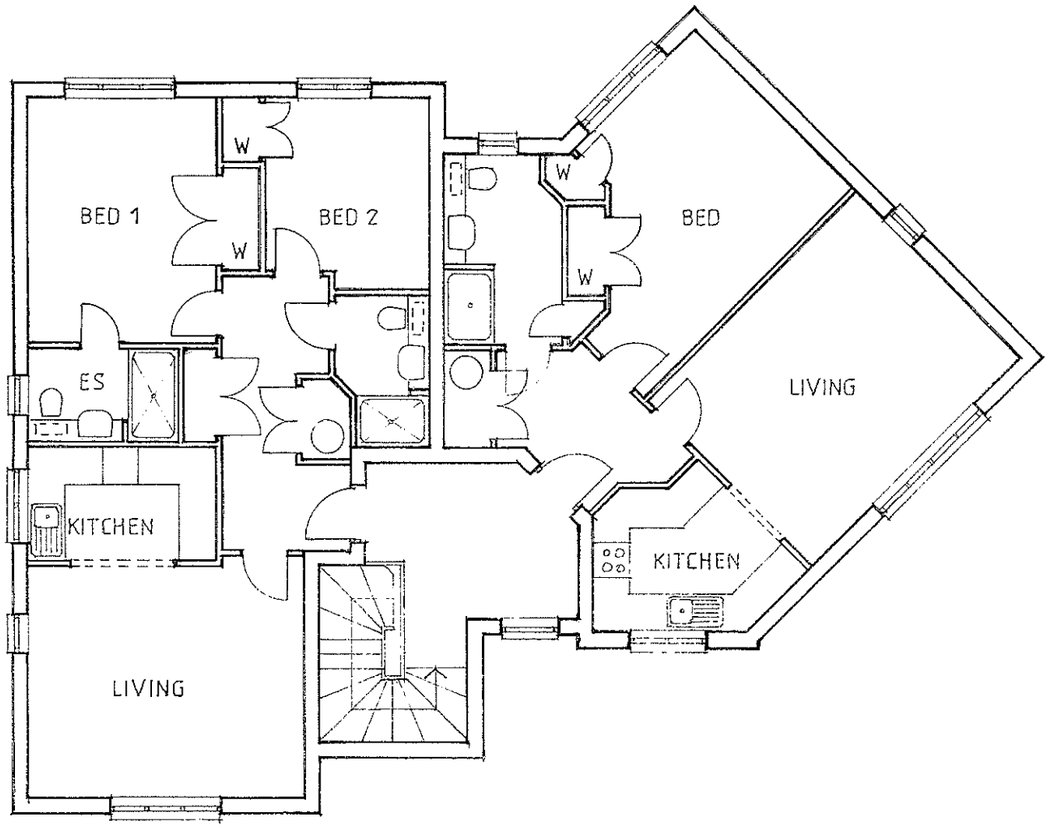
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

MINOR AMENDMENTS

5324



GROUND FLOOR PLAN



FIRST FLOOR PLAN

letter	date	revision
E	22.09.03	PATIOS ADDED
D	8.05.02	BIKES & BIN STORE RELOCATED
C	11.05.02	BIKE STORE ADDED
B	29.01.02	LAYOUT REVISED
A	22.11.01	BEDROOM WINDOW OMITTED

