APPLICATION NO:
F/2002/5608

LOCATION:
Land Rear Of 51 - 53 Plough Lane, Wokingham.

APPLICANT:
Mr M Smith C/O Andesign

PROPOSAL:
Proposed erection of one detached dwelling with detached double garage.

EARLIEST DATE FOR DECISION: **08/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

721

Doc

Application No: F/2002/5608 EV

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Smith
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/5608

Parish: **WOKINGHAM**

Location: **Land Rear of 51 - 53 Plough Lane, Wokingham.**

Proposal: **Proposed erection of one detached dwelling with detached double garage.**

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 south west side elevation and north east side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the south west side elevation and en-suite windows in the front elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Condition
8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4 metres by 20 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
9. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

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

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

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

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

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

Condition
15. No development shall commence until a detailed investigation to determine the present and likely future impact of landfill gas on the site has been submitted to and approved in writing by the Local Planning Authority prior to commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

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

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

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

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

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

Reason
9. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Reason
11. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

Reason
15. To protect people on or close to the site from the risks associated with migrating landfill gas.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 29/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/5608

Applicant : Mr M Smith C/O Andesign.

Location : Land Rear Of 51 - 53, Plough Lane, , Wokingham.

Proposal : Proposed erection of one detached dwelling with detached double garage.

Site Notice Displayed ? :

YES	NO	DATE
		28.1.02 SAW. S.N.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/01/2002

Earliest Date for Decision : 08/02/2002

Latest Consultation Date/Site Notice Expiry Date : 08/02/2002

This application <u>will have expired on</u>: <u>01/03/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS: recommend approval subject to conditions - see comments on file re landscaping ship.
E.HEALTH: 60m from Landfill site - recommend cond. - see comments attached
W'HAM T. COUNCIL: no objection
LANDSCAPE: no objection - see comments on file
OBS. LETTERS: 6 letters received.

Planning Issues :

IDENTIFIED SETTLEMENT.
IMPACT UPON NEIGHB. DWELLINGS.
IMPACT UPON STREET SCENE.
HIGHWAY SAFETY.
PLANNING HISTORY - app/appeal deasion.

Application number: F/2002/5608

Appraisal:

The application being considered proposes the erection of a 2 storey detached dwelling with detached double garage on land to the rear of no 53 and 51 Plough Lane, Wokingham. The site would be accessed off Buttercup Close across an existing landscape strip. Buttercup Close is a modern development comprising large detached dwellings. A previous application for a two detached dwellings on this site was refused in December 2000 and an appeal against the decision ~~upheld~~ dismissed. This was an outline application which the Inspector considered to be cramped in relation to its surroundings and could result in overlooking and overshadowing of the neighbouring property, no.23 Buttercup Close, despite the fact that the scheme made better use of urban land in line with PPG3.

Impact upon neighbouring properties
The proposed detached dwelling would have a footprint of approximately 126.7m2 and would be approximately 8.3m to the ridge, with a hipped roof design. The proposed detached double garage would be set forward of the dwelling adjacent to the highway.

No.23 Buttercup Close
This is a 2 storey detached dwelling located to the east of the application site and would be approximately 15m away from the flank wall of the proposed dwelling. No.23 has patio doors along the north west side elevation facing the corner of Buttercup Close and a side window also on this elevation, both looking into the side garden area. There are several windows and an additional set of patio doors on the rear elevation of the dwelling. The north east flank elevation of the proposed dwelling which would be adjacent to no.23 Buttercup Close has one ground floor window serving the lounge and a set of patio doors also at ground floor level serving the dining room. It is considered that the siting of the proposed dwelling and the location of the windows has a satisfactory relationship with no.23 and would not result in any significant loss of daylighting or privacy to its residents.

No.53 Plough Lane
This is a detached bungalow situated on the corner of Plough Lane and Buttercup Close. The application site lies to the rear of no.53 and the proposed detached garage of the new dwelling would be approximately 16m away from the rear of this dwelling. Given the single storey nature of the garage and the distance from the rear of no.53 it is not considered that it would have an adverse impact upon the living conditions of the residents.

No.51 Plough Lane
This is a 2 st detached dwelling which also lies forward of the application site. The flank wall of the proposed dwelling would be approximately 20.5m away from the rear of no.51. One window is proposed to be located in this side elevation and would serve a bathroom, so would be obscurely glazed. It is therefore considered that there will be no significant loss of privacy to the residents of no.51.

Impact upon the street scene

It is considered that the application site, which is approximately 0.04ha in area, can easily accommodate a dwelling of the size proposed in this scheme. Given that the other properties on Buttercup Close are large detached dwellings it is not considered that the proposed dwelling would be obtrusive or incongruous in the street scene.

Concerns of local residents

Some of the local residents have expressed concern about the impact of the new dwelling upon their living conditions particularly in relation to overshadowing of gardens, overlooking and loss of privacy. These issues have been addressed in the above report and it is not considered that the proposed dwelling would have an adverse impact upon the living conditions of local residents

