APPLICATION NO:
F/2001/5446

LOCATION:
Land Rear Of 31-33 Wiltshire Road, Wokingham.

APPLICANT:
Mr S Kneebone C/O DGG Planning (Wokingham) Ltd

PROPOSAL:
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

EARLIEST DATE FOR DECISION: 15/02/2002

APPLICATION WILL HAVE EXPIRED ON:
05/03/2002

CASE OFFICER: **Mrs B Polnik**

APPROVED

562

05

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Kneebone
C/O DGG Planning (Wokingham) Ltd
Kirkwood
5 Windermere Close
Winnersh
Berks
RG41 5XW

Application Number: F/2001/5446

Parish: **WOKINGHAM**

Location: **Land Rear of 31- 33 Wiltshire Road, , Wokingham.**

Proposal: **Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)**

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. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. 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; existing levels and proposed finished levels, routes of proposed underground services,

construction and surface of driveway, position of site huts and storage of equipment and materials during construction. 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
5. 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
6. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
7. 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
8. 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 side elevations of the dwelling at first floor level and above hereby permitted except for any which may be shown on the approved drawing(s).

Condition
9. The first floor en-suite window in the east elevation facing Wiltshire Drive shall be obscure glazed, and shall be so maintained thereafter.

Condition
10. 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
11. The dwelling hereby permitted shall not be occupied 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
12. A bin store shall be provided within 25 metres of the highway boundary.

Condition
13. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the

footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
14. The dwelling shall not be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

Condition
15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60 metres southwards and 2.4 x 80 metres northwards. 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
16. The dwelling hereby approved shall not be occupied until parking for 31 Wiltshire Road has been laid out, in accordance with the plan submitted with the agent's letter dated 30.4.01 on planning application F/2000/2558, showing 18 parking spaces.

Condition
17. The second floor window in the east elevation facing Wiltshire Drive shall be fixed shut and obscure glazed and shall be so maintained thereafter.

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

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

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

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

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

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

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

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

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

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

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

Reason
17. In the interests of residential amenity.

Informative
1. This permission relates to the application as amended with revised plan number 0084/101B submitted to the Local Planning Authority on 7th February 2002, and does not approve the proposals as originally submitted.

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:

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: 04/03/2002

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.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
23 JAN 2002
COPIES TO: | ACK:
FILE

Mr & Mrs R J Martin
15 Wiltshire Drive
Wokingham
Berks
RG40 1TQ
Tel: 0118 977 6458

20th January 2002

Mrs B Polnik
Development Control Office
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

Ref. Application No: F/2001/5446 (amendment to consent F/2000/2558)

We write further to your letter dated 10 January 2002 and, following a review of the changes to the original application, we would like to comment as follows.

We currently have a great deal of privacy in our rear garden from the properties at 31-33 Wiltshire Road, with the nearest rear property being some 100ft or more away. You will be aware that we opposed the application to build a house on this section of land, but regrettably this has now been approved. The original development had two windows facing directly at the properties in Wiltshire Drive and that this would invade the privacy we had, however the amendment to consent now places one of the windows above the other into the eaves of the end wall which makes it even worse for us, with these windows being located approximately 30 ft away from our rear garden and house, and any privacy when sitting out in the garden or in our own living rooms, will be lost to us. A window at this elevated height can only provide the occupiers with a better position to overlook our garden and even more into our upstairs bedrooms.

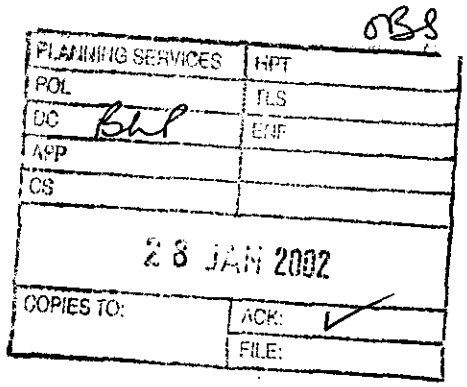
We object to any windows being at this end of the house facing our property, whilst the end facing 31-33 Wiltshire Drive does not appear to have any windows directly from the other end wall.

We would welcome a visit by yourself or colleague to view the situation from within our property to assist you in making a true considered decision. We would sincerely ask you to object to this amendment to consent on the grounds of the above.

Yours sincerely

Jacky and Bob Martin

MR & MRS D FORSBREY
4 SARUM CRESCENT, WOKINGHAM, BERKSHIRE RG40 1XF



25 January 2002

Your Ref: F/2001/5446

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

Dear Mrs Polnik

Re: Application No. F/2001/5446
Site Address: Land Rear of 31-33 Wiltshire Road, Wokingham

I object to the proposed development at the above address on the following grounds:-

1. The development would intrude upon the privacy of the houses in Wiltshire Drive and Sarum Crescent and additional noise intrusion.

2. The development would be out of character with the area.

3. Opposite 31-33 Wiltshire Road is a school entrance / exit. Traffic movement would be affected by an additional junction opposite this school entrance.

4. Light to the rear of 4 Sarum Crescent would be affected by the proposed dwelling. The garden at the rear of 4 Sarum Crescent is south facing.

5. A number of shrubs and small trees would need to be removed.

6. The rateable value of the surrounding dwellings to the development may ultimately be affected.

Yours faithfully

MR & MRS D FORSBREY

Tel. 0118 974 6450

Date: 10 January 2002

Your Ref:

My Ref: Mrs B Polnik
F/2001/5446

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
4
SARUM CRESCENT
WOKINGHAM
BERKSHIRE
RG401XF

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

Dear Sir/Madam
Application Number: F/2001/5446
Site Address: Land Rear Of 31-33, Wiltshire Road, Wokingham.
Proposal: Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558).

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

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5446 to enable staff to locate the correct information.**

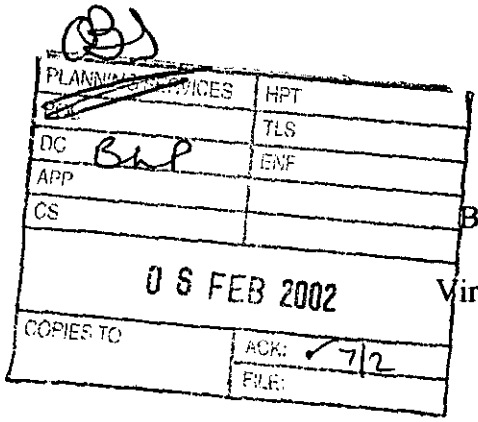
If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5446** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at www.wokingham.gov.uk , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Mrs B Polnik, on 0118 974 6450.**

Yours faithfully,

Mrs B Polnik

Development Control Officer



Byron House
Bourneside
Virginia Water
Surrey
GU25 4LZ

Mrs B Polnik
Development Control Officer
Wokingham District Council
PO BOX 157
Shute End
Wokingham RG40 1WR

31 January 2002

Dear Mrs Polnik

APPLICATION REFERENCE F/2001/5446

Thank you for your letter dated 10 January regarding the proposed erection of one dwelling and replacement garage at the land at the rear of 31-33 Wiltshire Road, Wokingham. I am writing on behalf of my father who lives at 29 Wiltshire Road. He is now in his 90th year and has asked me to respond on his behalf.

You will be aware that the applicant (Mr S Kneebone), has made a series of attempts over the last five years to expand his development of numbers 31-33 Wiltshire Road. To illustrate this, I refer you to the previous correspondence, which commenced on 24 September 1996. For your information, I attach a copy of my letter to you dated 31 October 2000, setting out the reasons for our objection to the application. In our view, no circumstances have changed since this time. Accordingly, we ask that the application is rejected.