job RESIDENTIAL DEVELOPMENT
1 RECTORY CLOSE
WOKINGHAM

client LUFF HOMES LTD

drawing FLOOR PLANS

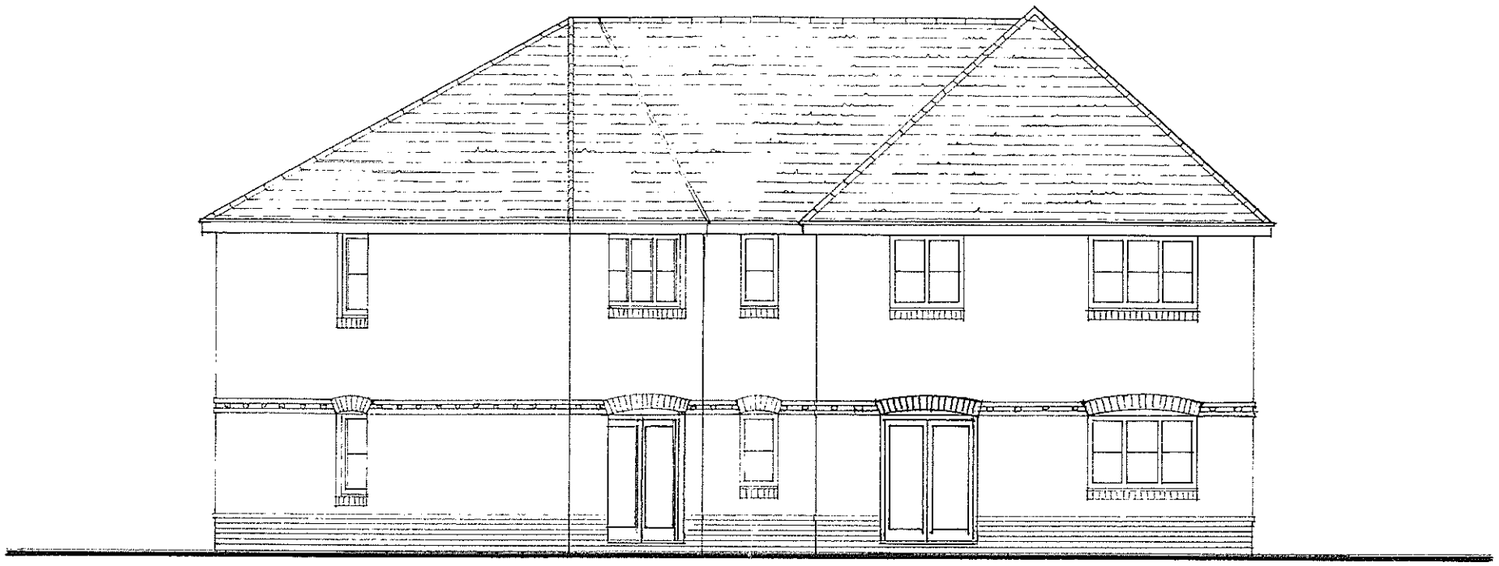
scale 1:100

date OCT 2001

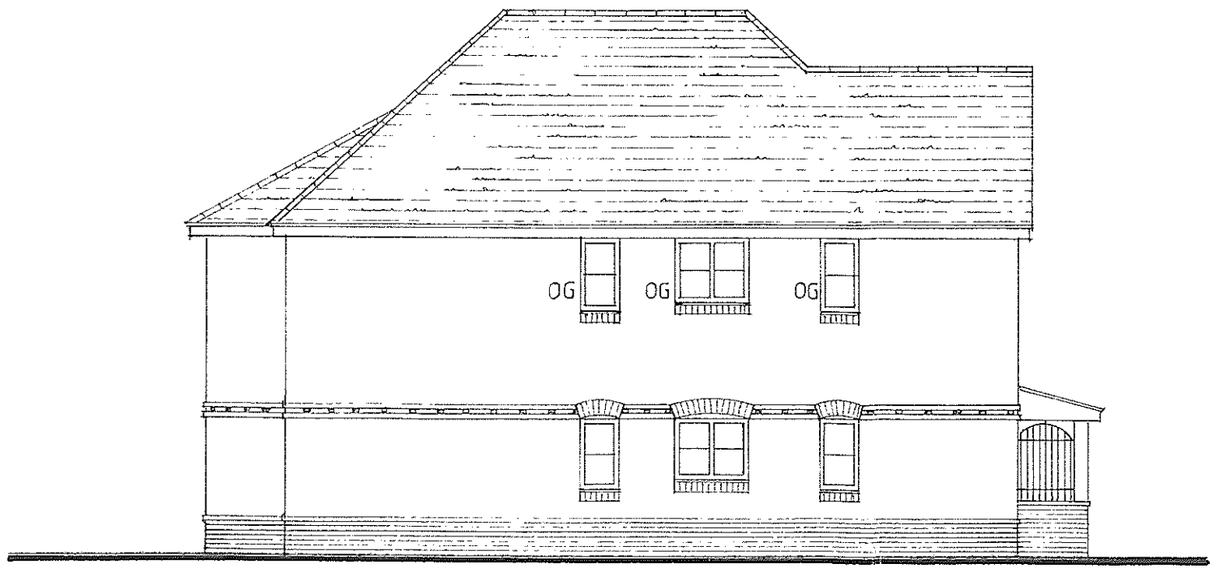
drawn by PB

1465-12E

(0118) 9507700
101 LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



Rear Elevation



Side Elevation

MINOR AMENDMENTS

P-5324

PLANNING SERVICES UNIT
POL
DC

letter	date	revision
D	22.09.03	PATIO DOORS ADDED
C	8.05.02	BIKE STORE ADDED
B	28.01.02	ROOF HIGHT REVISED
A	22.11.01	BEDROOM WINDOW OMITTED

job RESIDENTIAL DEVELOPMENT
1 RECTORY CLOSE
WOKINGHAM

client LUFF HOMES LTD

drawing REAR AND SIDE ELEVETIONS

scale 1:100
date OCT 2001 | drawn by PB

1465-14D

KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 LONDON ROAD READING BERKSHIRE
(0118) 9507700

Date: 29 September 2003

To: Case Officer

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

Application Number: F/2001/5324

Location: 1, Rectory Close, , Wokingham.

