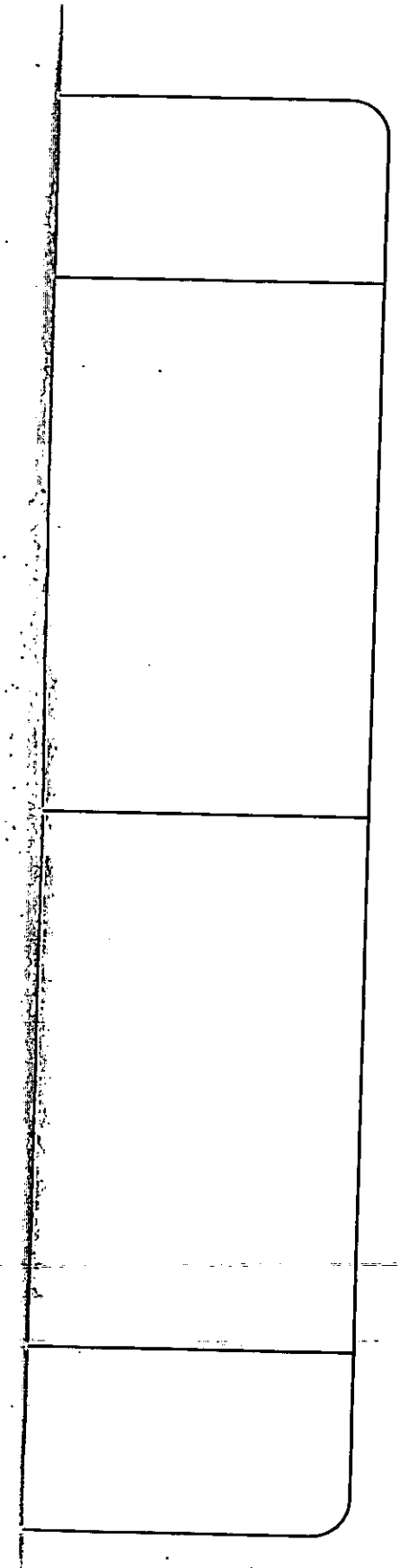


APPLICATION NO:
F/2001/5010

LOCATION:
7 Pages Croft, Wokingham.

APPLICANT:
Mr P Graham

PROPOSAL:
Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

EARLIEST DATE FOR DECISION: **04/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/11/2001

CASE OFFICER: **Emy Circuit**

APPROVED

D1 123

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Graham
7, Pages Croft
Wokingham
Berkshire
RG40 2HN

Application Number: F/2001/5010

Parish: **WOKINGHAM**

Location: **7, Pages Croft, Wokingham.**

Proposal: **Proposed erection of one dwelling (Renewal of Consent 97/65514/F).**

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

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

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

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

Condition
4. Development shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

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

Reason
4. In the interests of residential amenity.

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:

South East Area Local Plan Policies STV1, STV6, SBE1, SBE2, SBE5, ST3 and SH1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WT7 and WH1.

Anna Cronin
Head of Planning & Transportation
Date: 22/11/2001

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.

Tel: (0118) 974 6442
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 19th April 2004
My ref: F/2001/5010
Your ref:
File ref:

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.A. Graham
Beech House
7 Pages Croft
Wokingham
Berkshire RG40 2HN

Dear Mr Graham,

PROPOSED ERECTION OF ONE DWELLING (RENEWAL OF CONSENT 97/65514/F)

LAND AT 7 PAGES CROFT, WOKINGHAM

I refer to your letter received 24th February 2004 with correspondence and a layout plan submitted as required by Conditions 2 and 4 of planning permission F/2001/5010 for the above development. I note that permission 97/65514/F dated 13th June 1997 was a renewal of earlier permission 39813 dated 26th August 1992, which itself was a renewal of planning permission 27595 dated 4th December 1987.

The proposed materials, as agreed in the letter from the Council dated 4th October 1991, of Redland Dorking Red Multicoloured bricks and Redland Regent Farmhouse red tiles are acceptable. As agreed in that letter, I similarly agree that the proposed side boundary wall and fence and pier are acceptable.

The drainage plan is considered to be acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

URGENT

FOR THE IMMEDIATE ATTENTION

OF MR DUNCAN CARTY

BEECH HOUSE ~ PAGES CROFT ~ WOKINGHAM ~ BERKSHIRE ~ RG40 2HN

0118 978 5935

PLANNING SERVICES	REF 78509
PCL	TLS
DC DC	SNF
APP	16
CS	
19 APR 2004	
COPIES TO:	ACK:
	FILE:

Your ref F/2001/5010 16 April 2004

Dear Mr. Carty,

Planning Permission no. F/2001/5010
Land adjoining Beech House, 7 Pages Croft, Wokingham

Thank you for your letter of 8 April.

I enclose a copy of your letter on which, in red, I have made three corrections (of an incorrect reference to a condition "9" and of the numbers of the 2001 and 1997 Planning Permissions), have added reference to the 1987 Planning Permission (pursuant to which the approval letter dated 4 October 1991 was issued) and have added reference to the pier which (with the wall and fence) was also approved by the 4 October 1991 letter.

Could I please trouble you to reprint your letter so as incorporate those three corrections and those two additions, thus enabling your

approval letter to be fully followed – through from the original approval letter dated 4 October 1991 relating to the Planning Permission numbered 27595 dated 4 December 1987, and post it to me so that I receive it no later than Friday next, 23 April?

With my thanks in anticipation of your assistance,

Yours sincerely,

P. A. GRAHAM

D. Carty, Esq.,
Consultant Planner,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WH.

Tel: (0118) 974 6442
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8th April 2004
My ref: F/2001/5010
Your ref:
File ref:

WOKINGHAM
DISTRICT COUNCIL

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.A. Graham
Beech House
7 Pages Croft
Wokingham
Berkshire RG40 2HN

Dear Mr Graham,

PROPOSED ERECTION OF ONE DWELLING (RENEWAL OF CONSENT 97/65514/F)

LAND AT 7 PAGES CROFT, WOKINGHAM

I refer to your letter received 24th February 2004 with correspondence and a layout plan submitted as required by Conditions 2 and 4 of planning permission F/2001/5010 for the above development. I note that permission 97/65514/F dated 13th June 1997 was a renewal of earlier permission 39813 dated 26th August 1992, which itself was a renewal of permission 27595 dated 4th December 1987.

The proposed materials, as agreed in the letter from the Council dated 4th October 1991, of Redland Dorking Red Multicoloured bricks and Redland Regent Farmhouse red tiles are acceptable. As agreed in that letter, I similarly agree that the proposed side boundary wall and fence and pier are acceptable.

The drainage plan is considered to be acceptable.

Yours sincerely,

Duncan Carty

Duncan Carty
Consultant Planner.

Tel: (0118) 974 6442
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8th April 2004
My ref: F/2001/5010
Your ref:
File ref:

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.A. Graham
Beech House
7 Pages Croft
Wokingham
Berkshire RG40 2HN

Dear Mr Graham,

PROPOSED ERECTION OF ONE DWELLING (RENEWAL OF CONSENT 97/65514/F)

LAND AT 7 PAGES CROFT, WOKINGHAM

I refer to your letter received 24th February 2004 with correspondence and a layout plan submitted as required by Conditions 2 and 9 of planning permission F/2001/5040 for the above development. I note that permission 97/665145/F dated 13th June 1997 was a renewal of earlier permission 39813 dated 26th August 1992.

The proposed materials, as agreed in the letter from the Council dated 4th October 1991, of Redland Dorking Red Multicoloured bricks and Redland Regent Farmhouse red tiles are acceptable. As agreed in that letter, I similarly agree that the proposed side boundary wall and fence are acceptable.

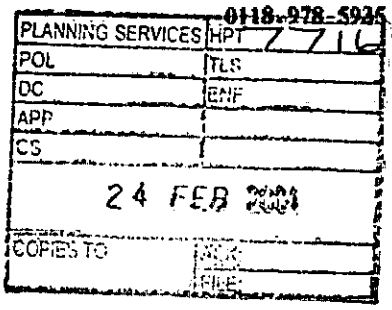
The drainage plan is considered to be acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

CONDITIONS LETTER
BY HAND 24-2-04 1.45pm

BEECH HOUSE ~ PAGES CROFT ~ WOKINGHAM ~ BERKSHIRE ~ RG40 2HN



Sent to Clifton Ingram - 26/2

24 February 2004

Dear Sir,

Planning Permission no. F/2001/5010
Land adjoining Beech House, 7 Pages Croft, Wokingham

The above land has the benefit of the above-numbered detailed Planning Permission for the erection of a dwelling and garage dated 22 November 2001, which is (by succession through Permission no. 39813(F) dated 26 August 1992 and Permission no. 97/65514/F dated 13 June 1997) a renewal of the Planning Permission no. 27595(F) dated 4 December 1987 to which the paperwork referred to below relates.