Application Number F/2002/5608
Conditions/Reasons for Refusal

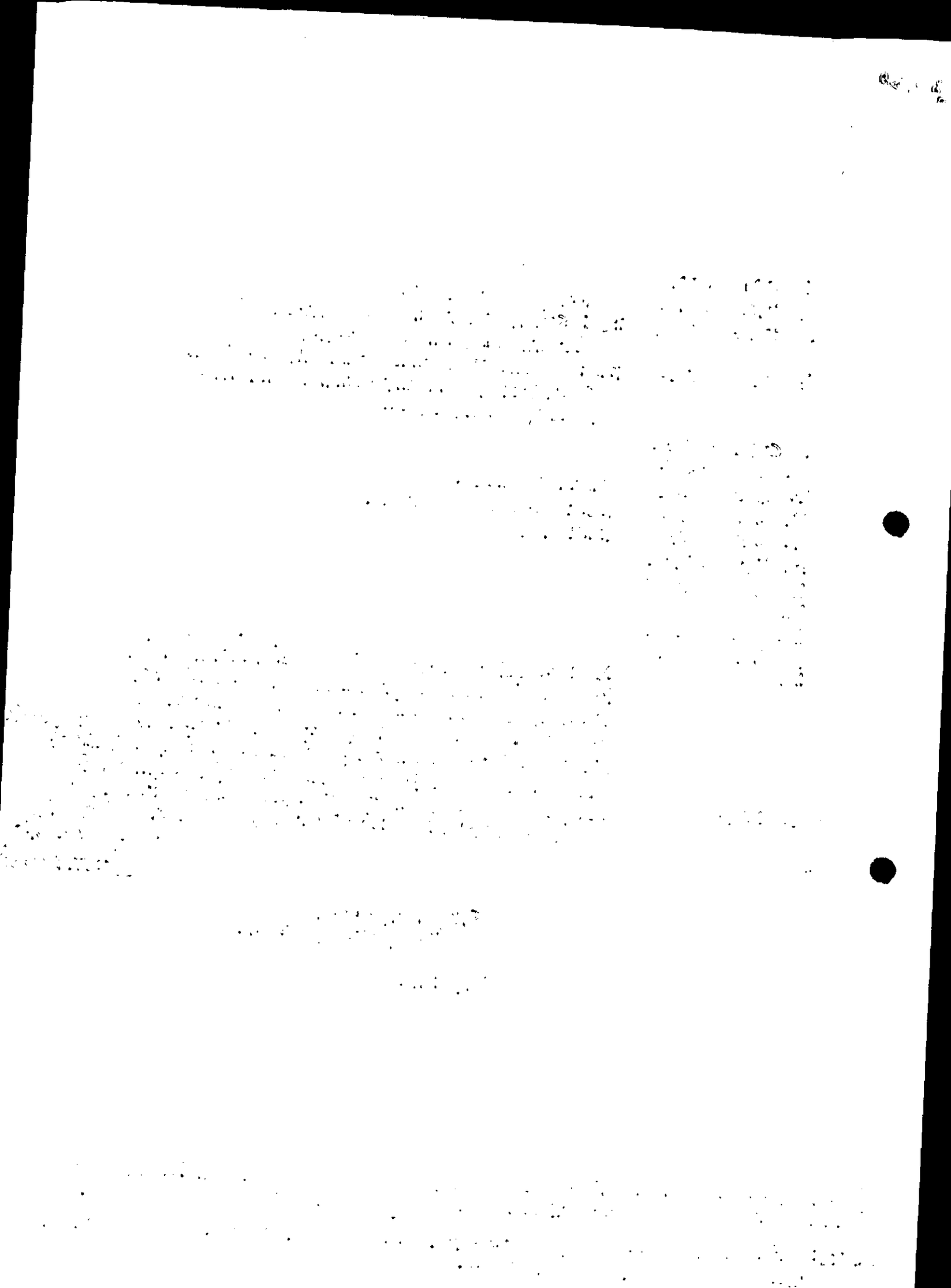
No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	1st FLOOR OR ABOVE
3	C044	R044	INS: SOUTH WEST SIDE ELEVATION & NORTH EAST SIDE ELEVATION
4	C045	R045	INS: BATHROOM WINDOW IN THE S.W SIDE ELEVATION & EN SUITE WINDOWS IN THE FRONT ELEVATION ....
5	C049	R049	
6.	C122	R122	
7.	C137	R137	INS: DWELLING.
8.	C125	R125	INS: 2.4m by 20m.
9.	C140	R140	INS: 7m
10.	C070	R070.	
11.	C100	R100	
12.	C150	R150	
13.	C151	R151.	
14	C153	R153	
15.			No dev. shall commence until a detailed investigation to determine the present & likely future impact of landfill gas on the site has been submitted to & approved in writing by the LPA prior to commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to control ingress of landfill gas to inhabited spaces & outdoor areas, including provision for monitoring shall be submitted to & approved in writing by the LPA * (CONT. BELOW)
1.	N07		
2.	Informative for approvals		
	N16		
	LODDON AREA LOCAL PLAN POLICIES:		
	SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2		
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.		
	GREEN BELT LOCAL PLAN POLICIES:		
	BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.		
	MINERALS LOCAL PLAN POLICIES:		

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

Date: _____

* before the development commences. The development shall then proceed in strict accordance with the measures approved.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.



RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 51 - 53 Plough Lane Wokingham.

APPLICATION NUMBER: F/2002/5608

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 11/2/02.
SAW S.N 28.1.02.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes- on fence panel.

2. DESCRIPTION OF SURROUNDINGS
Residential area.
modern development of 2st. detached dwellings of similar design.

3. DESCRIPTION OF SITE/BUILDING
Vacant greenfield site to the rear of 51-53 Plough Lane & no 23, Buttercup Close.
Currently fenced off on all sides.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 53 P. Lane : bungalow w. 2 rear windows
no. 51 : detached dwelling w. 2st. rear ext - 2 1st fl. bedroom windows
& detached double garage in rear garden
no. 47 : 2st. semi - garage at rear.

no. 23 : see ever - attached plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - gr. falls away.

BOUNDARY TREATMENT as above : 1.8m close boarded fence enclosing site

OTHERS landscaping along Buttercup Close.

no. 1 - BUTTERCUP CLOSE - - 2 1st fl. bedroom windows
FRONT ELEV. landing/stair window
2 gr. fl. reception room windows
S. st-side projection w. 1 window

Tel: (0118) 974 6451

Date: 15/5/02

My ref: F/2002/5608

WOKINGHAM UNITARY
Aiming for Excellence

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 M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2002/5608
Land Rear Of 51 - 53, Plough Lane, , Wokingham.
Proposed erection of one detached dwelling with detached double garage.

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 **Elaine Vashi** on **(0118) 974 6451**. 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 27/5/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/5608**
Land Rear Of 51 - 53, Plough Lane, , Wokingham.
Proposed erection of one detached dwelling with detached double garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Robertson

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 6451

Date: 15/5/02

My ref: F/2002/5608

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Land Rear Of 51 - 53, Plough Lane, , Wokingham.
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Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6451

Date: 15/5/02

My ref: F/2002/5608

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/5608
Land Rear Of 51 - 53, Plough Lane, , Wokingham.
Proposed erection of one detached dwelling with detached double garage..