Proposal: Proposed erection of four flats with parking and demolition of existing dwelling.

Applicant: Luff Homes Ltd C/O P D P.

Case Officer: Emy Circuit

The new plans show the following: Slab level (condition 3/drawing no 1465-18); boundary treatment (condition 5/drawing no 1465-18); cycle storage (condition 10/drawing no 1465-15G & 17E); landscaping (condition 6/drawing no 1465-18); site parking (condition 12/drawing no 1465-19); precautions to prevent deposit of debris on the highway (condition 13 + letter dated 17 Spetember 2003).

Comments are required by 13/10/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2001/5324 Date Rec. 18 Sept 2003

Location: 1 Rectory Close

Parish: Wokingham

Applicant: Luff Homes

Description of attached plans: slab level (condition 3/Drawing No 1465-18); boundary treatment (condition 5/Drawing No 1465-18); cycle storage (condition 10/Drawing 1465-15G +17E); landscaping (condition 6/Drawing No 1465-18); site parking (condition 12/Drawing No 1465-19); precautions to prevent deposit of debris on the highway (condition 13 + letter dated 17 September 2003)

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees letter 1465-18	✓
Urb. Design & Conservation	
Highways 1465 15G, 17E, 19 + letter	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

copy app sheet to enforcement.

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER Exc 24/9

Consultations Sent by Admin. on 29.09.03.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. Fl/2001/5324 Date Rec. 18 Sept 2003

Location: 1 Rectory Close

Parish: Wokingham

Applicant: Luff Homes

Description of attached plans: site layout (condition 3 / Drawing No 1465-18); boundary treatment (condition 5 / Drawing No 1465-18); cycle storage (condition 10 / Drawing 1465-15G + 17E); landscaping (condition 6 / Drawing No 1465-18); site parking (condition 12 / Drawing No 1465-19);

Drawing No's: precautions to prevent deposit of debris on the highway (condition 13 + letter dated 17 September 2003)

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees 1465-18	✓
Urb. Design & Conservation	
Highways 1465 15G + 17E; 19 + letter	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

copy app sheet to enforcement.

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Exc 24/9

Consultations Sent by Admin. on 29.09.PS.

Yellow - Case Officer Copy
Green - Part One Copy

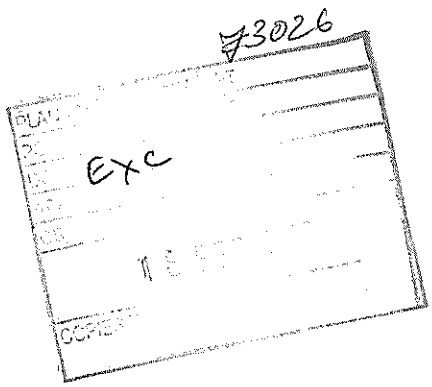
PLANS TO MEET CONDITIONS

-5324

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SS/1465

17th September 2003



The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
FAO Ms E Circuit

Dear Madam

1 RECTORY CLOSE WOKINGHAM
APP NO F/2001/5324

I enclose herewith, information required for Discharge of Conditions for the above Planning Approval:

Condition 1 - No action required

Condition 2 - Samples of materials will be submitted to you directly, but they are as follows:-
Bricks - Marshall "Rochester" Facings.
Contrast bricks to be brown facings.

Roof tiles - Redland Plain Tiles – Heathland "Autumn"

Condition 3 - Slab level is 72.10 for the proposed dwelling.

Condition 4 - No action required

Condition 5 - The new boundary treatment will be as shown on landscape drawing 1465-18.

Condition 6 - Scheme of landscaping is enclosed for your approval, drawing 1465-18.

Conditions 7, 8 and 9 - our Client is aware of the requirement.

Condition 10 - The details of internal layout of the cycle store is enclosed for your approval, see drawing 1465-15G.

Condition 11 - Requirement noted.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Condition 12 - The drawing showing accommodation for the site operatives and parking etc, is enclosed on the attached plan for your approval, drawing 1465-19.

Condition 13 - Precautions will be taken to avoid debris and mud being taken onto the Highway and one man with a broom and hose will be present on site during construction.

Condition 14 - We are enclosing herewith the side and rear elevations, showing the windows to the kitchen and living room on the 1st floor with obscured glass glazing as requested, see 1465-17E.

Our Client's intention is to start shortly on the site and we would appreciate it if you could deal with this speedily.

Yours faithfully

S Kalik

Encls (2 copies of each drawing)

cc Mr S Worsfield, Luff Developments Ltd