I enclose copies of the following paperwork relating to the 1987 Permission:-

1. 27 September 1991: letter from Clifton Ingram (Solicitors of Wokingham, of which I was a partner at the time) to the Planning Officer.

2. The drawing showing the proposed foul and surface water drainage connections and the proposed boundary wall and fence and pier

referred to in enclosure 1.

3. 4 October 1991 : Letter from the Planning Officer to Clifton Ingram.

4. 18 November 1991 : Letter from the Drainage Engineer to Clifton Ingram.

5. 16 December 1991 : Letter from Clifton Ingram to the Planning Officer.

6. 23 December 1991 : Letter from the Drainage Engineer to Clifton Ingram.

7. 19 May 1992 : Letter from Clifton Ingram to the Drainage Engineer.

8. 11 June 1992 : Letter from the Drainage Engineer to Clifton Ingram.

9. 17 June 1992 : Letter from the Planning Officer to Clifton Ingram.

10. 10 July 1992 : Letter from Clifton Ingram to the Planning Officer.

For the avoidance of doubt, will you please confirm that

(a) the materials proposed to be used for the external walls and roof of the proposed dwelling specified in Clifton Ingram's

letter dated 27 September 1991,

(b) the type of materials proposed to be used for the proposed new boundary wall and fence and pier specified in the same letter and shown on the drawing enclosed with it and

(c) the proposed means of disposing of foul and surface water drainage shown on the same drawing

are all approved pursuant to Conditions 2 and 4 of the Planning Permission no. F/2001/5010 dated 22 November 2001.

Yours faithfully,

P. A. GRAHAM

The Head of Planning and Transportation,
Wokingham District Council,
P O Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WH.

22 Broad Street
Wokingham
Berkshire RG11 1BA
Tel (0734) 780099
DX 33500 Wokingham
Fax (0734) 771122

CLIFTON INGRAM

SOLICITORS

Our ref: PAG

27th September 1991

The Planning Officer,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG11 1WH.

Dear Sir,

Planning Permission number 27595
Land adjacent to 7 Pages Croft, Wokingham, Berkshire

Our Mr. P.A. Graham and his wife, Mrs. S.A. Graham, purchased "Merton Court", 7 Pages Croft, Wokingham, from Mr. and Mrs. H.M.S. Bowyer on 30th November 1989 with the benefit of the above-numbered detailed Planning Permission for part of the same dated 4th December 1987; upon their purchase of the property Mr. and Mrs. Graham renamed it "Beech House".

The Planning Permission contained three conditions, namely:-

1. the development hereby permitted shall be begun no later than a date five years from the date of this letter.

2. no development shall take place until details of the materials to be used for the external walls and roof of the dwelling and any new boundary walls have been submitted to, and approved by, the local planning authority.

3. no development shall take place until details of the means of disposal of foul and surface water have been submitted to, and approved by, the local planning authority.

Mr. and Mrs. Graham suggest the following materials for the external walls and roof of the dwelling and new boundary walls:-

External walls: Redland Dorking Red Multicoloured bricks.

Roof: Redland Regent Farmhouse Red tiles.

Partners
D G Eyriey
P A Graham
J L Housden

J H P Dyson
W J Annan
C J Baggs
A Austin-Crowe

Associates
C A Bell
C A Lindon-Morris
D J Reburn

S M Roberts
I U Shiach

Partnership Secretary
D J Cooke FCA

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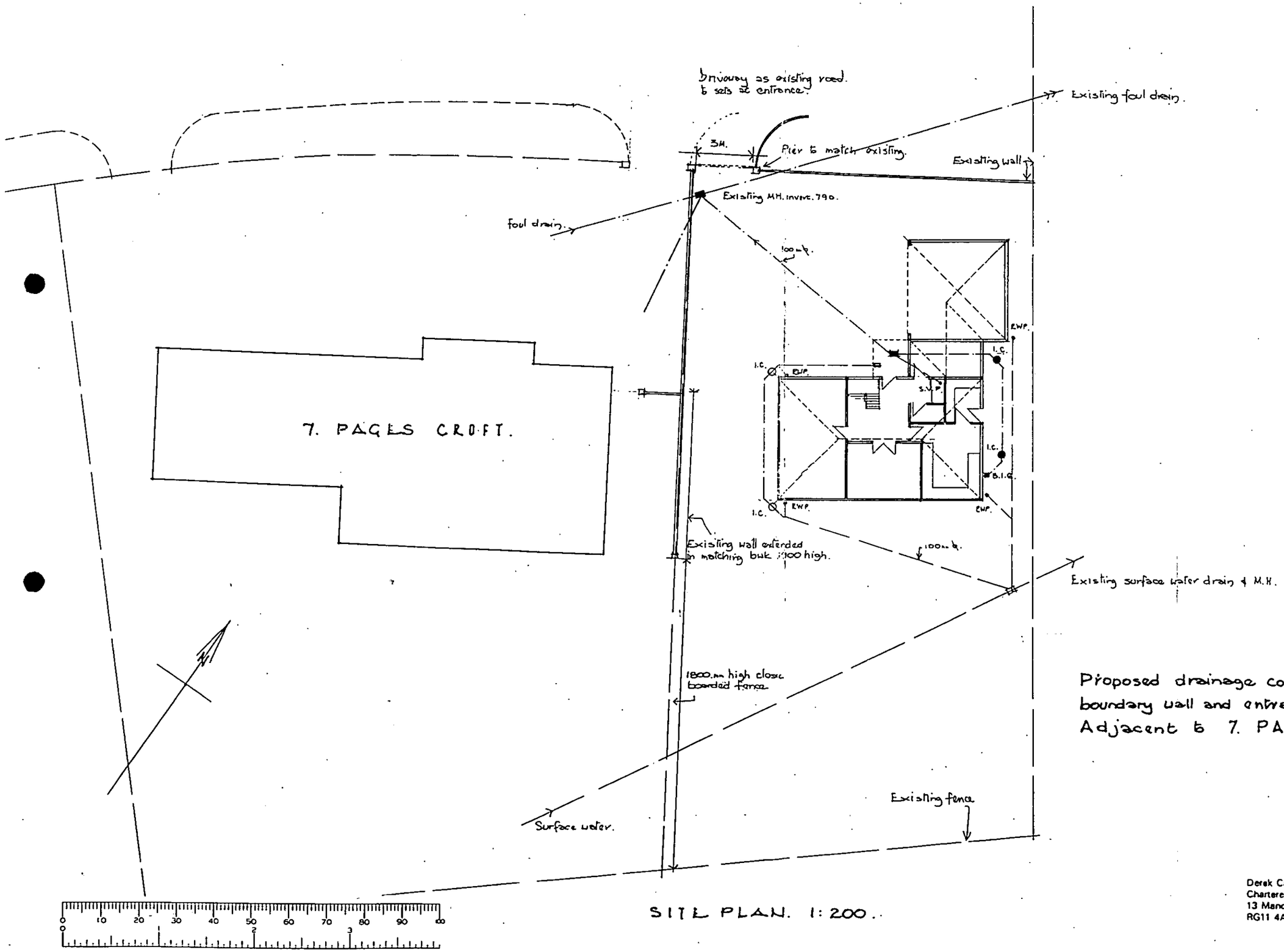
Boundary walls: The south-eastward extension of the existing wall on the south-west boundary as shown on the drawing referred to below and the new pier to the north-east of the entrance to be formed in the existing wall forming the north-west boundary to be constructed in bricks matching the existing walls.

We enclose six copies of a drawing (to a scale of 1:200) showing the proposed means of disposal of foul and surface water via the existing manholes and drains within the site.

We shall be grateful if you will kindly approve the above suggestions and issue the Council's formal approval of the proposed materials for the external walls and roof of the dwelling and the new boundary walls as detailed above and the means of disposal of foul and surface water as shown in the enclosed drawing in satisfaction of the conditions numbered 2 and 3 to the Planning Permission.