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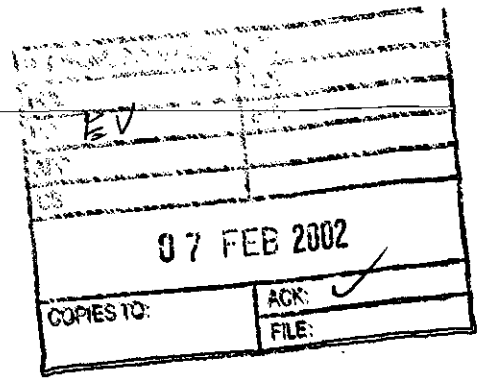
Yours faithfully

Principal Development Control Officer



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 06 February 2002 16:26
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2002/5608
Correspondent_FullName: Stewart Desson
Correspondent_StreetAddress: 6, Buttercup close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 1QZ
Correspondent_Telephone: 01189 783 729
Correspondent_Email: Stewart@StewartDesson.com

Comments:

I a very opposed to this Application because:-

a) The entry to the proposed dwelling is on a bend – it would be dangerous. Cars travel at speed round this corner. This will put residents of the road and my three children at risk.
b) The proposed dwelling is too close to 51 Plough Lane. It would be built just 1 metre from it.
c) If the dwelling is to be built at all, it should be a smaller house or bungalow built in the centre of the plot.

Ian Jordan

PLANNING SERVICES	HPT
POL	TLS
CC EV	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

From: WebComments@wokingham.gov.uk
Sent: 06 February 2002 14:34
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2002/5608
Correspondent_FullName: Tim Desson
Correspondent_StreetAddress: 51 Plough Lane
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 1RQ
Correspondent_Telephone: 0118 978 9452
Correspondent_Email: tim.desson@syngenta.com

Comments:

I strongly object to this Application for the following reasons:-
1. The access to the proposed house is right on a blind bend. Cars speed round this corner, and I believe it would be extremely dangerous to place a driveway in this location.
2. The proposed property is far too close to the boundary of my house (51 Plough Lane) - the proposal is to build just 1 metre from my land and I would suffer a severe loss of privacy and loss of light as a result. The back of the proposed property is 4.5m from the land we own at the back of 47 Plough Lane and this would be directly overlooked also, and this is wholly unacceptable. The garage also is too close, and boxes the back of our garden in.
3. If a house has to be built, why is it not placed more centrally on the plot?
4. A smaller dwelling that was less overbearing and had less visual impact such as a bungalow would be more appropriate, and would be in keeping with numbers 53 and 59 Plough Lane.

Yours sincerely,
Tim Desson

PLANNING SERVICES	HPT
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APP	
CS	
0 8 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

45 Plough Lane
Wokingham
Berkshire
RG40 1RQ

6 February 2002

Fao Elaine Vashi
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

REF: F/2002/5608
LAND REAR OF 51-53 PLOUGH LANE, WOKINGHAM

Dear Ms Vashi

I am writing to express my objections to the proposed development of the land to the rear of 51-53 Plough Lane, Wokingham.

It is currently laid to grass and is a natural sanctuary for birds, mice and insects etc. A building site and subsequent house would destroy this forever.

There is also a question of the water table. We experience heavy water logging in our back garden when rain falls and according to residents who have lived in Plough Lane for longer than Buttercup Close's existence, this did not happen before the development.
The planning application states that surface water will be drained into the existing drainage system (point 14). I expect this is what the planning application for Buttercup Close said too, but we do not want the risk of worsening the problem.

Our view both from the home and garden would be deeply affected. From the rear of our home we currently overlook gardens and the plot in question, which still resembles gardens. The houses already in Buttercup Close are large and stark. We chose our home in Plough Lane in 1999 and we can live with the distance to which these homes are from ours. The proposed development would be like inviting one of these large blocks into our own back garden. Why on earth would we want to do that? Our back garden is fairly well screened with the current layout. With a property to the side/rear as the proposed house is we would not have any privacy. With the width of our garden being just 15 feet, there is not scope to plant something substantial enough to create the privacy we desire – nor should we have to.

If this development were to go ahead, I would insist on stipulating the need for screening (preferably evergreen) between the new home and its border.

To reiterate, I chose my home because of the way it is. I DO NOT wish to invite a large five-bedroom house with double detached garage into the picture.

The government has already decided how many thousands of homes Berkshire must accommodate by 2006. The Plough Lane area is a very likely candidate. The road can barely cope with the amount of traffic it already endures, so I must strongly object to any further building. One more building is one too many.

The proposed dwelling at the rear of 51-53 Plough Lane is unwelcome and I urge you to consider these points when making any decision on this application.

Yours sincerely



Miss R Brown

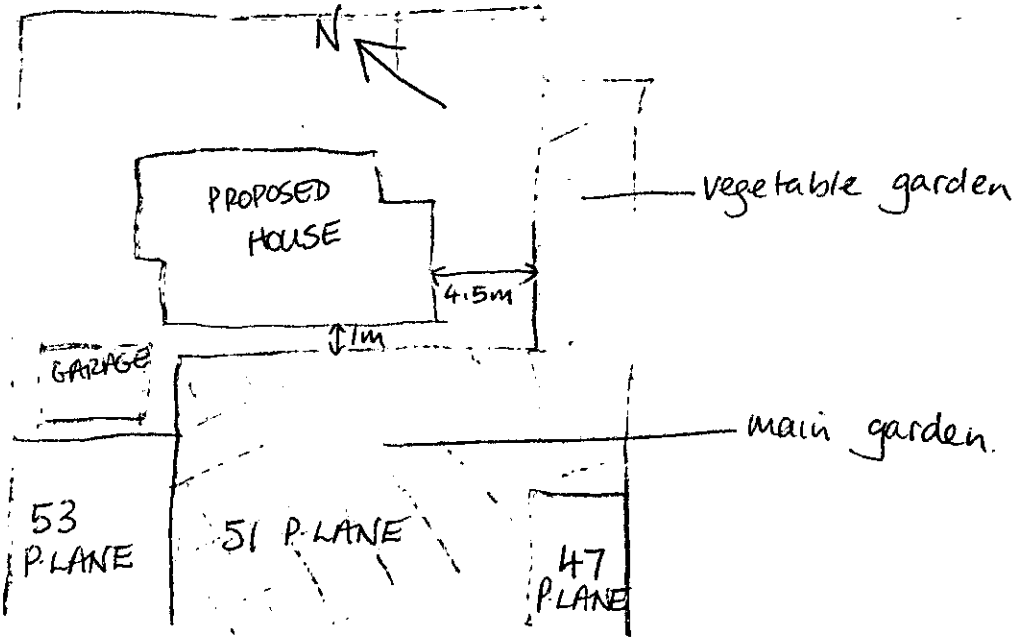
51 Plough Lane
Wokingham
Berks.
RG40 1RQ.
3rd Feb. 2002.