Yours sincerely,

P R M Pindar

Byron House
Bourneside
Virginia Water
Surrey
GU25 4LZ

Mrs Polnik
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks, RG40 1WR

31st October 2000

Dear Mrs Polnik

APPLICATION NO: F/2000/2558
PROPOSED ERECTION OF ONE DETACHED DWELLING ON LAND TO REAR OF 31/33 WILTSHIRE ROAD

I write as a Tenant in Common of Farmside, 29 Wiltshire Road, Wokingham and am the son of Mr. A. M. Pindar who lives at that address.

On behalf of my father and me, I would like to register our opposition to the application to carry out the above development.

By way of background, you are undoubtedly aware that the applicant (Mr. S. Kneebone) has made frequent attempts in recent years to expand his development of Nos. 31/33 Wiltshire Road from what were once purely residential dwellings into what is now a fully fledged business. To illustrate this, I refer you to my previous correspondence, including:

a) *24th September 1996* - Letter to Timothy Dawes regarding an application for three dwellings;

b) *17th February 1997* - Letter to Mrs. C. Bate at the Planning Inspectorate regarding an appeal;

c) *24th March 1997* - Letter to Timothy Dawes regarding Mr. Kneebone's application for additional car parking;

d) *11th July 1997* - Letter to Timothy Dawes regarding extending the car parking at 31 Wiltshire Road; and

e) *31st October 1998* - Letter to the Planning Inspectorate regarding an appeal into WDC's refusal to grant an application for the proposed erection of two dwellings at 33 Wiltshire Road.

As you will see, Mr. Kneebone has made repeated attempts over the last 4 years to intensify the development of his properties. His most recent application was rightly refused on the grounds that it would harm the low-density nature of the residential dwellings. Nothing has changed since this time.

I would add the following comments:

a) Some years ago, a substantial portion of the gardens of Nos. 31 and 33 Wiltshire Road were sold to a developer for the erection of private houses. The garden remaining today is the minimum size that would be commensurate with the substantial residences that reside on these plots. Further development would harm the low-density character of the existing properties along Wiltshire Road.

b) Since the first planning application was rejected in October 1996, a substantial number of mature cypress trees have been destroyed on the site in question, thus damaging the residential environment. This cynical act was doubtless motivated by a wish to make the plot which is subject to the application appear larger.

c) Through Mr. Kneebone's creeping development, 31 Wiltshire Road has been converted from a high quality residential dwelling into a fully fledged business, with an expanding and busy car park which causes disruption, noise and traffic congestion.

d) My father has now lived at 29 Wiltshire Road for over 50 years. In his remaining years, I believe it would be appropriate if the character and appearance of the area could be maintained, without further damage.

In summary, there are no circumstances which have changed which would support this application and we would ask that it is rejected.

Yours sincerely

Paul Pindar

P R M Pindar

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2001/5446**

Land Rear Of 31-33, Wiltshire Road, , Wokingham.

Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: M. Robertson Date: 13th March 2002

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 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 22, 2002
My ref. BP/F/2001/5446
Your ref. AKG/JSG/D2612

Mr A K Glenister
DGG Planning (Wokingham) Ltd.
'Kirkwood'
5 Windermere Close
Winnersh
Wokingham
Berkshire RG41 5XW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Glenister

RE: ERECTION OF DWELLING ON LAND REAR OF 31/33 WILTSHIRE ROAD, WOKINGHAM

Further to your letter dated 13 May 2002 I have now received comments from the Landscape Architect requesting further information in relation to the landscaping plan which are as follows:

> Further details are required with regard to the proposed landscape planting. Although the names of the plants are given it is not clear the extent of the planting for each species, numbers of each species in each area and the size of the plant at time of planting. Also where the access has been widened to provide a drive through to the rear of the properties, some vegetation has been removed; additional and replacement planting should be provided behind the rear of the new wall at the front of the site, details of which should be provided along with information requested above.
>
> In addition, I believe that the work has now started on site so it is essential that the tree protection measures are provided in accordance with BS 5837 and implemented on site to protect all existing trees. These details should have been provided before work commenced on site as the trees are protected by a Tree Preservation Order.

With regard to slab levels (Condition 7 on planning permission F/2001/5446) I would be grateful if you could provide a plan showing either the slab levels of 31 and 33 Wiltshire Road so that the proposed slab levels of the new dwelling can be judged in relation to these or otherwise a plan showing 4 levels within the site.

I look forward to receiving this information in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

PLANS TO MEET CONDITIONS

5446

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
anthony.glenister@ntlworld.com
ianlasseter@dggplanning.totalserve.co.uk

Mrs. B. Polnik,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

PLANNING SERVICES | RPT 56371
POL | TLS
DC BMP | BRP
APP |
CS |
14 MAY 2002

Date: 13.5.2002

Our Ref: AKG/JSG/D2612

Dear Mrs. Polnik,

Re: **Application: F/2001/5446 - 31/33 Wiltshire Road, Wokingham.**

I refer to the above and with reference to previous correspondence enclose 4 copies of a landscaping scheme for consideration under condition 5 of planning permission F/2001/5446 and would advise the new dwelling will be set 0.720mm. below the manhole cover to the front of 31 Wiltshire Drive.

I trust this information is sufficient for your purposes and the terms of condition 7 can be discharged accordingly.

Yours sincerely,

A. K. Glenister
DGG PLANNING (WOKINGHAM) LTD

cc Mr & Mrs S. Kneebone

Development between 33/31 Wiltshire Road

Trellis with mature rose and white wisteria

Area A Mature shrub planting of Rhododendron, Pyrocantha, Euonymus, Fatsia japonica, Hebe, Viburnum tinus, Forsythia, Eucalyptus.

B New shrub planting Cornus, Berberis, Spirea, Viburnum

C Established vegetable plot. Mature raspberries, blackberries, redcurrants.

D Mature shrub border Escalonia, laurel, Hazel, Lilac, rhododendron, Viburnum

E New planting of shrubs as in B.

F Mature planting of Budlea, Hebe, Pyrocantha, Senecio.

Undesignated areas laid to lawn.

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14 MAY 2002
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PLANS TO MEET CONDITIONS 5446 "1

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 24 June 2002

Location:	Land rear of 31-33 Wiltshire Road, Wokingham.
Proposal:	Proposed erection of one dwelling and replacement garage (amendment to consent F/2001/2558).
Application Number:	F/2001/5446

In response to your consultation dated 11 June 2002 for the above application, the arboricultural comments are as follows:

I believe that that work has now started on site so it is essential that the tree protection measures are provided in accordance with BS 5837 and implemented on site to protect all existing trees. These details should have been provided before work commenced on site as the trees are protected by a TPO.

Further details are required with regard to the proposed landscape planting. Although the name of the plants are given it is not clear the extent of the planting for each species, numbers of each species in each area and the size of the plant at time of planting. Also where the access has been widened to provide a drive through to the rear of the properties, some vegetation has been removed, additional and replacement planting should be provided behind the rear of the new wall at the front of the site, details of which should be provided along with information requested above.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 11 June 2002

To: Case Officer

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

Application Number: F/2001/5446

Location: Land Rear Of 31-33, Wiltshire Road, Wokingham.

Proposal: Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Applicant: Mr S Kneebone C/O DGG Planning (Wokingham) Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Landscaping details pursuant to condition 05 on planning permission F/2001/5446.

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2001/5446 (Planaps) / (Ludhouse) Date Rec. 14.5.02

Location: LAND R/O 31/33 WILTSHIRE RD

Parish WOKINGHAM

Applicant: MR. KNEEBONE

Description of attached plans Landscaping details pursuant to condition 5. on p.p. F/2001/5446

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.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BJP.

Consultations Sent by Admin. on 11.06.R5

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2001/5446 (Planaps) / (Ludhouse) Date Rec. 14.5.02

Location: LAND R/O 31/33 WILTSHIRE RD

Parish WOKINGHAM

Applicant: MR. KNEEBONE

Description of attached plans Landscaping details pursuant to condition 5 on p.p. F/2001/5446

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.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BJP.