Yours faithfully,

Clifton Ingram



Proposed drainage connections and boundary wall and entrance to site. Adjacent to 7. PAGES CROFT.

SITE PLAN. 1:200.

Derek Cann, A.R.I.B.A.
Chartered Architect
13 Manor Road, Wokingham
RG11 4AH Tel. (0734) 786895

22 Broad Street
Wokingham
Berkshire RG11 1BA
Tel (0734) 780099
DX 33500 Wokingham
Fax (0734) 771122

CLIFTON INGRAM

SOLICITORS

Your ref. AO/TAM/27595
Our ref. PAG

16th December 1991

The District Planning Officer,
Wokingham District Council,
P.O. Box No. 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG11 1WR.

Dear Sir,

Planning Permission number 27595
Land adjacent to 7 Pages Croft, Wokingham, Berkshire

Thank you for your letter of 4th October approving Mr. and Mrs. Graham's proposals, contained in our letter of 27th September, for the materials for the external walls and roof of the dwelling and the boundary walls, thus disposing of Condition 2 to the Planning Permission dated 4th December 1987, and for arranging for the Acting District Engineer to deal with their foul and surface water drainage proposals submitted in compliance with Condition 3 to the Permission.

Just in case the copy of the same that he forwarded to you has not found its way to the file, we enclose a copy of the Acting District Engineer's letter to us of 18th November advising that "the drainage layout shown on the drawing" referred to in our letter of 27th September "would appear from the information shown on that drawing to be satisfactory from a planning point of view"; so that this matter is not left in doubt will you please specifically confirm the approval by the Council, as local planning authority, of the details of the means of disposal of foul and surface water as shown on the plan enclosed with our letter of 27th September and, therefore, full compliance with Condition 3 to the Planning Permission.

Whilst we have, above, asked you to confirm that Condition 3 to the Planning Permission has been complied with we do, of course, appreciate that further details with regard to the gradients of the drains and the proposed connections to the foul and surface water system will need to be included in the Application for Building Regulations Approval and resolved at that stage.

In his letter of 18th November, the Acting District Engineer states that "easements will be required to connect to the existing foul and surface water sewers, both of which are private". Mr. and Mrs. Graham were aware that the foul and surface water sewers had not been adopted - but the property already enjoys legal rights to use the same and, as the connections will be within the property (and therefore to the lengths of sewers that are within Mr. and Mrs. Graham's ownership), easements will not be required to connect to the same.

Partners
D G Eyriey
P A Graham
J L Housden
J H P Dyson
W J Annan
C J Baggs
A Austin-Crowe
Associates
C A Bell
C A Lindon-Morris
D J Reburn
S M Roberts
I U Shiach
Partnership Secretary
D J Cooke FCA

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You will recollect that the drawing that we enclosed with our letter of 27th September indicated an intention to access the new house from Pages Croft by way of a new entrance intended to be formed in the north-western wall of the plot.

We enclose a further plan (entitled "Revised entrance to house adjacent 7 Pages Croft") showing a possible alternative means of access to the plot/new house via the existing driveway within 7 Pages Croft and shall be grateful if you will advise us whether the approval of the Council, as local planning authority, would be required if Mr. and Mrs. Graham desired to access the plot/new house in that manner - and, if it would, whether such revised arrangements would be likely to be acceptable to the Council and whether the same could be dealt with as a minor amendment to the Planning Permission drawings or whether it would be necessary for Mr. and Mrs. Graham to make a formal Application for Planning Permission for the same new house but accessed by the alternative means identified on the plan.

Yours faithfully,

Clifton Ingram

c.c. The Council's Acting District Engineer - reference AKW/NK/TP6/15/1

THE DISTRICT PLANNING OFFICER R.F. WILSON, Dip. Arch., Dip. T.P., R.I.B.A., M.R.T.P.I.

WOKINGHAM DISTRICT COUNCIL

P.O. Box No.157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WR.

☎ (0734) 786833 FAX No. 0734 789078

Clifton Ingram
22 Broad Street
WOKINGHAM
Berkshire
RG11 1BA

EXT.
DATE. 4 October 1991
YOUR REF. PAG
MY REF. AO/TAM/27595
THIS MATTER IS BEING DEALT WITH BY:

Mrs A Odell (0734) 778875

Dear Sirs

PLANNING PERMISSION NO. 27595
ERECTION OF ONE DWELLING ON LAND ADJACENT TO 7 PAGES CROFT, WOKINGHAM

I refer to your letter of 27 September. I confirm that the proposed Redland Dorking Red Multicoloured bricks and Redland Regent Farmhouse Red tiles are acceptable materials for construction of the above dwelling. I also confirm that the proposed side boundary wall and fence and pier are acceptable.

I have passed a copy of your letter and plan to the Building Control Officer to write separately to you regarding drainage.

Yours faithfully

Angela Odell.

MRS A ODELL
Senior Planning Officer

Printed on Recycled Paper

THE ACTING DISTRICT ENGINEER R.A. Fuller, C. Eng., M.I.C.E., M.I.H.T.

WOKINGHAM DISTRICT COUNCIL

P.O. Box No.153, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WL.

☎ (0734) 786833 FAX No. (0734) 778660

Clifton Ingram,
22 Broad Street,
Wokingham, Berkshire.
RG11 1BA

EXT. 2272
DATE 18th November 1991.
YOUR REF. PAG
MY REF. AKW/NK/TP6/15/1
THIS MATTER IS BEING DEALT WITH BY:

Mr. A. K. Whitehead
0734 778692

Dear Sirs,

LAND ADJACENT TO 7 PAGES CROFT, WOKINGHAM, BERKSHIRE
PLANNING PERMISSION NO. 27595

I refer to the above and to your letter dated 27th September 1991 to the District Planning Officer, a copy of which has been forwarded to me for my comments with regard to the drainage aspects of your query. I apologise for the delay in replying to you.

The drainage layout shown on the drawing attached to your letter dated 27th September 1991 would appear from the information shown on that drawing to be satisfactory from a planning point of view. There are no details shown as to the gradients of the proposed connections to either the foul or surface water system, this information will need to be included in the Building Regulation Application. Easements will be required to connect to the existing foul and surface water sewers, both of which are private. You will also need to satisfy yourselves that there is sufficient capacity available in the existing private foul and surface water sewers to accept the discharge from your proposed development.

Further details of the drainage will need to be resolved at Building Regulations stage.

I trust the above is satisfactory but if you have any queries please speak to me on the above telephone number.

Yours faithfully,

A. K. WHITEHEAD
Principal Engineer - Drainage

cc DISTRICT PLANNING OFFICER, Attn. Mrs. Deirdre Wells

Printed on Recycled Paper

THE ACTING DISTRICT ENGINEER R.A. Fuller, C. Eng., M.I.C.E., M.I.H.T.

WOKINGHAM DISTRICT COUNCIL

P.O. Box No.153, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WL.

☎ (0734) 786833 FAX No. (0734) 778660

Clifton Ingram
Solicitors
22 Broad Street
Wokingham
RG11 1BA

EXT. 2272
DATE 23 December 1991
YOUR REF. PAG
MY REF. AKW/MRR/TP6/15/1
THIS MATTER IS BEING DEALT WITH BY:
Mr A K whitehead
(0734) 778672

Dear Sirs

LAND ADJACENT TO 7 PAGES CROFT, WOKINGHAM, BERKSHIRE
PLANNING APPLICATION No 27595

I refer to the above and to your letter to the District Planning Officer dated 16th December 1991.

I note the contents of your letter. Before I can confirm to the District Planning Officer that the condition relating to drainage has been entirely complied with, I would be grateful if you would confirm that you have satisfied yourselves that there is sufficient capacity available in the existing private foul and surface water sewers to accept the discharge from your proposed development. I would also be grateful if you could confirm that should this not be the case, you will provide satisfactory drainage both for foul and surface water discharge from your proposed development to the satisfaction of the District Planning Officer.

I trust the above is satisfactory and look forward to receiving your reply.

Yours faithfully

A K Whitehead
Principal Engineer (Drainage)

cc: District Planning Officer
Attn: Miss A Odell

Printed on Recycled Paper

22 Broad Street
Wokingham
Berkshire RG11 1BA
Tel (0734) 780099
DX 33500 Wokingham
Fax (0734) 771122

CLIFTON INGRAM

SOLICITORS

Your ref. AKW/MRR/TP6/15/1
Our ref. PAG

19th May 1992

The Acting District Engineer,
Wokingham District Council,
P.O. Box 153,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG11 1WL.