Re- planning application
F/2002/5608

PLANNING SERVICES	HPT
POL	TLS
DO EV	ENF
APP	
CS	
05 FEB 2002	
COPIES TO:	ACK: ✓ C/Z
	FILE:

Dear Ms Vashi,

I am writing to oppose the proposed erection of a house on land to the rear of 51-53 Plough Lane. I live at 51 Plough Lane and am very concerned about the proximity of the house to my garden boundaries. The SW elevation is 1m from my rear boundary and the SE elevation is only 4.5m from my vegetable garden, where I spend a great deal of time in the growing season.



The proposed position is too close to my boundaries, resulting in complete loss of privacy (my vegetable plot, and pride and joy, especially will be completely overlooked). Even though the SW elevation of the proposed house has only a bathroom window looking onto my garden, the house at 1m away will be

overbearing and totally spoil the aspect of the [redacted] whole garden. It would probably shade the top of my garden.

I regard the proposed position of this house to be un-neighbourly, resulting in loss of privacy, loss of view and the development would adversely affect the value of my property.

Another thing which concerns me, is the position of the proposed access - right on a blind bend! Having witnessed the speed at which some cars take the corner, I personally would not like to reverse a car onto Buttercup Close at that particular point. It seems a most dangerous place to site an access. Would it comply with safety and highway regulations?

I urge the Council to consider the points I have raised with regard to the proposed development. I realise the Council is under pressure to provide more housing. If they feel it is necessary to develop this land, why not consider a smaller dwelling, less visually overbearing, more centrally placed in the plot of land e.g. a bungalow with a much lower roof-line, which would be inkeeping with the nearby properties at 53 and 59 Plough Lane (they too, are bungalows). Such a development would be a lot less intrusive and much more neighbour friendly.

Yours sincerely

Anne Desson

(MRS ANNE DESSON)

OBJ

PLANNING SERVICES	HPT
POL	TLS
DC EV	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	SOIC ✓
	FILE:

12/02/02

23 Buttercup Close
Wokingham
Berks RG40 1QZ

You Ref: Elaine Vashi
F/2002/5608

Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sirs

For the attention of Elaine Vashi
Development Control Officer

With reference to the planning application for land at the rear of 51-53 Plough Lane, Wokingham, I would appreciate it if you would take into consideration the following points:-

Whilst we appreciate that a house is likely to be built on this plot, the level on which the ground floor is based would make a considerable difference to the enjoyment of our property.

There is a considerable fall on the land in question and if the base level is at the lowest practical level of the plot this would entail some excavation to the north which would mean that the visual mass would then be at the minimum when viewed with existing properties.

Our garden is very small and anything that would help us to continue to enjoy it would be appreciated.

We do thank you for the trouble you took in coming to see us to view the actual situation and to listen to our queries.

Many thanks.

Yours faithfully

Alec I Sharp

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Addres
F/2002/5608	Mrs Anne Desson Tim Desson; Stewart Desson 51 Plough Lane WOKINGHAM. RG40 1RQ
F/2002/5608	Miss R Brown 45 Plough Lane WOKINGHAM. RG40 1RQ
F/2002/5608	T G & Mrs P J Lee-Smith 7 Priest Avenue WOKINGHAM. RG40 2LT
F/2002/5608	Alec I Sharp 23 Buttercup Close WOKINGHAM. RG40 1QZ
APPLICATION APPROVED	LETTERS SENT 30.05.02 Transferred to MKA

Received by Wokingham District Council

Application No: F/2002/5608

Proposal:
Proposed erection of one detached dwelling with detached double garage.

Location:
Land Rear Of 51 - 53, Plough Lane, , 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/2002/5608 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2002. 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

15 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5608
CASE OFFICER: Elaine Vashi

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

54590

FEV

25 MAR 2002

ENVIRONMENT AGENCY

Our Ref : SP/2002/005163-1/1
Your Ref : F/2002/5608

Date : 21 March 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: ERECTION OF ONE DETACHED DWELLING AND DOUBLE GARAGE
LOCATION: LD REAR OF 51-53 PLOUGH LANE, WOKINGHAM

Thank you for your letter dated 15 January 2002, received on 17 January 2002. Please quote the following reference in any correspondence: SU86NW/19/12. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection, in principle, to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

Landfills

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

Grid reference	Distance from site	Landfill name	Details
SU830689	Adjacent	Plough Lane	Putrescible/household

In view of the proximity of the proposed development to the above landfill sites, it is

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

considered possible that landfill gas may present a risk to this proposal. We would advise that either the following condition is imposed, or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to, and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Andesign

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 31 January 2002

Location:	Land Rear of 51 – 53 Plough Lane, Wokingham
Proposal:	Proposed erection of one detached dwelling with detached double garage.
Application Number:	F/2002/5608

In response to your consultation dated 15 January 2002 for the above application, the landscape comments are as follows:

I have no objection to the principle of development within the site, although the size of the proposed dwelling within the relatively small plot will be visually dominant from access road into Buttercup Close.

There is no significant vegetation within the site that will be affected by the proposals. There are a number of newly planted trees and shrubs in the verge adjacent to the access road, some of which will need to be removed to gain access into the site. The works will need to minimise damage to this planted area and reinstate any planting if damaged. It looks as if there is limited scope for planting in the front garden, but this should considered if possible.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLA	
POL	FLS
DC	ENF
APP	
CS	
30 JAN 2002	
COPIES TO:	ACK:
	FILE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: F/2002/5608

Proposal: Proposed erection of one detached dwelling with detached double garage

Site Address: Land rear of 51 – 53 Plough Lane , Wokingham

Applicant: Mr M Smith C/O Andesign

Your observations are required in respect of this application **by 08/02/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 29/01/02

CLERK TO Wokingham Town Council

POL	
DC	
AFP	
CS	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Elaine Vashi
Development Control

From: John Mullaney, Environmental Health

Your Ref: F/2002/5608

My Ref: 20016569

Date: 22/01/02

PROPOSED ERECTION OF ONE DETACHED DWELLING WITH GARAGE

51 PLOUGH LANE, WOKINGHAM

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU830 689	<50m	Plough Lane	putrescible/household

A detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to the development commencing. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. I recommend the following conditions are imposed should the application be granted planning consent:

1. No development shall commence until a detailed investigation to determine the present and likely future impact of landfill gas on the site has been submitted to and approved in writing by the Local Planning Authority. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.
   REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

2. Standard planning condition C070 regarding hours of construction.

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

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 15 January 2002

Application Number: F/2002/5608

Proposal: Proposed erection of one detached dwelling with detached double garage.

Parish: WOKINGHAM TOWN

Site Address:
Land Rear Of 51 - 53, Plough Lane, , Wokingham.