Consultations Sent by Admin. on 11.06.R5

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 7 May, 2002
My ref. BC/DC/2001/5446

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

Mr & Mrs S Kneebone
c/o Bearwood Property Consultants
2 Wield Court
Badgers Walk
Lower Earley
RG6 3TF

Dear Sirs

PLANNING PERMISSION 2001/5446
SITE: 31-33 WILTSHIRE ROAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5446 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

MRS B POLNIK
Senior Planning Officer

Date: 01 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5446

Location: Land Rear Of 31-33, Wiltshire Road, Wokingham.

Proposal: Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Applicant: Mr S Kneebone C/O DGG Planning (Wokingham) Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Revised floorplan showing window (as previously shown on rear elevation). Drawing no: 0084/101B.

Comments are required by 11/03/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2001/5446(Planaps) / (Ludhouse) Date Rec. 7.2.02

Location: LAND R/o 31-33 WILTSHIRE RD

Parish WOKINGHAM

Applicant: MR. S. KNEEBONE

Description of attached plans Revised floorplan showing Windows (as previously shown on rear elevation)

Drawing No's: 0084/101 B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses ☐

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 01.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
anthony.glenister@ntlworld.com
jamasseter@dggplanning.totalserve.co.uk

PLANNING SERVICES	HP 52842
POL	TLS
DC BWL	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

5446 18

REVISED PLAN

Mrs. B. Polnik,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

Date: 6.2.2002

Our Ref: AKG/JSG/D2612

Dear Mrs. Polnik,

Re: **Application: F/2001/5446 - 31/33 Wiltshire Road, Wokingham.**

I refer to my letter dated 4th February and am pleased to enclose 4 copies of amended floor plan (84/101/B, showing the window to the games room on the first floor, as requested.

I should point out however, this window is intended only to light the roof void between the games room and the gable end of the building.

Yours sincerely,

A. K. Glenister
DGG PLANNING (WOKINGHAM) LTD

cc
S. Kneebone + Plan
K. Wright

Tel. 0118 974 6443 (Direct Line)

Date. 14 June, 2002

My ref. CD/FP2002/2831(5446)

Bearwood Property Consultants
2 Wield Court
Badgers Walk
Lower Earley
READING
Berkshire
RG6 3TF

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

Dear Sirs,

NEW DETACHED DWELLING ON LAND REAR OF 31-33 WILTSHIRE ROAD, WOKINGHAM

On checking the revised drawings sent to Building Control for Building Regulations Application Number FP2002/2831 received on 14 May, I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The Principal Planning Officer considers that the proposal is materially different from the Approved Planning Number F/2001/5446, which cannot be dealt with as a minor amendment. There is an alteration to the roof, repositioning of the chimney breast, and an increase to the cloakroom at the front of the house.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 8 July. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

I have been informed by Building Control that work is underway. Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Mr S Kneebone

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5446	BP
BUILDING CONTROL NUMBER	FP 2002/2831	Central.
APPLICANT/AGENT	Beanwood Property Consultants	
ADDRESS OF SITE (Land rear of)	31-33 Wiltshire Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	new detached dwelling (amendment to consent F/2000/2558)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	Rec'd 14/5/02 BR 0084/103	0084/1018
FLOOR PLANS	— " BR 0084/102	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Sara + Mike Thorp	BC - alteration to repositioning - added volume	roof of chimney front cloakroom
DATE	14/6/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	14/6/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	2/5/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date May 14, 2002
My ref. BP/F/2001/5446 & F/2000/2558

Mr & Mrs S Kneebone
c/o Bearwood Property Consultants
2 Wield Court
Badgers Walk
Lower Earley
RG6 3TF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

PROPOSED ERECTION OF ONE DWELLING ON LAND REAR OF 31-33 WILTSHIRE ROAD, WOKINGHAM

I refer to the submission of brick and tile samples pursuant to condition 2 on planning permissions F/2001/5446 and F/2000/2558 and confirm that the following are considered acceptable:

Roof Tile:	Forticrete Jacobean Gemini
Brick:	Hammil Medium Multi Stock (received 8.5.02)

I hope this is of assistance.

Yours faithfully

MRS B POLNIK
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5446	BL
BUILDING CONTROL NUMBER	P 2002/2880 Central	
~~APPLICANT~~/AGENT	Beanwood Property Consultants	
ADDRESS OF SITE	33 Wiltshire Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	replacement double garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0084/5	0084/3F.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6443 (Direct Line)

Date. 20 March, 2002

My ref. CD/FP2002/2831(5446)

Mr & Mrs S Kneebone
C/o A K Glenister
"Kirkwood"
5 Windermere Close
Winnersh
WOKINGHAM
Berkshire RG41 5XW

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

Dear Sir/Madam,

NEW DETACHED DWELLING AT LAND REAR OF 31-33 WILTSHIRE ROAD, WOKINGHAM

Thank you for your Building Regulations Application Number FP2002/2831 received on 7 March.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 8 of Planning Permission F/2001/5446 removed Permitted Development rights in respect of any additional windows in the side elevations at first floor level or above.

If you are intending to pursue this proposal would you please submit a planning application to this department by 10 April. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	52466 BP
BUILDING CONTROL NUMBER	FP 2002/2831 Central.
~~APPLICANT~~/AGENT	Bearwood Property Consultants.
ADDRESS OF SITE	31-33, Wiltshire Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	Land rear of new detached house (amendment to consent FP2000/2558)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BL/0084/1	0084/3F
ELEVATIONS	BR/0084/4 + 3	0084/101B
FLOOR PLANS	— " — + 2	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	BC - Yes ~~Queen alteration to roof side elevation~~	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Basia + Andy Brett	BC - house shape different on block plan (BC seems correct) + additional side window (condition 8 matters) - rear patio door/window interchanged	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	20/3/02		
REVISED PLANS NEEDED		BC 14/5/02	
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: 0118 974 6450

Date: 22.02.2002

My ref: F/2001/5446

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/2001/5446
Land Rear Of 31-33, Wiltshire Road, , Wokingham.
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

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 **Mrs B Polnik** on **0118 974 6450**. 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 3.2.2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2001/5446**
Land Rear Of 31-33, Wiltshire Road, , Wokingham.
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

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 6450

Date: 22.2.02

My ref: F/2001/5446

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2001/5446
Land Rear Of 31-33, Wiltshire Road, , Wokingham.
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558).

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 **Mrs B Polnik** on **0118 974 6450**. 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 6450

Date: 22.2.2002

My ref: F/2001/5446

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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2001/5446
Land Rear Of 31-33, Wiltshire Road, , Wokingham.
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558).

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 **Mrs B Polnik** on **0118 974 6450**. 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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2001/5446

Applicant : Mr S Kneebone C/O DGG Planning (Wokingham) Ltd.

Location : Land Rear Of 31-33, Wiltshire Road, , Wokingham.

Proposal : Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Site Notice Displayed ? :	YES	NO	DATE
		✓	29.1.2002

Date of Neighbour Notifications : .....