Dear Sir,

Planning Permission number 27595
Land adjacent to 7 Pages Croft, Wokingham, Berkshire

We thank you for your letter of 23rd December and repeat the apologies for the delay in responding to the same that our Mr. Graham expressed to your Mr. Whitehead on the telephone this afternoon.

We confirm that Mr. and Mrs. Graham have satisfied themselves that there is sufficient capacity available in the existing private foul and surface water sewers to accept the discharge from their proposed development and that, should that prove not to be the case, they will provide satisfactory drainage for both foul and surface water discharge from their proposed development to the satisfaction of the District Planning Officer.

In the light of the above confirmation we shall be grateful if you will kindly supply the necessary information to the District Planning Officer to enable him to, in turn, confirm to us that Condition 3 to the Planning Permission has been complied with.

Yours faithfully,

Clifton Ingram

Partners
D G Eyriey
P A Graham
J L Housden
J H P Dyson
W J Annan
C J Baggs
A Austin-Crowe
Associates
C A Bell
C A Lindon-Morris
D J Reburn
S M Roberts
Partnership Secretary
J W MacColl FCCA

Regulated by the Law Society in the conduct of investment business

Tel. (0734) 778921 (Direct Line)

Date 11th June 1992

Your ref. PAG

My ref. AKW/SR/TP6/15/1

Leisure & Technical Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG11 1WL
Tel: (0734) 786833
Fax: (0734) 778660

Clifton Ingram
Solicitors
22 Broad Street
Wokingham
Berkshire RG11 1BA

Dear Sirs,

DEVELOPMENT ADJACENT TO 7 PAGES CROFT, WOKINGHAM, BERKSHIRE
PLANNING APPLICATION NO. 27595

I refer to the above and to your letter dated 19th May 1992.

I have forwarded a copy of your letter to the Planning Officer informing him that I am satisfied that the drainage aspects of Condition 3 have been generally complied with. As you state in your letter of 19th May 1992, should soakaway tests fail, details of alternative proposals will need to be submitted for approval. Likewise, should there be any difficulty with foul drainage.

I trust the above is satisfactory.

Yours faithfully,

A.K. Whitehead
Principal Engineer
(Drainage)

Tel.. (0734) 778875 (Direct Line)

Date 17 June 1992

Your ref. AKW/SR/TP6/15/1

My ref. AO/SB/Wok 1B

Clifton Ingram Solicitors
22 Broad Street
WOKINGHAM
Berkshire
RG11 1BA

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire RG11 1WR
Tel: (0734) 786833
Fax: (0734) 789078

Dear Sirs

PLANNING APPLICATION NO. 27595
DEVELOPMENT OF LAND ADJACENT TO 7 PAGES CROFT, WOKINGHAM

I refer to the above property and confirm that Condition No. 3 of the above consent has been complied with, subject to satisfactory soakaway tests.

Yours faithfully

Angela Odell.

MRS A ODELL
Senior Planning Officer

22 Broad Street
Wokingham
Berkshire RG11 1BA
Tel (0734) 780099
DX 33500 Wokingham
Fax (0734) 771122

CLIFTON INGRAM

SOLICITORS

Your ref. AO/SB/Wok 1B
Our ref. PAG

10th July 1992

Mrs. A. Odell,
Senior Planning Officer,
Wokingham District Council,
P.O. Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG11 1WR.

Dear Madam,

Planning Permission Number 27595
Land adjacent to 7 Pages Croft, Wokingham, Berkshire

We thank you for your letter of 17th June and refer to our Mr. Graham's telephone conversation with you on 18th June.

As Mr. Graham mentioned, our understanding is that Mr. Whitehead, the Council's Principal Engineer (Drainage), is satisfied that Condition 3 to the Planning Permission has been complied with and that the same is not subject to soakaway tests.

It is intended that the surface water drainage of the property should be connected, in the manner shown on the drainage connections/boundary wall and entrance drawing that we enclosed with our letter of 27th September 1991, to the existing surface water drain that crosses the property and the question of soakaway tests (which Mr. Graham has confirmed to Mr. Whitehead will be undertaken if the same become necessary) will only arise in the (most unlikely, in the light of experience) event of the existing surface water drain having insufficient capacity to cater for the property's surface water.

We shall be grateful if, after liaising with Mr. Whitehead as necessary, you will kindly confirm that the above is the position so far as Condition 3 to the Planning Permission is concerned.

As Mr. Graham mentioned on the telephone, it is now the wish of himself and his wife to renew the Planning Permission in order to preserve the same without having to effect a start before the Permission expires in December of this year. We accordingly enclose a formal Application for such renewal by Mr. and Mrs. Graham together with five copies of the same, six copies of each of the plans referred to in the Application, an appropriate "Certificate A" and a cheque for the Council's fee of £110.00, receipt of which please acknowledge direct to Mr. and Mrs. Graham.

Whilst you informed Mr. Graham that it would be in order for the enclosed

Partners
D G Eyriey
P A Graham
J L Housden

J H P Dyson
W J Annan
C J Baggs
A Austin-Crowe

Associates
C A Bell
C A Lindon-Morris

D J Reburn
S M Roberts

Partnership Secretary
J W MacColl FCCA

Regulated by the Law Society in the conduct of investment business

Application for renewal of the Planning Permission to refer to the exchange of correspondence and plans insofar as the approval of Conditions 2 and 3 to the present Planning Permission are concerned, for completeness we have, in fact, referred to the agreed bricks and tiles in section 14 of the enclosed Application and have included amongst the plans supplied further prints of the drainage connections/boundary wall and entrance plan, to which we have referred in sections 15, 16, 17 and 18 of the Application.

As Mr. Graham mentioned on the telephone, he and his wife, having satisfied Conditions 2 and 3 to Planning Permission Number 27595, are desirous of achieving on this "renewal" Application a Planning Permission the only condition to which is the usual "development to be commenced within five years" condition.

If there is any further information that you require please do not hesitate to request the same from Mr. Graham by letter or telephone to this office or by letter to Beech House.

Yours faithfully,

Clifton Ingram

Date: 27 February 2004

To: Highways – Roger

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

Application Number: F/2001/5010

Location: 7, Pages Croft, , Wokingham.

Proposal: Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Applicant: Mr P Graham.

Case Officer: Duncan Carty

The new plans show the following: Drainage plan plus supporting information, to comply with condition 4.

Comments are required by 05/03/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

OK (with DC)

Date: 27 February 2004

To: Case Officer

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

Application Number: F/2001/5010

Location: 7, Pages Croft, , Wokingham.

7

Proposal: Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Applicant: Mr P Graham.

Case Officer: Duncan Carty

The new plans show the following: Drainage plan plus supporting information, to comply with condition 4.

Comments are required by 05/03/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

(RING ONE)

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

App. No. F/2001/5010 Date Rec. 26/2/04

Location: 2 PAGES CARS, WOKINGHAM

Parish: WOKINGHAM

Applicant: MR P. GRAHAM

Description of attached plans: DRAINAGE PLAN (+ SUPPORTING INFORMATION)

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	
Urb. Design & Conservation	
Highways Conditions 4	✓
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 5/3/04

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 DUNCAN CALTY

Consultations Sent by Admin. on 27.02.04

Yellow - Case Officer Copy
Green - Part One Copy

Applicationo	Name & Address
F/2001/5010	J. Griffiths Bretherton Gipsy Lane WOKINGHAM. RG40 2HR
F/2001/5010	E. R. Beaumont 3 The Croft Pages Croft WOKINGHAM. RG40 2HN
Application approved	Letters sent 23/11/01

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5010

Applicant : Mr P Graham .

Location : 7, Pages Croft, , Wokingham.
Proposal : Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		23 Oct '01

Date of Neighbour Notifications : .....

Date of Site Visit : ....23 Oct '01.....

Date Registered : 01/10/2001

Earliest Date for Decision : 04/11/2001

Latest Consultation Date/Site Notice Expiry Date : 04/11/2001

This application will have expired on: 26/11/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Landscape - no objection
Highways - as per 65514 - no objection subject to previous highway conditions being applied" - trees were none.
Environmental Health - recommends standard condition 6070 re hours of construction - not included as was not a condition of previous consent + no change in circumstances to justify inclusion.
11 Neighbours - traffic - parking should be provided on site during construction + no delivery lorries should not be allowed entrance; construction traffic → damage to Road + verges no turning → reverse length of road
Planning Issues : Idenified Settlement.
Neighbours | streetscene | highways | changes in circumstances ?