Applicant:
Mr M Smith C/O Andesign.

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.

The area to the rear of the footway is not public highway (believed to be open space) and I would envisage that permission to cross may not be forthcoming.

However, if permission is granted I recommend the following conditions:

1/ C04A, R04A
2/ C122, R122
3/ C137 (INSERT: dwelling), R137
4/ C125 (INSERT: 2.4m by 20m), R125
5/ C140 (INSERT: 7 metres), R140
NO7

Signed: _____ **Print name:** ADAM 18/9/02

Application Number : F/2002/5608	Map No : 76
Case Officer : EV	Site Area : 0.06
Valid Date : 4/01/02	Received Date: 04/01/2002

Level : Delegated Application

Description : Proposed erection of one detached dwelling with detached double garage.

Location : Land Rear Of 51 - 53, Plough Lane, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr M Smith C/O Andesign.

Fee Required: £190 Fee Received: £190 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health ✓ Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property ✓ re crossing of open space for access.

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2 x S/N – Plough Lane + Buttercup Close ✓

+ See map

+ pls include attached ✓ list of names & addresses

No pre-apps (but see post-app letters on 0/2000/2498)

04.JAN.2002* 5638

Applicationo	Name & Address
O/2000/2498	M Taylor 53 Plough Lane Wokingham RG40 1RQ
O/2000/2498	Mr S G Desson 6 Buttercup Close Wokingham Rg40 1QZ
O/2000/2498	Mrs P Hagan Flint Cottage 1 Buttercup Close Rg40 1QZ
O/2000/2498	Mrs A Desson 51 Plough Lane Wokingham RG40 1RQ
O/2000/2498	T Desson 51 Plough Lane Wokingham RG40 1RQ
O/2000/2498	Mr & Mrs C Hall 3 Buttercup Close Wokingham RG40 1QZ
O/2000/2498	A Sharp 23 Buttercup Close Wokingham RG40 1QZ
O/2000/2498	D & S Marshall 2 Buttercup Close Wokingham RG40 1QZ
O/2000/2498	Mrs B Feeley 14 Buttercup Close Wokingham RG40 1QZ
O/2000/2498	Mrs S Boylan 16 Buttercup Close Wokingham RG40

App. refused
Letter sent 04/01/01

5608

04 JAN 2002 5608

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr B. Polnik
Planning Officer
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks RG40 1WR

ref;3815

2nd January 2002

Dear Mrs Polnik,

re: Land at rear of 51/53 Plough Lane, Wokingham

Further to your letter dated 9th October 2001, and our subsequent meeting together with our Client on 10th December 2001, please find enclosed a formal Planning application for a detached 5 bedroomed house and detached double garage on the above land. You will be pleased to note that we have taken into cnsideration your requirement that there is a 15 metre segregation between the rear corner of the adjacent property and the centre line of our wall and this has been marked on the plan for your guidance. By introducing the projections at the front and rear as discussed at our meeting we have been able to meet your requirement whilst at the sametime providing the accommodation levels required by our Client. The Developer of the original site was Charles Church, and it is likely that he will be the developerof the new property if approved. We have therefore designed the property with the characteristics of a Charles Church property in mind.

You will be aware that although the previous appeal for the two dwellings was turned down by the Inspector he had indicated that this a suitable site for development and that it was only the affect on the adjoining neighbour that caused him concern. I trust that as we have now bent over backwards to deal with this concern and meet fully with your requirements that you will now be able to add your full support to the project.

Yours faithfully,

A. Hester

1509/ab

04 JAN 2002* 5608

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR. M. SMITH
	ADDRESS	GARDEN COTTAGE, WELLINGTONIA AVENUE
		CROWTHORNE, BERKS
	POST CODE	RG45 6AF Tel No. 9733261
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN Tel No. 9784165
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	REAR OF 51/53 PLOUGH LANE
		WOKINGHAM, BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.058 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	DETACHED FIVE BED DWELLING
		WITH DETACHED DOUBLE GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:1250 ~~1:2500~~ Location Plan	✓	1:100 Floor Plan	
1:500 Block Plan	✓	Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		*State period required.* Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		*State previous permission No.* Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	FORMER RESIDENTIAL GARDEN
12. ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	FACING BRICK (SUBJECT TO SAMPLES) TILING (SUBJECT TO SAMPLES)
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / [illegible]
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / [illegible]
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / [illegible]
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	YES / [illegible]
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / [illegible]

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES / [illegible]

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	1
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided. YES / [illegible]

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form. [illegible] / NO

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 (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED (ANDESIGN) ON BEHALF OF MR. M. SMITH DATE 2/1/2002

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 5608

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
CHARLES CHURCH DEVELOPMENTS LTD.	CHARLES CHURCH HOUSE KNOLL ROAD CAMBERLEY SURREY. GU15 3TQ	2/1/2002

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

04.JAN.2002* 5608

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 . . . . . (ANDESIGN)

On behalf of . . . . MR. M. SMITH

Date 2/1/2002

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

(1)

ADDRESS 51 Plough Lane PARISH W/Within

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 1414	MR. B.D. SMITH	2/STOREY EXTENSION	7.10.74	APP N/A
01485	"	" "	3.10.74	N/A C/A
01528	"	NEW ACCESS	28.11.74	N/A C/A
18186	"	2/STOREY EXTENSION	21.10.82	N/A C/A
B(2A) R81/70 P	"	GARAGE	8.11.82	
BR 19666	"	2/STOREY EXTENSION	9.11.82	APP N/A
22667	MESSRS. E & S GLOVER	O/L 7 DET DWELLINGS R/O	13.12.84	N/A REF
34671	ROGER PRING & SONS	O/L DET. DWELLING ADJ.	3.1.90	REF.
37922	GREENSIDE DEVS.	REPL. " /GARAGE/ PARK ROOM	31.7.91	C/A
38158/9 R/O 40384				C/A

DATE OF COMPLETION

MINISTRY DECISION BR 1414 Cancelled by WDC 13.12.77.