Date of Site Visit : 29.1.2002

Date Registered : 08/01/2002

Earliest Date for Decision : 03/02/2002

Latest Consultation Date/Site Notice Expiry Date : 03/02/2002

This application will have expired on: 05/03/2002. 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 :

Amendment to F/2000/2558 granted 21.5.2001

Amendments can be summarised as follows :

- Proposed replacement garage for No. 33
  Slight reorientation
  Change in roof design and reduction in height from 4.8m to 4m and smaller in footprint from 6.8m x 6.0m to 6m x 6m
- Change in red line due to realignment
- Enlarged chimney

~~Planning Issues :~~

- Changes to fenestration around front entrance
- Additional en-suite to bed.3 resulting in additional window
- Ground floor layout revised resulting in reorganisation of fenestration/doors
- Gable dove garage increased in height and changed from hip to full gable (increase in height 0.5m)
- 2nd floor window in side elevation

Application Number: F/2001/5446

Appraisal :

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

Application No. F/2001/5446 **Received 8.1.2002** **Wokingham Appln not listed**

Applicant: **Mr S Kneebone**
Location : **Land rear of 31-33 Wiltshire Road, Wokingham**
Proposal : **Proposed erection of one detached dwelling and erection of replacement garage at 33 Wiltshire Road (Amendment to F/200/2558)**

1. **Introduction** – The site is located on the eastern side of Wiltshire Road between Crutchley Road to the north and Wiltshire Drive to the south. It relates to 2 substantial properties set in relatively large grounds. No. 31 is used as an orthodontist practice with ancillary residential on the ground floor and No. 33 is in residential use. Both properties have been extended in the past. The site contains a number of trees which are the subject of Tree Preservation Orders (861/1975 and 838/1996).

   There have been a number of planning applications for residential development on the garden area to the rear, the most recent being F/2000/2558 approved 21.5.2001 for one detached house and replacement garage at 33 Wiltshire Road.

   Prior to that 96/64322/O for 3 dwellings, refused 28.11.96 and dismissed on appeal 13.6.97, and 98/67765/O for 2 dwellings, refused 31.7.98 and dismissed on appeal 9.12.98. Whilst the latter was refused on grounds of detrimental impact on the spacious low density character of development along Wiltshire Road, the appeal was dismissed on the grounds of the relationship between the proposed development and trees and its detrimental impact.

2. **Proposal** – is an amendment to the previously approved application F/2000/2558) for to demolish 2 existing garages located to the side of 31 and 33 Wiltshire Road to provide access to the rear and erect a 4 bedroomed house to the rear of 31 Wiltshire Road. The main amendments are:
   - revision to the red line of the site due to the realignment of the access road.
   - change in orientation of proposed garage to front of 33 Wiltshire Road included an amended design resulting in a 0.5m reduction in height and 0.8m reduction in width
   - revisions to the internal layout of the ground floor and enlarged chimney and alterations to fenestration and doors.
   - revisions to the internal layout of the first floor and alterations to fenestration, including an additional window in the side elevation.
   - revisions to the roof design rear of the garage changing a hip to a full gable and increase in height together with the insertion of a window in the rear elevation at first floor level.
   - additional second floor window
   - provision of bin stores

3. **Consultations** -
   - ***Arboricultural Officer*** : The relationship between the proposed development and protected trees is acceptable. Conditions recommended regarding details of protective fencing
   - ***Highway Authority*** : comments as on previous application ie. no objection subject to conditions to include provision of parking at dental practice.

- ***Environmental Health*** : No objection, subject to condition relating to hours of construction.
- 3 letter of objection which can be summarised as follows: PTO.

3. **Appraisal** – Refer to previous appraisal on planning application F/2000/2558 (attached)

   A. Principle of development: Policies STV1 of the South East Area Local Plan and WOS2 of the Wokingham District Local Plan.

   B. Impact on existing trees: Policies WBE1 and WOS3 of the Wokingham District Local Plan.

   C. Impact on amenity of neighbouring occupiers: Policies WBE1 and WOS3 of the Wokingham District Local Plan.

   D. Impact of proposed replacement garage on streetscene: Policies WBE1 and WOS3 of the Wokingham District Local Plan.

   E. Highway safety: Policy WOS3 of the Wokingham District Local Plan.

A. Principle of Development

The site is located within the settlement boundary where there is a general principle in favour of development subject to no adverse impact on character of the area, amenities of neighbouring occupiers, trees, highway safety, etc. Principle of development has been established by previous application F/2000/2558 therefore this appraisal on relates to the proposed amendments to that consent.

B. Impact on existing trees

The siting of the dwelling is identical to that already approved and the siting of the garage is very similar. The amendements do not alter the realationship with the trees on-site a number of the trees of which are covered by a Tree Preservation Order. The Arboricultural Officer raises no objection to the amendments subject to further details being provided.

C. Impact on amenities of neighbouring occupiers

An additional 2 windows are proposed in the side elevation facing properties in Wiltshire Drive and a condition is proposed to ensure that these are obscure glazed to prevent overlooking.

There is no objection to the proposed alterations to the windows and doors to the proposed dwelling or the increase in height of the roof behind the proposed garage as this would not adversely affect the amenities of the neighbouring occupiers.

D. Impact of the proposed replacement garage on the streetscene

The proposed replacement garage to the front of 33 Wiltshire Road is in a similar position to that previously approved and its position and design are considered acceptable.

E. Highway Safety

- Existing business at 31 Wiltshire Rd causes noise and disturbance
- impact on character of area (principle already established)
- additional traffic movement "
- loss of privacy "
- loss of light to 4 Sorum Crescent "
- Vegetation would require removal "
- devaluation of property (not a planning matter)
- increased overlooking from second floor windows.
  (Officer comment : condition proposed re: obscure glazing and windows to be fixed shut)

The Highway Authority are satisfied that adequate visibility spalys can be achieved as deonstrated on the previous application. On-site parking would also be provided in accordance with adopted standards.

5. **Conclusion** – The principle of development has already been set by the previous approval F/200/2558 and the proposed amendments to the layout and design are considered to be acceptable.

Application No. F/2000/2558 **Received 10.10.2000** **Wokingham Appln not listed**

Applicant: **Mr S Kneebone**
Location : **Land rear of 31-33 Wiltshire Road, Wokingham**
Proposal : **Proposed erection of one detached dwelling and erection of replacement garage at 33 Wiltshire Road**

1. **Introduction** – The site is located on the eastern side of Wiltshire Road between Crutchley Road to the north and Wiltshire Drive to the south. It relates to 2 substantial properties set in relatively large grounds. No. 31 is used as an orthodontist practice with ancillary residential on the ground floor and No. 33 is in residential use. Both properties have been extended in the past. The site contains a number of trees which are the subject of Tree Preservation Orders (861/1975 and 838/1996).

   There have been a number of planning applications for residential development on the garden area to the rear, the most recent being 96/64322/O for 3 dwellings, refused 28.11.96 and dismissed on appeal 13.6.97, and 98/67765/O for 2 dwellings, refused 31.7.98 and dismissed on appeal 9.12.98. Whilst the latter was refused on grounds of detrimental impact on the spacious low density character of development along Wiltshire Road, the appeal was dismissed on the grounds of the relationship between the proposed development and trees and its detrimental impact.

2. **Proposal** – is to demolish 2 existing garages located to the side of 31 and 33 Wiltshire Road to provide access to the rear and erect a 4 bedroomed house to the rear of 31 Wiltshire Road. A replacement garage for 33 Wiltshire Road is also proposed in a similar position to the original garage, although closer to the house and 1.85m further forward. It would have a pitched roof of a maximum height of 4.8m.

3. **Consultations** -
   - ***Arboricultural Officer*** : The relationship between the proposed development and protected trees is acceptable. Conditions recommended regarding details of protective fencing, construction and surface of driveway, routes of underground services, existing and proposed finish levels, boundary treatment and position of site huts and storage area during construction.
   - ***Highway Authority*** : no objection subject to conditions to include provision of parking at dental practice.
   - ***Environmental Health*** : No objection, subject to condition relating to hours of construction.
   - ***Town Council*** : *"No objection".*
   - ***Letters of representation*** : 4 letters of objection summarised as follows:
     - adverse impact on character and appearance of area.
     - adverse impact on living conditions of adjacent occupiers.
     - detrimental impact on trees.
     - impact on 31 Wiltshire Road.
     - trees have been felled in recent years.
     - existing use of 31 Wiltshire Road causes disruption, noise and traffic congestion.