F/2001/5010
7 Pages Croft, Wokingham

History: Pages Croft is a private residential road, located within the Identified Settlement of Wokingham. Planning permission for the existing dwelling, 7 Pages Croft was granted in 1961. In 1987 an application for erection of a detached dwelling on an area of garden at the side of the existing property was allowed at appeal (27595) and this consent was renewed in 1992 (39813) and 1997 (97/65514/F). The roof of the existing house has a flat section at the apex and in February 2001 an application to replace this with a pitch was approved (F/2000/3040). This would increase the height of 7 Pages Croft from 9.1 metres to 10.6 metres.

8 Pages Croft has been extended since the consent for a new dwelling was last renewed - in April 2001 two extensions including a conservatory on the side adjacent to the application site were approved (F/2001/3537). Previously, at ground-floor level, there were a store, 5.4 metres from the boundary and a secondary living-room window 7.4 metres from the boundary. The flank of the new conservatory is 3 metres from the boundary – there is substantial glazing in the south-west side and rear elevations.

The current application is for renewal of the permission for a detached dwelling on land to the side of the existing house.

Appraisal: The site is located within the Identified Settlement and the principle of residential development on the site has been established by the previous consents.

The 1:1250 site layout plan indicates that the rear of the proposed garage would be 2 metres from the boundary with 8 Pages Croft. Hence, there would be 5 metres between the garage and the new conservatory at the neighbouring property. This distance is sufficient to prevent the single-storey garage being overbearing or causing an unacceptable reduction in daylighting and the impact would not be significantly greater than that of the existing boundary wall. The proposed dwelling would lie to the south-west of 8 Pages Croft so there would be some overshadowing of the neighbouring property but it is not considered that the impact on the amenity of occupants would be significantly greater than prior to the conservatory.

One neighbour has expressed concern regarding access and parking during construction and suggests conditions but it would not be reasonable to restrict access for deliveries to the site and there were no such conditions on the previous consents and there is no justification for introducing them at this stage.

Recommendation: conditional approval

Application Number F/2001/5010
Conditions~~/Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C012	R012	
3.	C044	R044	at first floor level or above in the side elevations
4.			

04
Development shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

04
In the interests of residential amenity.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SHV1, SHV6, SBE1, SBE2, SBE5, ST3, SH1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WT7, WH1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 7 Pages Croft
Wokingham.

APPLICATION NUMBER: F/2001/5010

OFFICER: Emy Circuit

DATE OF SITE VISIT: 23/10/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - post in hedge

2. DESCRIPTION OF SURROUNDINGS

residential - 2st detached + flats

3. DESCRIPTION OF SITE/BUILDING

side garden area

4. RELATIONSHIP TO ADJOINING PROPERTIES

see attached - greatest impact on No 8.

5. SITE CONSTRAINTS

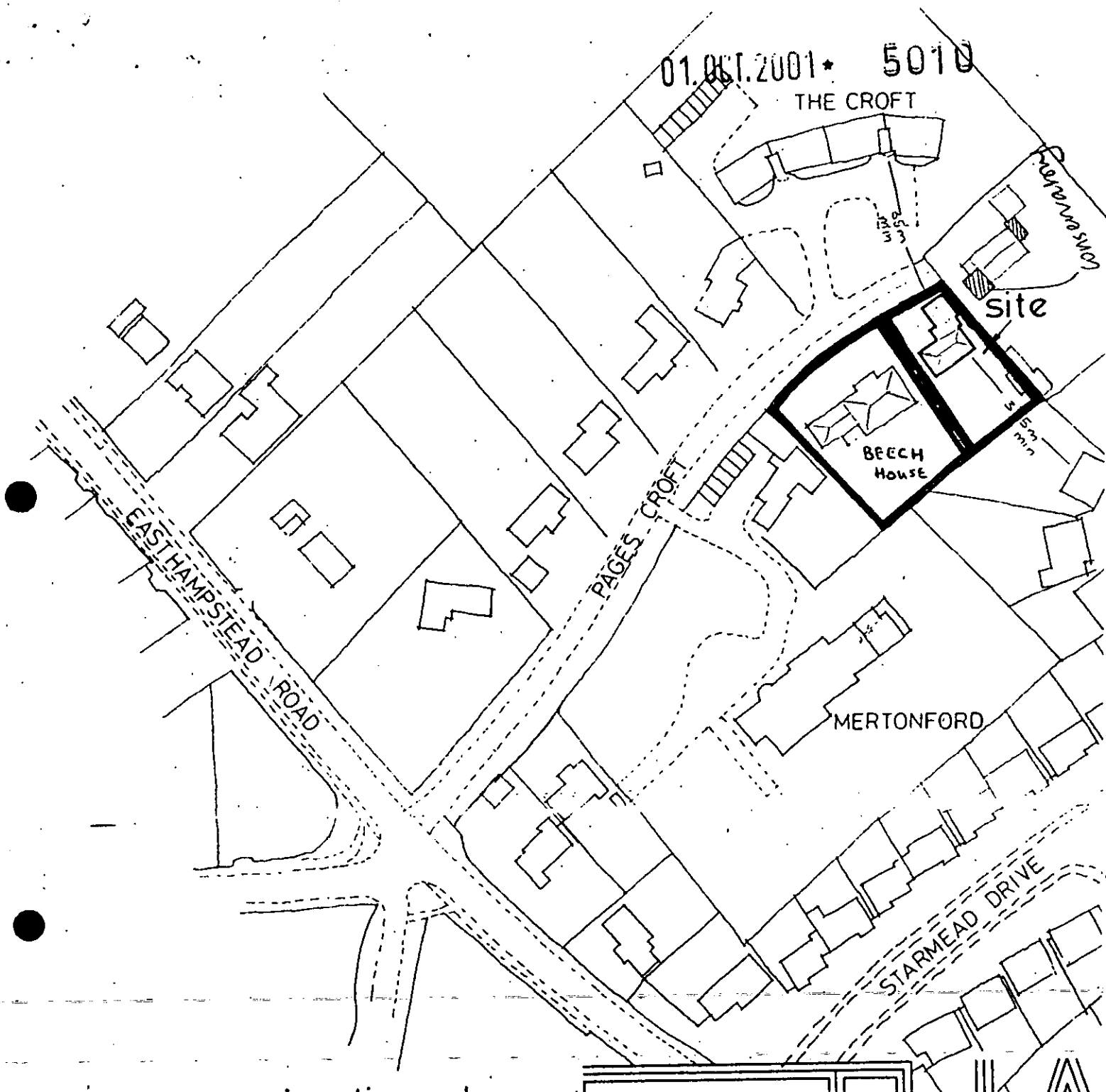
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