SPECIAL ORDERS

DRAINAGE

BRA 11182 MR & MRS GEENS REPL. DWELLING 29.1.92 APP

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(2)

ADDRESS 51 Plough Lane PARISH Woringham

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/2000/2498	Mr M Smith	2 dwellings + garages	22.12.00	REF
F/2001/4158	Mr. & Mrs. Dasson	1st/fl/r ext.	16.7.01	C/A

MINISTRY DECISION 2498 - APPEAL DISMISSED - 11/7/01

SPECIAL ORDERS

ADDRESS 53 PLOUGH LANE PARISH WOK.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/19985	MR. R. DEMEYER	Two bed bungalow/garage	25/8/83.	DA C/A.
BR 24015	53 R.S GROVER	"	15.1.85	REF N/A
22942	"	O/L 17 DET. DWELLINGS + R/O DET. BUNGALOW	13.12.82 7.3.85	REF. N/A REF.
23511	"	"	23.5.85	C/A
E/2000/1015	Mr. M. Taylor	F/Pl - raising of roof S/St/R - Conserv. & F/Porch	19.5.00	APP
O/2000/2498	R/O Mr. M. Smith	2 dwellings + garages	22.12.00	REF

DATE OF COMPLETION

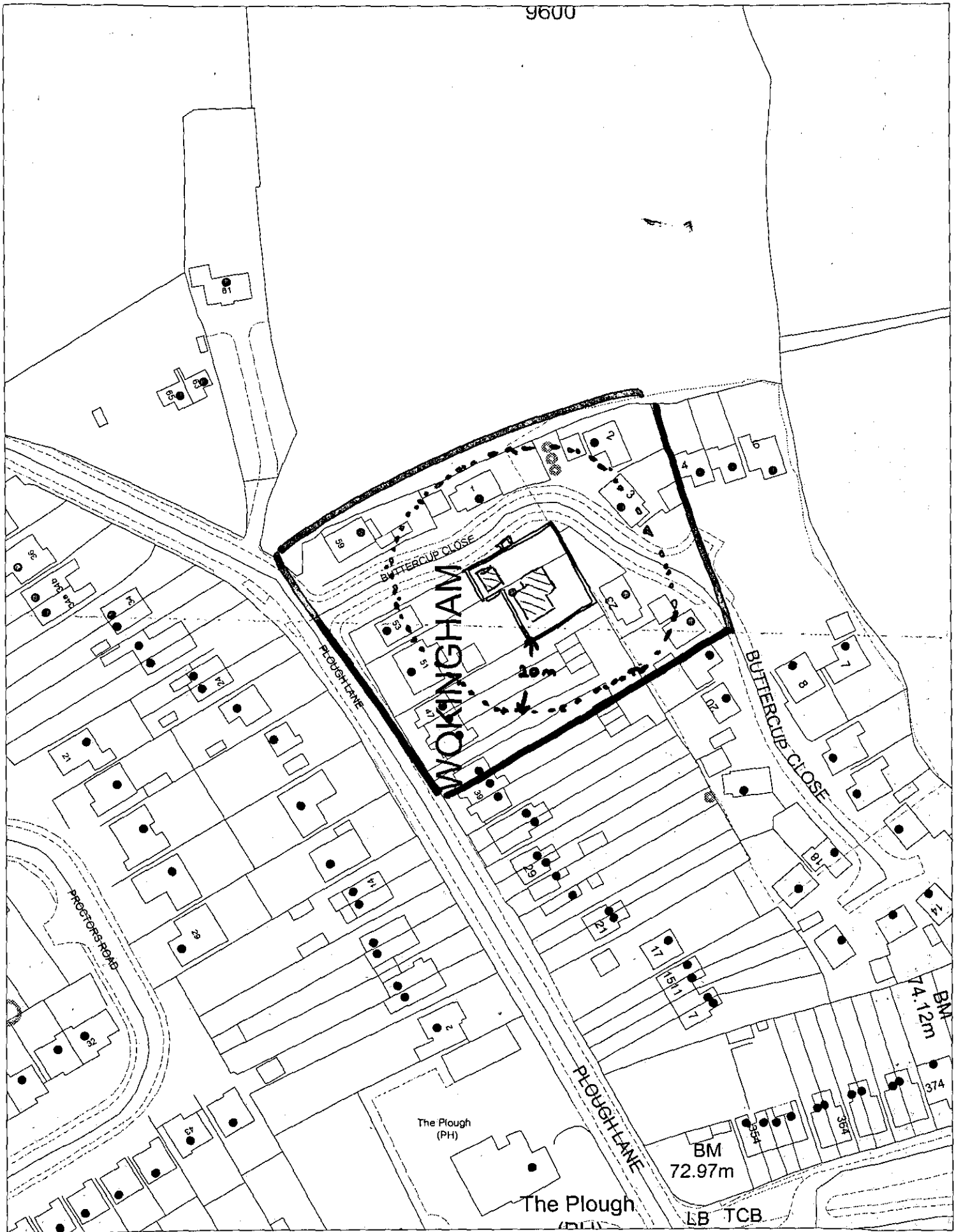
MINISTRY DECISION 2498 - APPEAL DISMISSED - 11/7/01

SPECIAL ORDERS PD Enq - R Dormers - 5/10/98 - Terry Morton

DRAINAGE

091074

04.JAN.2002* 5608



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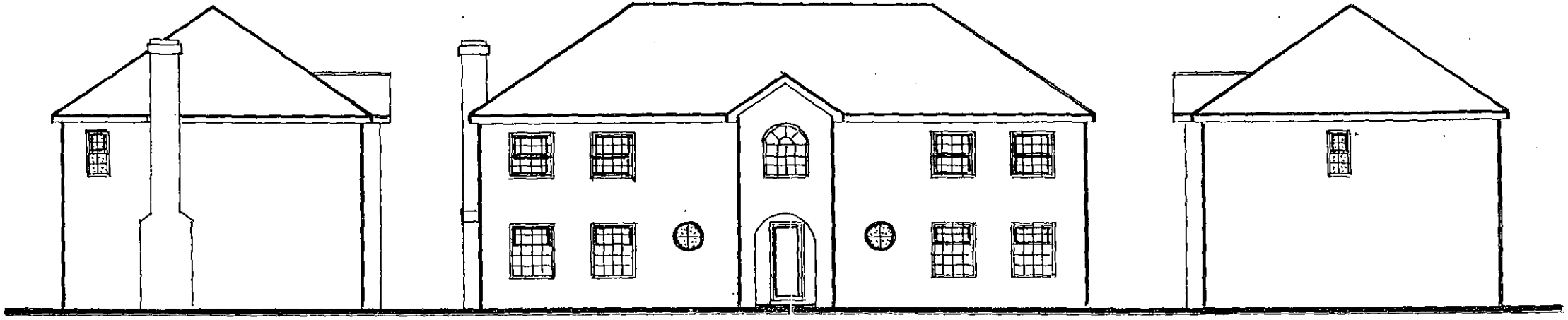
Development Control Section, Environmental Services, Wokingham District Council.
10 January 2002