4. **Appraisal** – Main issues :

A. Principle of development: Policies STV1 of the South East Area Local Plan and WOS2 of the Wokingham District Local Plan.

B. Impact of proposed dwelling on character of the area and an Inspector's comments on previous application: Policies SBE1/2 of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan.

C. Impact on existing trees: Policies WBE1 and WOS3 of the Wokingham District Local Plan.

D. Impact on amenity of neighbouring occupiers: Policies WBE1 and WOS3 of the Wokingham District Local Plan.

E. Impact of proposed replacement garage on streetscene: Policies WBE1 and WOS3 of the Wokingham District Local Plan.

F. Highway safety: Policy WOS3 of the Wokingham District Local Plan.

G. Concerns of objectors

A. Principle of Development

The site is located within the settlement boundary where there is a general principle in favour of development subject to no adverse impact on character of the area, amenities of neighbouring occupiers, trees, highway safety, etc.

B. Impact of the proposed dwelling on character of the area and Inspector's comments on previous application

The Inspector's comments on previous application are a material consideration in determining this application. A copy of the decision letter relating to 98/67765/O is attached. In paragraph 8 the Inspector commented that in terms of perception of the character of the area the house on plot 1 would be most damaging although the harm and conflict with relevant elements of policies STV1, SH1 and SBE1 would be modest as the house on Plot 2 would be effectively screened by No. 31 and if there were no loss of trees, this harm could be offset by encouragement of additional housing within urban area.

The current application proposes only one house in a similar position to Plot 2 referred to above. Whilst the Inspector acknowledged that the character of Wiltshire Road, north of its junction with Wiltshire Drive, is one of low density, he did not consider that the character of the area would be adversely affected by the erection of a dwelling to the rear of 31 Wiltshire Road.

C. Impact on existing trees

A number of the trees on site are covered by a Tree Preservation Order and the Arboricultural Officer raises no objection to the siting of the dwelling and its relationship with the trees on site, subject to further details being provided.

D. Impact on amenities of neighbouring occupiers

The proposed house would be sited a minimum of 11.5m from dwellings in Wiltshire Drive and 49m from dwellings in Sarum Crescent. On the previous appeal for 3 dwellings the Inspector considered that the distance of Plot 2 located 2.5m to the boundary with 15 and 17 Wiltshire Drive was unacceptable. The property has now been sited 5.6m from this boundary and a minimum distance of 16.3m is considered acceptable. There are 2 first floor windows to en-suite shower rooms in the side elevation facing properties in Wiltshire Drive and a condition is proposed to ensure that these are obscure glazed.

With regard to the relationship between the new dwelling and existing house at 29 Wiltshire Road, the distance between these buildings would be 18.7m compared with the last scheme dismissed at appeal which was 19.4m, when the Inspector considered this to be sufficient to prevent unreasonable overlooking.

Whilst it is acknowledged that the rear garden of 29 Wiltshire Road would be overlooked by first floor windows in the rear elevation, due to the distance to the boundary, 16.6m, it is not considered that the amenities of these occupiers would be so adversely affected as to warrant refusal on these grounds.

The Inspector also commented on the impact of previous proposal on the single storey extension which was used for residential purposes (para.10) and lack of outlook. In the current application, access road and boundary have been moved 5.2m further north improving this situation.

E. Impact of the proposed replacement garage on the streetscene

The existing garage which is located 4.2m forward of the front elevation of 33 Wiltshire Road would be demolished and replaced with a new garage closer to the house and reorientated by 45°. Whilst part of it would be 1.85m further forward the footprint of the building would be in a similar position to the existing garage although it would be higher than the existing garage by virtue of the pitched roof. However it is not considered that the new garage would adversely affect the visual amenity of the area or streetscene bearing in mind the position of the existing garage.

F. Highway Safety

An additional plan was received 9th aMarch 2001 indiating that adequate visibility spalys can be achieved. On-site parking would also be provided in accordance with adopted standards.

G. Concerns of objectors

The concerns of residents have been noted. Issues of impact on character of area, trees, living conditions of adjacent occupiers have been dealt with above. With regard to the use of 31 as an Orthodontic practice, this use has been authorised and noise and traffic generation would have been taken into account when determining that application.

5. **Conclusion** – The comments of the Inspector on application 98/67765/O are material in considering this application and taking these into account it is not considered that the proposal for 1 dwelling, behind 31 Wiltshire Road, would adversely affect the spacious low density character of this part of Wiltshire Road. The proposed relationship with existing dwellings is also considered to be acceptable as is the relationship with existing trees on site.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. 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.

3. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

4. 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; existing levels and proposed finished levels, routes of proposed underground services, construction and surface of driveway, position of site huts and storage of equipment and materials during construction. 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.

5. 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.

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

7. 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.

8. 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 side elevations of the dwelling at first floor level and above hereby permitted except for any which may be shown on the approved drawing(s).

9. 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 2 ensuite shower room windows in the east elevation facing properties in Wiltshire Drive hereby permitted except for any which may be shown on the approved drawing(s).

10. 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.

11. The dwelling hereby permitted shall not be occupied 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.

12. A bin store shall be provided within 25m of the highway boundary.

13. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

14. The dwelling shall not occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60m southwards and 2.4 x 80m northwards. 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.

16.The dwelling hereby approved shall not be occupied until parking for 31 Wiltshire Rd has been laid out, in accordance with the plan submitted with the agent's letter dated 30.4.01 showing 18 parking spaces.

REASONS

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

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

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

4. & 5. In the interests of visual amenity.

6. To safeguard the visual amenities of neighbouring properties and the locality.

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

8.& 9. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

12,13,15 & 16.. In the interests of highway safety and convenience.

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

Informatives:

1. This permission relates to the application as amended by revised plans drawing numbers 0084/1B, 2A & 3A received 17th November 2000, 0084/21 received 27th December 2000 and plan showing visibility spays received 9th March 2001 and does not approve the proposals as originally submitted.

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:

South East Area Local Plan Policies STV1 and SBE1/2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE11.

BASIA POLNIK

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. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
7. 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
8. 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 side elevations of the dwelling at first floor level and above hereby permitted except for any which may be shown on the approved drawing(s).

Condition
9. 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 2 ensuite shower room windows in the east elevation facing properties in Wiltshire Drive hereby permitted except for any which may be shown on the approved drawing(s).

The first floor en-suite window in the east elevation facing Wiltshire Drive shall be obscure glazed and shall be so maintained thereafter

Condition
10. 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
11. The dwelling hereby permitted shall not be occupied 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
12. A bin store shall be provided within 25m of the highway boundary.

Condition
13. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
14. The dwelling shall not be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

Condition
15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60m southwards and 2.4 x 80m northwards. 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
16. The dwelling hereby approved shall not be occupied until parking for 31 Wiltshire Rd has been laid out, in accordance with the plan submitted with the agent's letter dated 30.4.01, showing 18 parking spaces.
on planning application F/2000/2558

Reason 17. refer to sheet.
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 protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

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

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

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

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

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

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

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

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

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

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

17.

Informative
1. This permission relates to the application as amended by revised plans drawing numbers 0084/1B, 2A & 3A received 17th November 2000, 0084/21 received 27th December 2000 and plan showing visibility spays received 9th March 2001 and does not approve the proposals as originally submitted.