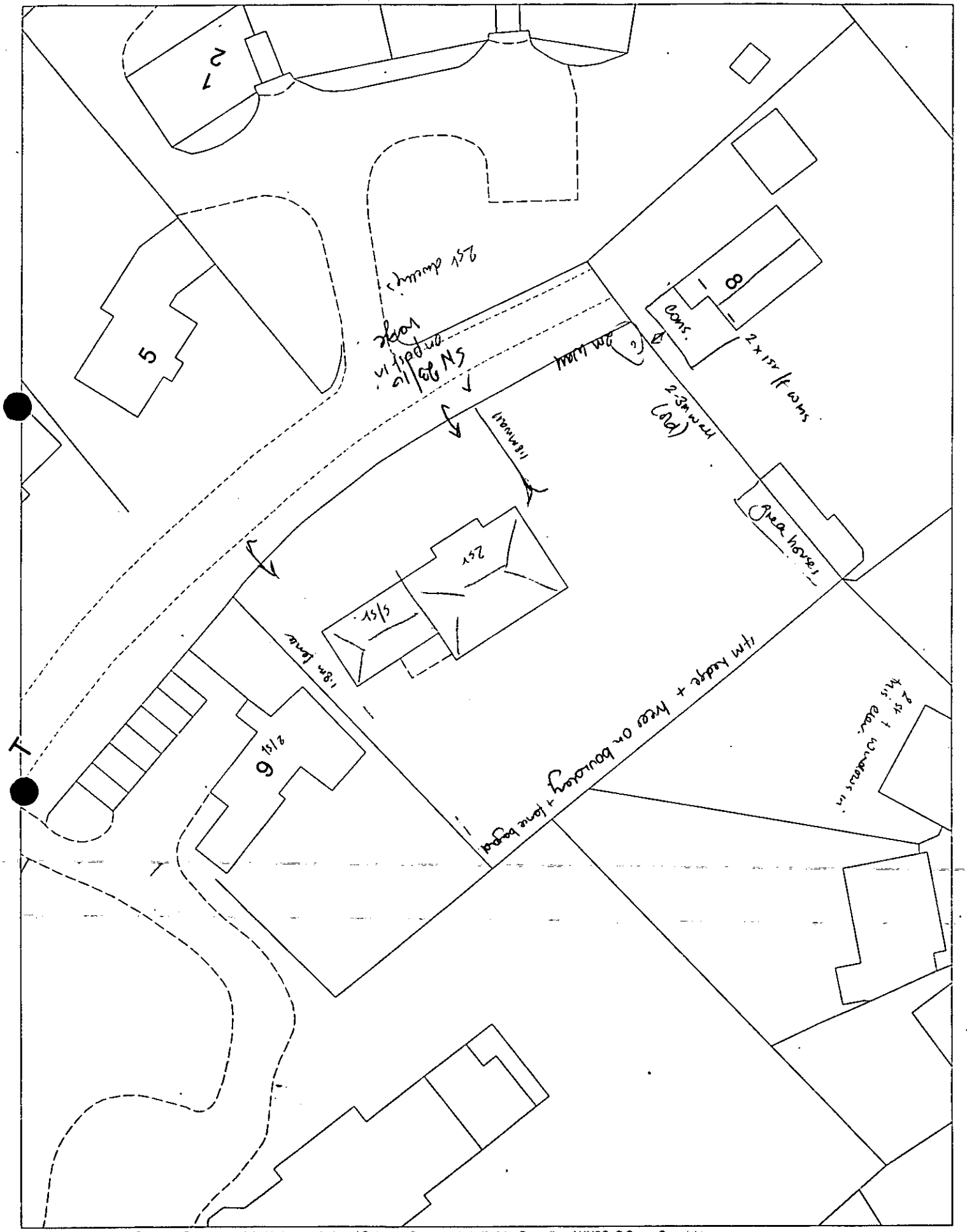


location plan
1:1250

N

ARCHITECT
TONY HUDSON ASSOCIATES
31 SHEET STREET WINDSOR BERKS
TEL. WINDSOR 69866

PROPOSED HOUSE
ADJ. BEECH HOUSE
7 PAGES CROFT
WOKINGHAM



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Development Control Section, Environmental Services, Wokingham District Council.

15 October 2001

Scale: 1 : 500

N W E S

No. 8. PLOT 8 PAGES CROFT

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/21/61	5078	22.4.61	Erection of one detached 5/bed.house and garage	9.5.61			
	~~BR 19359~~		~~SHOWER ROOM~~ (~~Mr L Watson~~)		~~16.9.82 APP~~		
	BR 19359		SHOWER ROOM Mr. L. Watson		16.9.82 APP.		
F/2001/3537			2/st side ext to dwell & S/ext-conserv	APP. 18.4.01			

Tel: (0118) 974 6479

Date: 8.11.01

My ref: F/2001/5010

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/5010
7, Pages Croft, , Wokingham.
Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19.11.01

Yours faithfully

Mr Thom

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5010**
7, Pages Croft, , Wokingham.
Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 12/11/01

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 8.11.01

My ref: F/2001/5010

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/5010
7, Pages Croft, , Wokingham.
Proposed erection of one dwelling (Renewal of Consent 97/65514/F)..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6479

Date: 8.11.01

My ref: F/2001/5010

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/5010
7, Pages Croft, , Wokingham.
Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9.11.01

Yours faithfully

Mr Thom

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5010**
7, Pages Croft, , Wokingham.
Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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

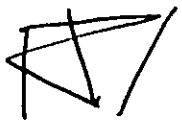
TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 6th November 2001

Location:	7 Pages Croft, Wokingham
Proposal:	Proposed erection of one dwelling (Renewal of Consent 97/65514F)
Application Number:	F/2001/5010

In response to your consultation dated 11th October 2001 for the above application, the tree and landscape comments are as follows:

I have on objections to the renewal of consent.



ROBERT PETROW
Consultant Landscape Architect

EXC 088

PLANNING SERVICES	APT
	ENF

30 OCT 2001

COPIES TO:	ACK: ✓
	FILE:

3, THE CROFT
PAGES CROFT
WOKINGHAM,
RG40 2HN,
29-10-01

APPLICATION N° F/2001/5010

Dear Emy Circuit,

There are two aspects of the proposed development detailed in your letter of 11th October which I should like to bring to your attention. They are both concerned with the influx of traffic in an area that is insuitable for the location and for the residents.

The situation would be mollified to some extent if the permission to build a dwelling contained two conditions -

seeover

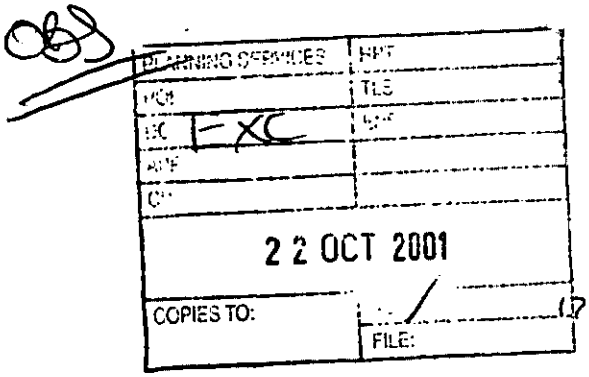
1. The workers were not allowed to park their means of transport on the road and green verges or anywhere that hindered the residents (particularly of the Croft) from clear exit and entrance.

2. That all delivery lorries, etc (Bricks, Timbers) were not allowed entrance to the drive of THE CROFT, The drive and other surrounding roadways are suitable only for light transport.

With these two conditions I see no further reason for objecting to the plan.

Yours faithfully
Reg Beaumont.
E. R. BEAUMONT

Tel: 0118 9782498



Bretherton
Gipsy Lane
Wokingham
Berkshire
RG40 2HR

17 October 2001

Dear Sir,

PLANNING APPLICATION F 2001/5010

7 PAGES CROFT.

Pages Croft is a narrow private road without a turning point at the end. It is quite unsuitable for the many heavy vehicles required to build a house and I do not agree access for such vehicles. The resulting damage to the weak surface and grass verges would need to be repaired but overall the general disturbance and noise in this private road would be quite unacceptable.

As there is no turning point these heavy vehicles would need to reverse the length of the road and back out onto the main road at the busy junction of Easthampstead Road and Murdoch Road, as does the dust cart. I do not think the risks to road safety warrant this application.

Yours faithfully,

MAJOR (Retd) J. GRIFFITHS (owner FLAT 1 THE CROFT)

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Emy Circuit Development Control	Your Ref:	f/2001/5010
From:	John Mullaney Environmental Heath	My Ref:	
		Date.	October 19, 2001

PROPOSED: ERECTION OF 1 DWELLING

LOCATION: 7 PAGES CROFT, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning C070 is attached should planning consent be granted.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 11 October 2001

Application Number: F/2001/5010

Proposal: Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Parish: WOKINGHAM TOWN

Site Address:
7, Pages Croft, , Wokingham.

Applicant:
Mr P Graham .

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).

Comments as per application 65514.

Signed: _____ **Print name:** AC 15/10/01

Received by Wokingham District Council

Application No: F/2001/5010

Proposal:
Proposed erection of one dwelling (Renewal of Consent 97/65514/F).

Location:
7, Pages Croft, , 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/2001/5010 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 04/11/2001. 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

11 October 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL (6)

Start date: 1/10/01	Map No. 75A Site 0.18
Officer: EXC / Application No. F/2001/5010	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF ONE DWELLING (RENEWAL OF CONSENT 97/65514/F)

Location: 7 PAGES CROFT

Parish: WOKINGHAM Ward: WESCOTT

Applicant: MR P GRAHAM

Fee (10) Received 95-00 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			
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 : 4/10..... 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 : .....