Scale: 1 : 1250

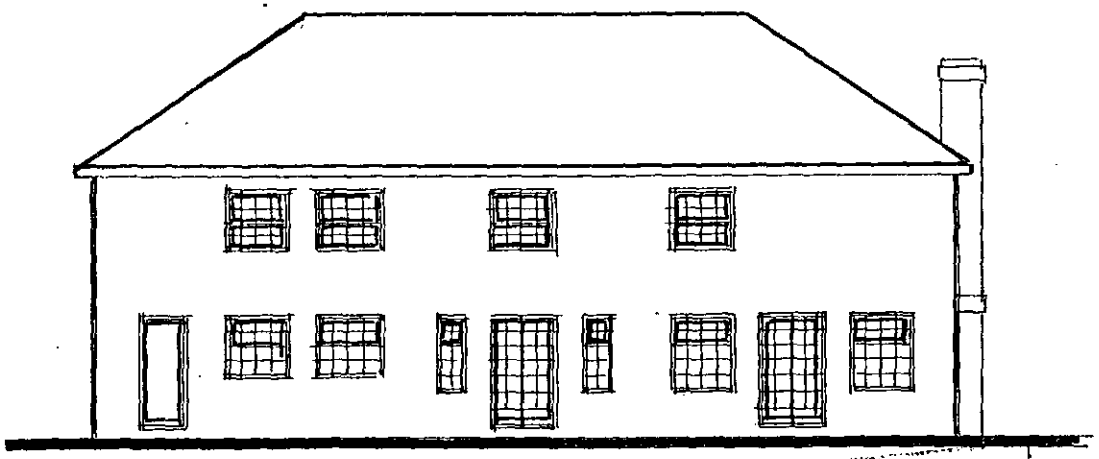
N W E S



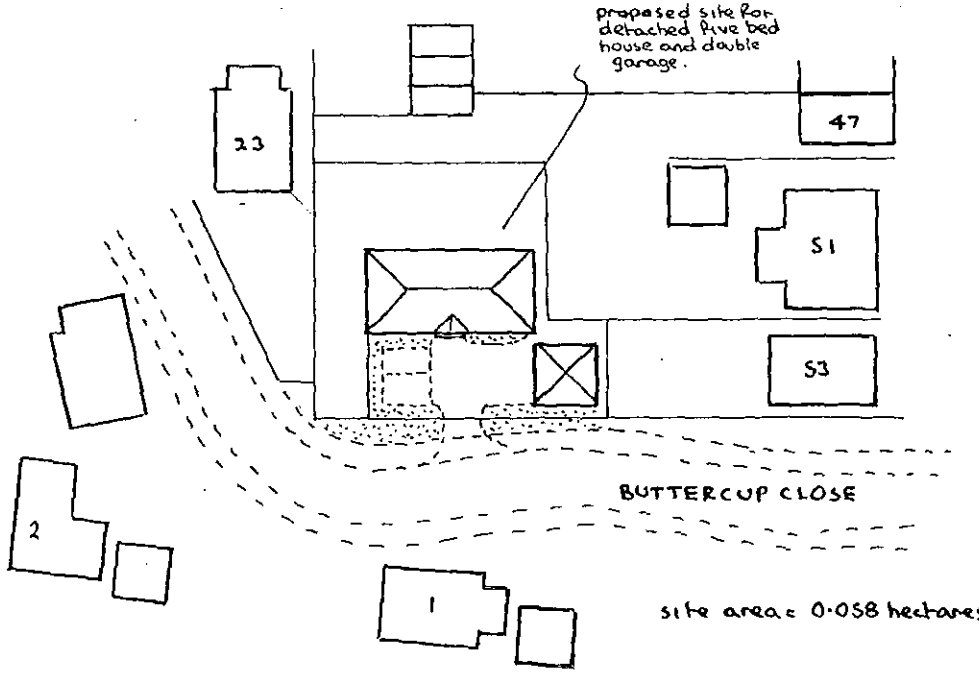
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



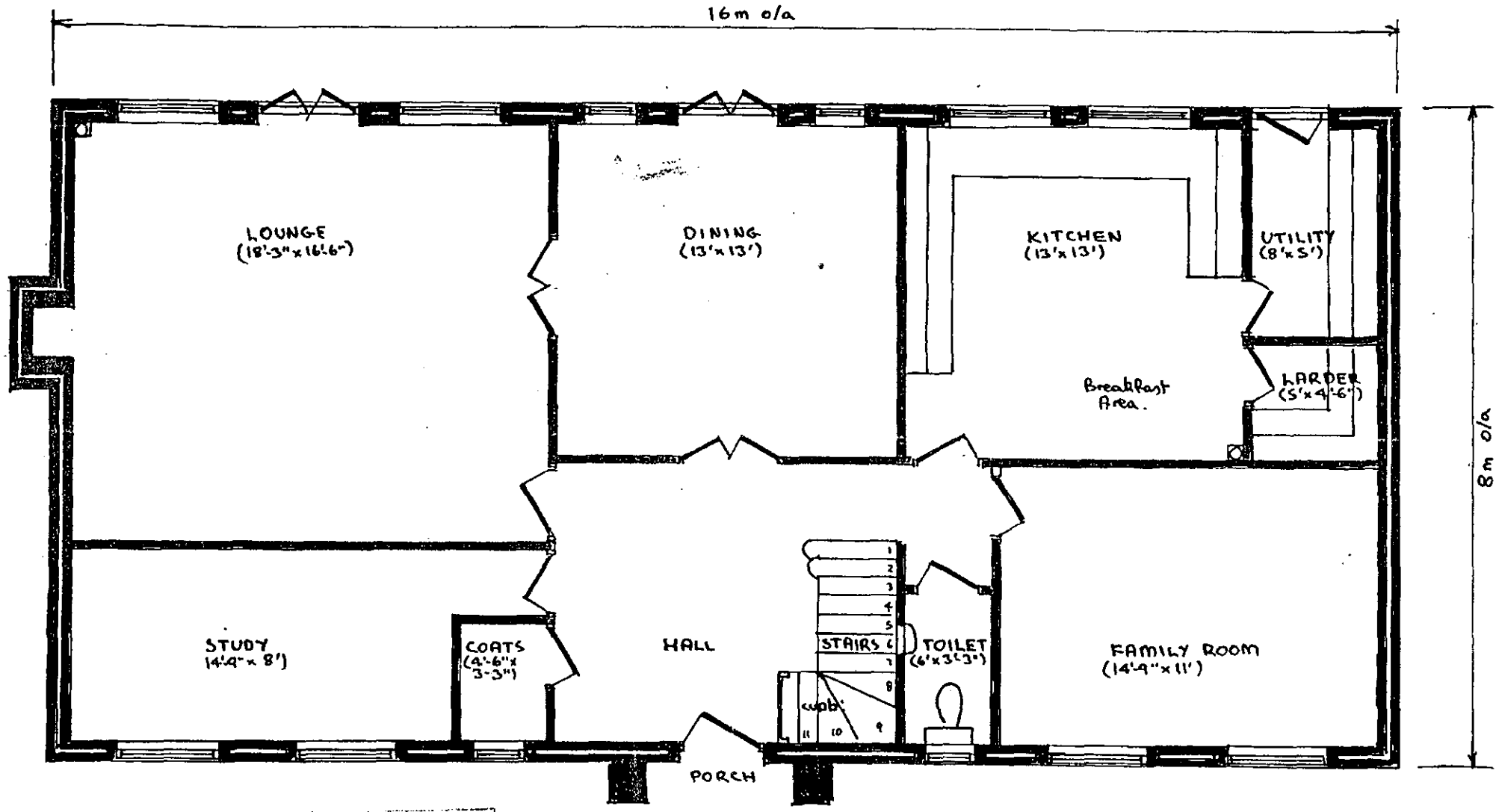
site area: 0·058 hectares.