Application Number F/2001/5446
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	0001	Rest	
2.			
3.			The first floor en-suite window in the
			east elevation facing Wiltshire Drive shall
			be obscure glazed and shall be so maintained
			thereafter
17. 4			The second floor window in the east
			elevation facing Wiltshire Drive shall be
			fixed shut and obscure glazed and shall be
			so maintained thereafter
			In the interests of residential amenity

Informative for approvals

N16 NO2 revised plan 0084/101B rec'd 7.2.02

~~LOBDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1/2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

~~BERKSHIRE STRUCTURE PLAN POLICIES:~~

~~MINERALS LOCAL PLAN POLICIES:~~

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

OK
if impose
earlier condition

Date: 4.3.02

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 31-33 Wiltshire Road Wokingham.

APPLICATION NUMBER: F/2001/5446

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 29.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in character. 2 storey houses on spacious plots.

3. DESCRIPTION OF SITE/BUILDING

Rear garden of 31 Wiltshire Rd used as dental practice. with flat roofed garage to side. No 33. 2 storey house with flat roofed garage to front

4. RELATIONSHIP TO ADJOINING PROPERTIES

School opposite. Refer to plan

No 29. o/s garage to side

5. SITE CONSTRAINTS

TREES Yes (TPO)

ACCESS/PARKING refer to plan

LEVELS level

BOUNDARY TREATMENT 1m wooden picket fence with car park

OTHERS 2m CB to rear

Applicationo	Name & Address
F/2001/5446	Mr & Mrs D Forsbrey 4 Sarum Crescent WOKINGHAM. RG40 1XF
F/2001/5446	Mr & Mrs R J Martin 15 Wiltshire Drive WOKINGHAM. RG40 1TQ
F/2001/5446	P R M Pindar Byron House Bourneside VIRGINIA WATER Surrey Gu25 3IZ
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

DGG

S3389

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
anthony.glenister@ntlworld.com
ianlasseter@dggplanning.totalserve.co.uk

PDL	TLS
DC BWP	SHF
APP	
CS	

21 FEB 2002

COPIES TO	ACK:
	FILE:

Mrs. B. Polnik,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

Date: 20.2.2002

Our Ref: AKG/JSG/D2612

Dear Mrs. Polnik,

Re: **Application: F/2001/5446 - 31/33 Wiltshire Road, Wokingham.**

I refer to the above and with reference to our telephone conversation earlier today, write to confirm, the 2nd floor window, shown on the proposed side elevation, is to "illuminate" the roof area, which will be utilised to house the central hearing plant, air conditioning and hot water systems serving the dwelling.

I acknowledge you are concerned to ensure the adjoining dwelling is not unduly overlooked and confirm my clients would not object to this window being fixed shut and obscure glazed.

Yours sincerely,

A. K. Glenister
DGG PLANNING (WOKINGHAM) LTD

cc
S. Kneebone
K. Wright

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
anthony.glenister@ntlworld.com
ianlasseter@dggplanning.totalserve.co.uk

PLANNING SERVICES | HP 52711
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SC BLP | ENF
APP |
DS |
05 FEB 2002
COPIES TO: | ACK:
FILE

Mrs. B. Polnik,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

Date: 4.2.2002

Our Ref: AKG/JSG/D2612

Dear Mrs. Polnik,

Re: **Application: F/2001/5446 - 31/33 Wiltshire Road, Wokingham.**

I thank you for your letter dated 30th January and hope to submit amended floor plan showing the rear window to the games room. As to the second floor window in the side elevation, please note this is intended to "light" the roof area, but my clients are prepared to delete this if you feel it is unacceptable.

I note your comments in respect of the parking plan, in respect of 31 Wiltshire Road. You will be aware however, the terms of planning permission 2000/2558 required the area to be laid out, prior to occupation of the new dwelling. My clients therefore decided to carry out this work now, rather than wait construction of the new dwelling. Indeed I understand the work has now been completed.

In the circumstances, I do not feel it is necessary to include these details as part of the current application, which after all, only seeks amendments to the dwelling approved under application 2000/2558.

Yours sincerely,

A. K. Glenister
DGG PLANNING (WOKINGHAM) LTD

cc
S. Kneebone
K. Wright

Basia Polnik

From: John Mullaney
Sent: 22 January 2002 14:58
To: Basia Polnik
Subject: 31-33 Wiltshire Road, Wokingham

I have no environmental health objections to the development but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date January 30, 2002
My ref. BP/F/2001/5446
Your ref. AKG/JSG/D2612

Mr A K Glennister
DPG Planning (Wokingham) Ltd.
Kirkwood
5 Windermere Close
Winnersh
Wokingham
RG41 5XW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

WITHOUT PREJUDICE

Dear Mr Glennister

RE: PLANNING APPLICATION F/2001/5446 – PROPOSED DWELLING AND GARAGE AT 31/33 WILTSHIRE ROAD, WOKINGHAM

Further to your planning application for the above-mentioned proposal, there are still discrepancies in the plans submitted which are as follows:

(i) 1st floor games room window shown on rear elevation is not shown on the floorplan.

(ii) There is a 2nd floor window shown in the side elevation but no 2nd floor floorplan has been submitted.

I would also request the submission of parking plan for 31 Wiltshire Road, as on the previous application, showing 18 parking spaces.

I look forward to receiving the above information in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Received by Wokingham District Council

Application No: F/2001/5446

Proposal:
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Location:
Land Rear Of 31-33, Wiltshire Road, , 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/2001/5446 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/02/2002. 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

30 January 2002

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 18th January 2002

Location: Land rear of 31-33 Wiltshire Road, Wokingham.

Proposal: Proposed erection of one dwelling and replacement garage (amendment to consent F/2001/2558).

Application Number: F/2001/5446

In response to your consultation dated 10th January 2002 for the above application, the arboricultural comments are as follows:

The trees on this site are included in Tree Preservation Order Number 838/1996. The relationship between the protected trees and the proposed development is acceptable. I therefore have no objections to planning permission being granted.

A condition should be attached requiring that details of tree protection measures be submitted and approved prior to development commencing.

Neil Etherington
Senior Arboriculturist

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 10 January 2002

Application Number: F/2001/5446

Proposal: Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Parish: WOKINGHAM TOWN

Site Address:
Land Rear Of 31-33, Wiltshire Road, , Wokingham.

Applicant:
Mr S Kneebone C/O DGG Planning (Wokingham) Ltd.

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).

CONDITIONS AS PER APP NO. F/2000/2558.

PLUS NO7.

Signed: _____ **Print name:** ADAM 17/01/02

Received by Wokingham District Council

Application No: F/2001/5446

Proposal:
Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Location:
Land Rear Of 31-33, Wiltshire Road, , 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/2001/5446 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2002. 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

10 January 2002

For case file F/2001/5446

BR

Phone: (0118) 974 6428
E-mail: Ian.Jordan@wokingham.gov.uk
Date: 18 January, 2002

Your Ref: AKG/JSG/D2612

My Ref: Ian Jordan – F/2001/5446

Mr A K Glennister
DPG Planning (Wokingham) Ltd
Kirkwood
5 Windermere Close
Winnersh
Wokingham
RG41 5XW

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

Dear Sir

Re: Planning application F/2001/5446 - Proposed dwelling and garage at 31/33 Wiltshire Road, Wokingham.

Thank you for you letter dated 8th January, 2002 regarding the above and I apologise for the delay in reply.

I have looked at this case and understand your frustration at the length of time that we took to advise you that the application was invalid and required additional information. This period is well in excess of that which I would consider reasonable and I can only apologise for the inconvenience caused.

However, I do consider that the information requested was necessary and justified.

Unfortunately, in the past we have validated planning applications that should not have been accepted, requested further information during processing which then led to delays in issuing a decision notice and, as we are striving to improve our 8 week performance, this approach is longer used.

Once again please accept my apologies for the delays experienced in this case and should you have any further queries please do not hesitate to contact me.