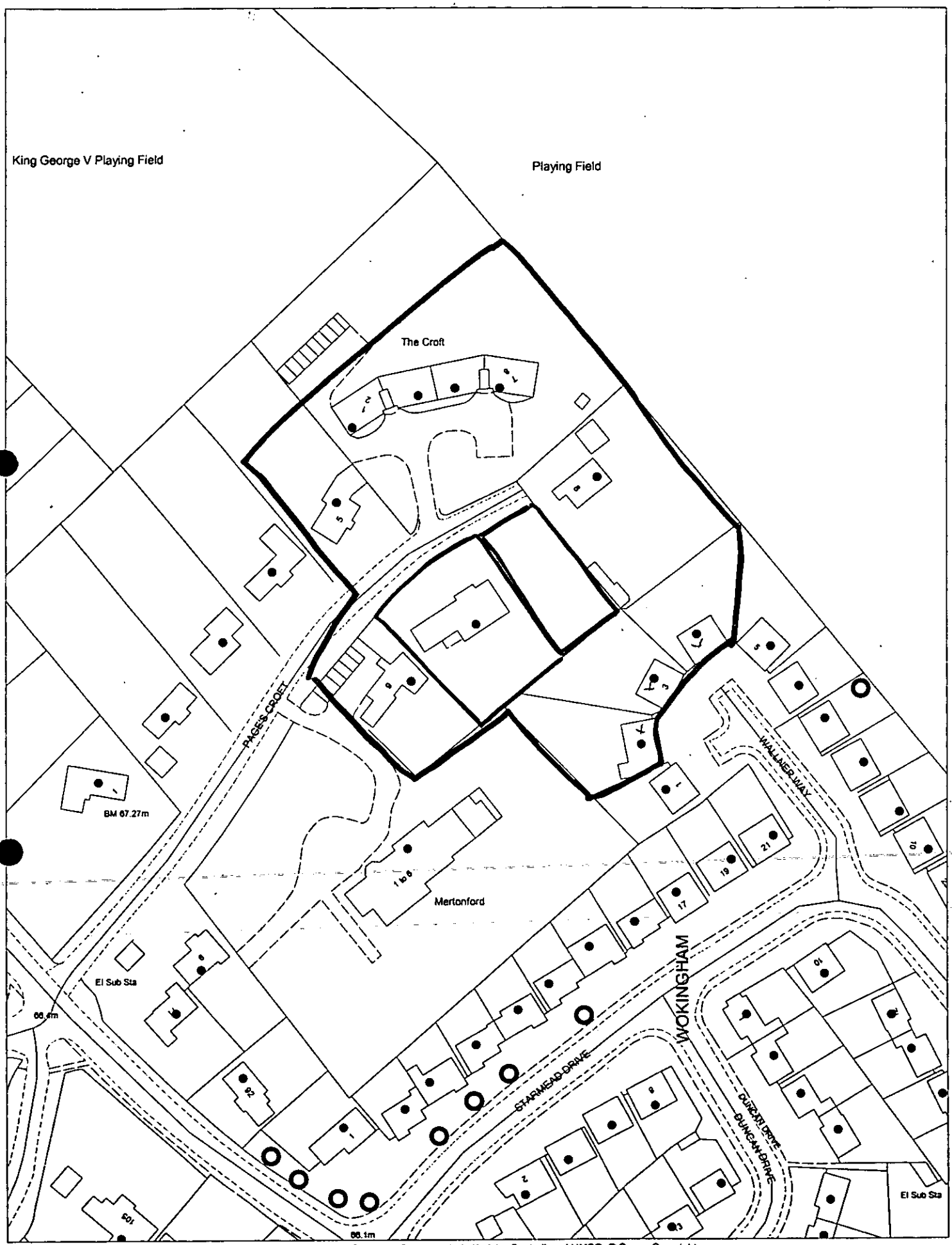
OTHERS:

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

NEIGHBOURS:

S/N + see map. ✓

01.OCT.2001 * 5010



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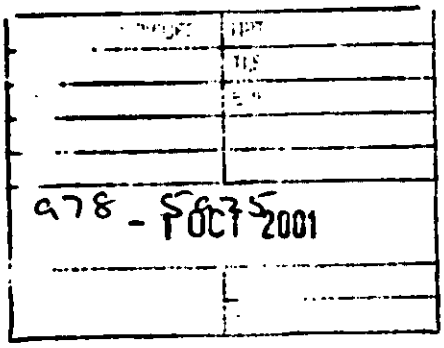
Development Control Section, Environmental Services, Wokingham District Council.
10 October 2001

Scale: 1 : 1250

N
W E
S

01.OCT.2001* 5010



Tel : 0118

Beech House,
7 Pages Croft,
Wokingham,
Berkshire,
RG40 2HN.

28 September 2001

Dear Sir,

Planning Permission no. 97/65514/F
Land adjoining Beech House, 7 Pages Croft, Wokingham

On behalf of myself (Paul Asher Graham) and my wife (Sheila Ann Graham), by this letter I apply for renewal of Planning Permission no. 97/65514/F dated 13 June 1997 for the erection of a detached house and garage on the land adjoining our above address (Beech House, 7 Pages Croft, Wokingham).

I enclose a location plan, a completed and signed "Section 66 Certificate" and a cheque for £95.00, the fee specified in your leaflet no. 1816/a as being applicable to an application for renewal of a planning permission where development has not begun and the time limit has not expired.

Will you please be so kind as to ensure that the fluorescent notice that you send to me for display refers to the fact that the application is for renewal of an existing planning permission

Yours faithfully,

P.A. GRAHAM

The Chief Planning Officer,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

01.OCT.2001* 5010

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr P Graham
Beech House 7 Pages Croft
Wokingham
Berkshire

Application No : 97/65514/F

Parish : WOKINGHAM PARISH

Proposal : PROPOSED ERECTION OF DWELLING (RENEWAL OF PERMISSION 39813)

Location : Land adjoining 7 Pages Croft Wokingham

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

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the at first floor level or above in the side elevations.

04
Development shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
In the interests of visual amenity.

03
In the interests of residential amenity.

04
In the interests of residential amenity.

01
Informative

02
The District Engineer advises that there are drainage implications for this proposal. You are advised to contact the District Engineer for further advice.
03
Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.
04
No public foul sewer available.
05
No public surface water sewer available.
06
Surface water shall discharge to the existing surface water drainage system.

Date 13 June 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

01.OCT.2001 * 5010

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

20 JUL 1992 1992
DELEGATED

1.	APPLICANT'S NAME	Mr. and Mrs. P.A. Graham
	ADDRESS	Beech House, 7 Pages Croft, Wokingham, Berkshire,
	POST CODE	RG11 2HN PHONE 0734-785935
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land adjacent to Beech House, 7 Pages Croft, Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Renewal of Planning Permission No. 27595 for detached dwellinghouse with garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.065 hectares
State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	The Applicants
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	No. 703/1 - site and location No. 703/2 - plans, section and elevations Unnumbered - drainage connections/boundary wall and entrance

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE		REDEVELOPMENT
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING
EXTERNAL APPEARANCE		DESIGN
MEANS OF ACCESS		LANDSCAPING

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

The only tree to be felled will be the crab-apple tree adjacent to the existing north-west wall of the site

14. STATE EXTERNAL MATERIALS TO BE USED.

Redland Dorking Red Multicoloured bricks
Redland Regent Farmhouse Red roof tiles

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Per drainage connections/boundary wall and entrance plan

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Per drainage connections/boundary wall and entrance plan

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~ per drainage connections/boundary wall and entrance plan

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

3.0 metres wide entrance drive in position shown on plan 703/1 and drainage connections/boundary wall and entrance plan

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	1	7	*	*	*	*
BUNGALOW		*		*		*
FLAT/MAISONETTE		*		*		*
OTHER		*		*		*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£110.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr. and Mrs. P.A. Graham DATE 10th July 1992

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 01.OCT.2001* 5010

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of P.A. AND S.A. GRAHAM

Date 28 SEPTEMBER 2001

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

~~PLOT~~ 7 PAGES CROFT

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/22/61	5080	24.4.61	Erection of one detached 4/bed.house and garage	9.5.61 C			
	~~[illegible]~~		~~SHOWER ROOM (MR L WATSON)~~		~~[illegible]~~		
27595			DET DWELLING & GARAGE (MR & MRS H. KOWYER)	16.4.87 R	APPEAL GRANTED		11-12-87
39813			" APS. (MR & MRS P. GRAHAM)	26.8.92	C/A		
97/6554/F			RENEWAL " " "	13.6.97	C/A		
F/2000/3040			Pitch roof to replace flat roof (")	6.2.01	APP		
			PDEnq - Alterations - Mr A Hester 19.04.00				