BLOCK PLAN 1:500

PRELIMINARY ELEVATIONS - PROPOSED HOUSE
REAR OF 51 & 53 PLOUGH LANE, WOKINGHAM
Scale 1:100 Date JULY 2001
Drawn ANDESIGN Client MR. M. SMITH

PLANNING SERVICES
POL
DC
APP
DOS
14 AUG 2001
REFER TO:
ACK:
FILE:

* Internal area = 2500 ft²

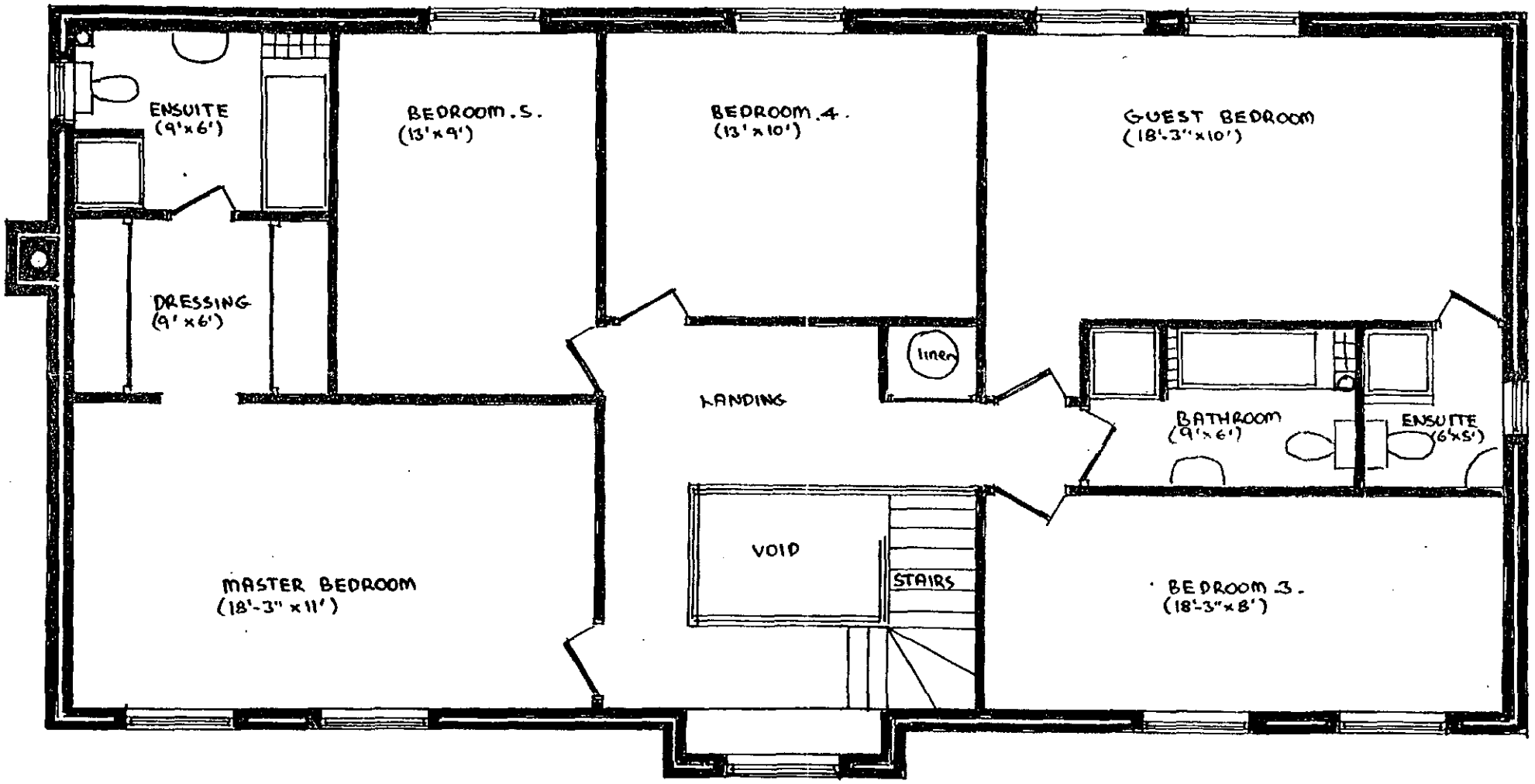


PRELIMINARY GROUND FLOOR PLAN - PROPOSED HOUSE - REAR OF 51 & 53 PLOUGH LANE, WOKINGHAM

Scale 1:50 Date JULY 2001 Drawn ANDESIGN Client MR. M. SMITH

14 AUG 2001

COPIES TO: ACK: FILE:



PRELIMINARY FIRST FLOOR PLAN - PROPOSED HOUSE - REAR OF 51 & 53 PLOUGH LANE, WOKINGHAM

Scale 1:50 Date JULY 2001 Drawn PNDESIGN Client MR.M.SMITH

14 AUG 2001

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