Yours faithfully

Mr I Jordan
Principal Planning Services Officer

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
anthony.glenister@ntlworld.com
ianlasseter@dggplanning.totalserve.co.uk

51614

PLANNING
PO:
DC
AP
CC 15

09 JAN 2002

COPIES TO:
FILE:

Reply Req

F/2000/2558
F/2001/5446

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

Date: 8.1.2002

Our Ref: AKG/JSG/D2612

Dear Sir,

Re: **Proposed Dwelling and Replacement Garage**
31/33 Wiltshire Road, Wokingham.

I refer to the above, in respect of which I recently submitted an application to the Authority for determination. The application follows the grant of planning permission on 21st May 2001, under application F/2000/2558.

Effectively the application sought permission for a number of "minor" amendments to the plans approved under that grant of planning permission, which themselves had been the subject of correspondence in November 2001 (my letter 5.11.2001).

In fact the application was only submitted because Mr. Thorp advised by letter dated 30th November, that he considered a number of the changes would not be acceptable as minor amendments. An application was therefore submitted to the Authority under cover of my letter dated 6th December, but for the avoidance of doubt, I detailed the amendments to the previously approved plans, in the hope the matter could be dealt with quickly.

Despite being advised however on 17th December the application was in order and was likely to be registered that week, I subsequently received a letter dated 2nd January, 4 weeks after the application had been submitted, advising the application was invalid.

I acknowledge the plans were incorrect in a number of respects, but I have to say, the errors are very minor, i.e. top of chimney omitted from 1 of 4 elevations, and I am extremely concerned your Authority should be refusing to accept applications in such circumstances.

Indeed I am at a loss to understand why it took the Authority 4 weeks to return the plans, particularly given it would have been entirely appropriate to register the application and seek clarification as part of the planning process.

I therefore spoke to Carol Hurst regarding her letter and asked if Mrs. Cronin could ring to discuss the mater. I have not received a call. It has however, now taken nearly 10 weeks simply to put minor amendments to the Authority and I am concerned the delay in dealing with these matters is putting my clients to unnecessary increased costs.

On the other hand, I note your new letter head is entitled Wokingham Unitary "Aiming for Excellence." I should appreciate therefore if you could advise as a matter of urgency, why it was necessary to return my clients application and why it took so long to deal with what is, after all, a very minor matter.

Yours faithfully,

A. K. Glenister
DGG PLANNING (WOKINGHAM) LTD

Anna/Trevor

Tony Glenister of DGG Planning phoned around 3.00 pm. He would like one of you to call him back but he will also be writing in a letter of complaint.
He has just spoken to Carol Hurst about the manner in which we register planning applications and the delay it causes. In particular he is referring to Application 2001/5446 (31-33 Wiltshire Road, Wokingham).

He says we took a month to return the whole application for a couple of minor amendments and the delay has cost his client's thousands of pounds.

His tel. no. is 901 8398.

Sandra
3.1.02

Rung 5.30 3/1/02

No Reply

File Copy Letter

Tel. (0118) 974 6429 or 6433

Date: 2 January 2002

Your Ref:

My Ref: NEW/2001/5446

Mr S Kneebone
C/O DGG Planning (Wokingham) Ltd
Kirkwood ,5
Windermere Close
Winnersh
Berks
RG41 5XW

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

Dear Sir/Madam

Reference Number: 2001/5446

Site Address: Land Rear Of 31-33, Wiltshire Road, , Wokingham.

Proposal: Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

I return your application, as it is invalid and cannot be determined for the following reason(s);

1. **Landing window is shown bigger on floor plan than on front elevation.**
2. **Rear lounge window/doors shown wider on rear elevation than on floor plan.**
3. **Chimney omitted from 2nd side elevation.**
4. **Rear elevation of garage (drawing 0084/3e) is incorrect. Should resemble front elevation.**

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

F

Application Number : ~~NEW~~/2001/5446	Map No : 68A
Case Officer : BP	Site Area : 0.21
Valid Date : 8/01/02	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

Location : Land Rear Of 31-33, Wiltshire Road, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr S Kneebone C/O DGG Planning (Wokingham) Ltd.

Fee Required: £0 **Fee Received: £0** — fee paid on 2558 resubmission

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	- landing window shown bigger on floor plan than on front elevation - Rear lounge windows/doors shown wider on rear elevation than on floor plan. - Chimney omitted from 2nd side elevation. - Rear elevation of garage (drawing 0084/3E) is incorrect (should resemble front elevation)	2/1/02	8/1/02
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 ✓ TPOs in garden ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

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

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

NEIGHBOURS

SN + see map + Pls include addresses on attached list ✓

.....

.....

.....

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

No new pre-apps

LISTING FORM

08 JAN 2002

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2000/2558	Mr. Mrs Martin 15 Wiltshire Drive Wokingham RG40 1TQ
F/2000/2558	P Pinder Byron House Bournside Virginia Water Surrey GU25 4LZ
F/2000/2558	The Owner/Occupier 2 Sarum Crescent Wokingham RG40 1XF
F/2000/2558	The Owner/Occupier 6 Sarum Crescent Wokingham RG40 1XF

App APPROVED
LETTER SENT
31/05/01

DGG

08 JAN 2002 0446

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
anthony.glenister@ntlworld.com
ianlasseter@dggplanning.totalserve.co.uk

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

Date: 6.12.2001

Our Ref: PAG/JSG/D2612

Dear Sir,

Re: **Proposed Dwelling to the rear of 31/33 Wiltshire Road, Wokingham.**

I refer to the above and with reference to your letter dated 30th November and our subsequent telephone conversation, please find enclosed relevant plans and completed application forms, in respect to the erection of a dwelling house and replacement garage. I have not enclosed any fee, as the development is of the same character and description as that determined on 21st May 2001 under application Ref: F/2000/2558.

I would however, refer you to my letter dated 5th November wherein I explained how the scheme has been amended, but for clarity I also outline these below:-

1) A chimney has been added to the eastern elevation.

2) Hipped roof to garage now deleted and replaced by a pitched roof.

3) Minor amendments to the fenestration of the new dwelling.

4) Garage to 33 Wiltshire Road repositioned and a pitched roof introduced.

5) A bin store has been introduced at the access (Note: previously required by condition).

I have also shown minor alterations to the access and shown the sight lines as required by conditions 13 & 15 of the previous planning permission. I should also advise, a low boundary wall is to be erected along the sight visibility splay, except in the vicinity of the tree to the front of 31 Wiltshire Road, as shown on plan 84/3E. You will however appreciate, all of that work can be carried out as permitted development and is detailed for information purposes only.

I have not enclosed a 1:1250 site location plan, as the site boundaries are annotated on plan 0084/3E which gives details of the site layout and adjoining properties. This is the same as that accepted under the earlier application and I trust you are able to register the application accordingly. However, should there be any matters which you would wish to clarify, please do not hesitate to contact me.

Yours faithfully,

R.A. Glenister
DGG PLANNING (WOKINGHAM) LTD

cc
S. Kneebone
K. Wright

08 JAN 2002 5446

Tel. (0118) 974 6429 or 6433

Date: 02 January 2002

Your Ref:

My Ref: NEW/2001/5446

Mr S Kneebone
C/O DGG Planning (Wokingham) Ltd
Kirkwood ,5
Windermere Close
Winnersh
Berks
RG41 5XW

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 Sir/Madam

Reference Number: 2001/5446

Site Address: Land Rear Of 31-33, Wiltshire Road, , Wokingham.