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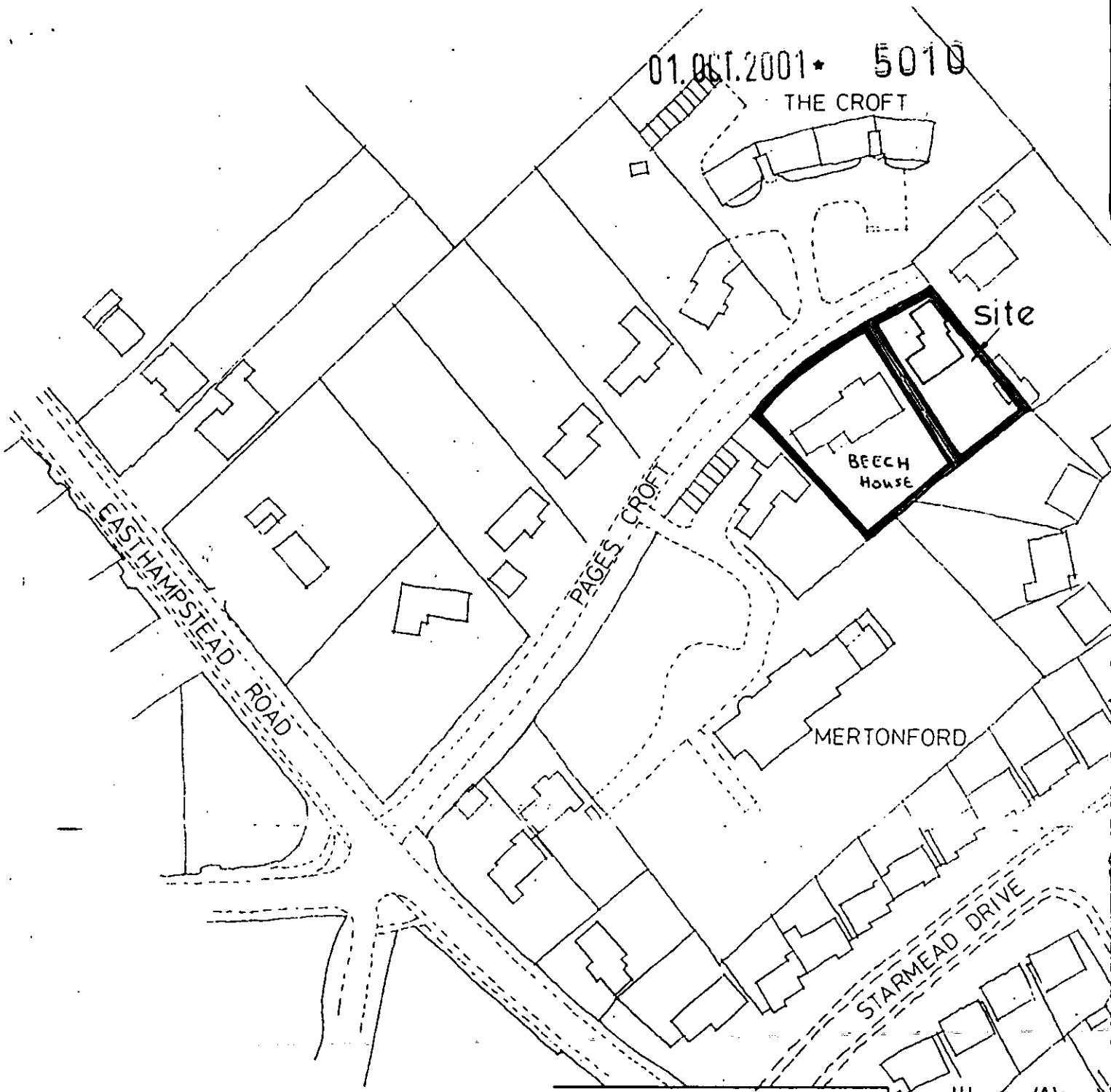


location plan
1:1250

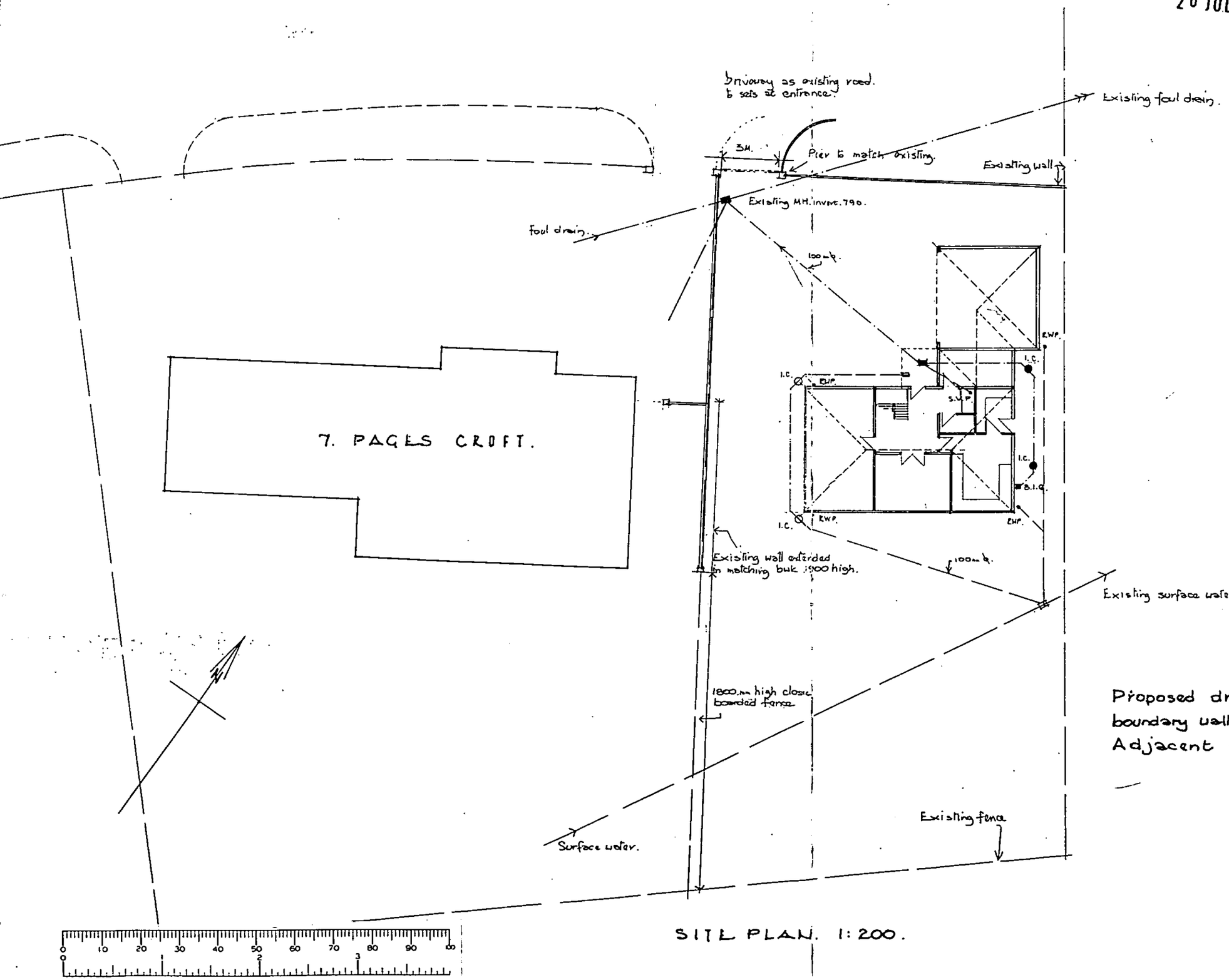
APPROVED

N

ARCHITECT
TONY HUDSON ASSOCIATES
31 SHEET STREET WINDSOR BERKS
TEL. WINDSOR 69866

PROPOSED HOUSE
ADJ. BEECH HOUSE
7 PAGES CROFT
WOKINGHAM

20 JUL 1992



SITE PLAN. 1:200.

65514
~~39813~~

14 JUL 1992

DELEGATED

Proposed drainage connections and boundary wall and entrance to site.
Adjacent to 7. PAGES CROFT.

Derek Cann, A.R.I.B.A.
Chartered Architect
13 Manor Road, Wokingham
RG11 4AH Tel. (0734) 786895