Proposal: Proposed erection of one dwelling and replacement garage.(Amendment to consent F/2000/2558)

I return your application, as it is invalid and cannot be determined for the following reason(s);

1. **Landing window is shown bigger on floor plan than on front elevation.**
2. **Rear lounge window/doors shown wider on rear elevation than on floor plan.**
3. **Chimney omitted from 2nd side elevation.**
4. **Rear elevation of garage (drawing 0084/3e) is incorrect. Should resemble front elevation.**

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

08. JAN. 200 PART 1 5446

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR S. KNEEBONE
	ADDRESS	33 WILTSHIRE ROAD WOKINGHAM, BERKSHIRE.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DGG PLANNING (WOKINGHAM) LTD
	ADDRESS	KIRKWOOD, 5 WINDERMERE CLOSE, WINNERSH, WOKINGHAM, BERKSHIRE
	POST CODE	RG41 5XW PHONE 0118 901 8398
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 TO REAR OF 31/33 WILTSHIRE ROAD, WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF DWELLINGHOUSE AND REPLACEMENT GARAGE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	0084/3E SITE PLAN 0084/101 PROPOSED DETACHED DWELLING

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 ? N/A.

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 GARDEN.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? [redacted]/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/[redacted] — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO L/A APPROVAL

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.

EXISTING FENCING TO BE RETAINED,
NEW FENCING TO NEW BOUNDARIES
DETAILS TO L/A APPROVAL

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/[redacted]

If no, please give details

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

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

N/A.

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	*
			N/A		N/A	
HOUSE	1	10	/	*	/	*
BUNGALOW	—	/ —	/	*	/	*
FLAT/MAISONETTE	—	/ —	/	*	/	*
OTHER	—	/ —	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? [redacted]/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? [redacted]/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.

NO FEE PAYABLE
- SEE COVERING LETTER.

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 [redacted] ON BEHALF OF S. KNEEBONE DATE 6/12/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL		N/A		
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 — N/A.

[redacted] WHAT PROVISION IS BEING MADE FOR PARKING? N/A.

	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. — N/A

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
N/A.			

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. — N/A.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 08 JAN 2002 5446

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

Agricultural Holdings Certificate

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

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.

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 ~~DGG~~ Planning (Wokingham) Ltd . . . . . .

On behalf of . . S. KNEEBONE . . . . . .

Date . . . . 6/12/01 . . . . . .

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

① ADDRESS 33 WILTSHIRE ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02057	MR. C.W. HAWKINS	3 ROOMS AS PLAY-GROUP	20.2.75	N/A T.P. 31.3.76
BR 4836	" "	Erect New Garage	9.6.76	Ref. N/A
BR 5026	" "	GARAGE	13.8.76 7.7.76	Ref. N/A
05052 •	" "	"	26.8.76	N/A C/A
BR 15757	"	REMOVE CON. SHEDS / BLD GRANNY FLAT	31.10.80	Ref. N/A
BR 15915	" "	" " " "	14.11.80	App NA
16236	"	O/APP RES. DEV. ATREAR & ACCESS	24.9.81	N/A Ref.
14412 •	"	GRANNY FLAT	20.11.80	N/A C/A
34764 •	MR. S. KNEEBONE	1ST. HT & PITCHED ROOF	21.12.89	C/A
[illegible]A8502	"	"	26.2.90	App
38983 •	"	PART RETRO. C/O/USE GR. FLOOR RES. TO DENTAL SURGERY	27.3.92	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS F.P.O. 8I TPO 831/96

DRAINAGE

091074

39941	"	REMOVAL CONDS. 1 & 2 ON 38983 - C/O/USE PART. GR. TO DENTAL SURGERY S/C. FLAT 1ST FLOOR	23.9.92	C/A

1933

② ADDRESS 33 Wiltshire Road PARISH Wokingham.

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67765/0	Millgate Homes	2 dwell & Gar, New Gar	31.7.98	REF
F/2000/2558	Mr. S. Kneebone	Erect 1 det dwell & repl. gar to No 33 (Land R/O)	21.05.01	C/A

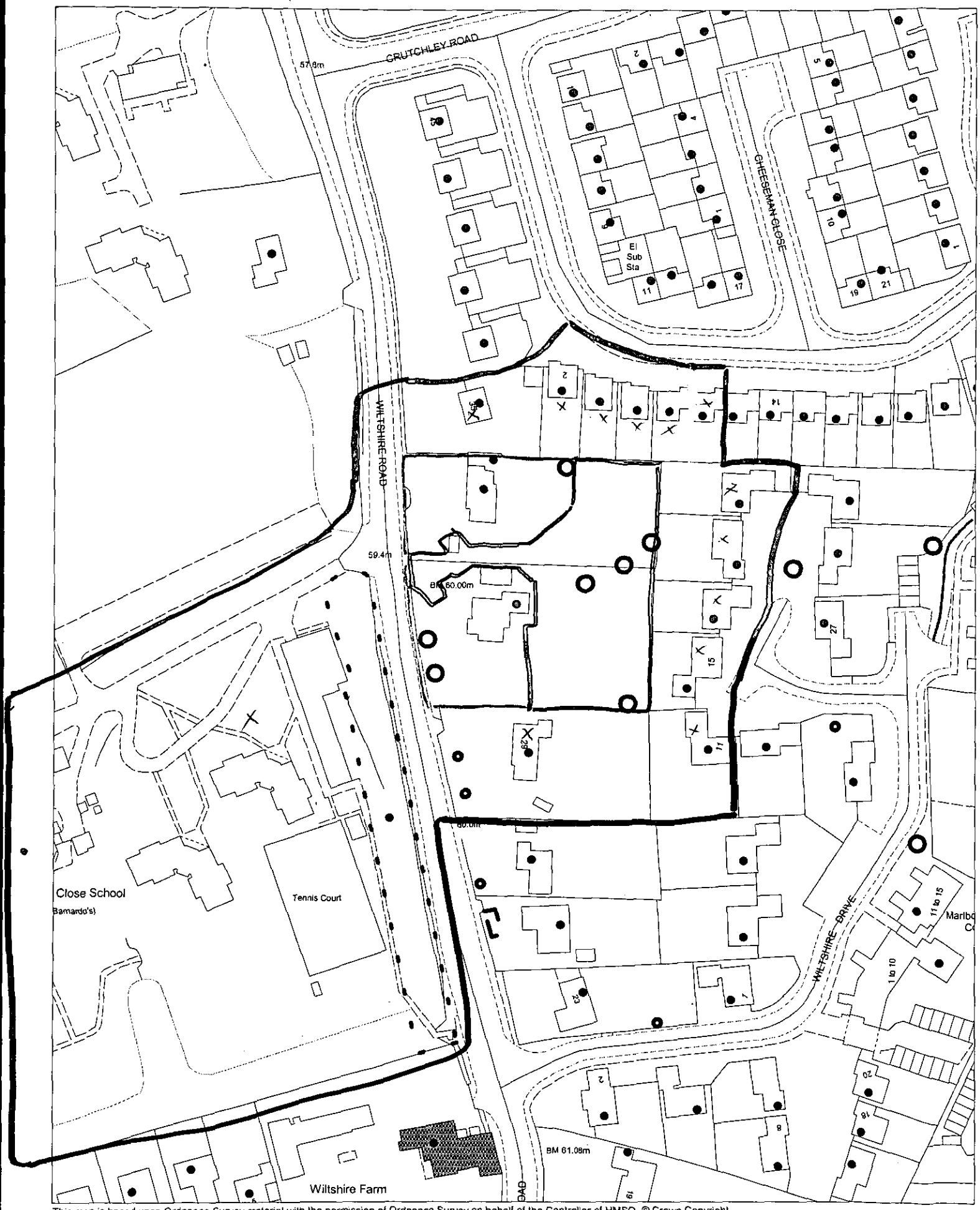
MINISTRY DECISION Appeal dismissed 67765 9.12.98.

SPECIAL ORDERS

TPO 831/96 RIDGEMOUNT, 31, WILTSHIRE ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
			T.P.O. 86D				
~~T.P.406~~	~~3296~~	21.5.52	~~Erection of 7 No. private dwellings Nos. 17, 23, and 27-31.~~	~~10.7.52C~~			
16191			GRANNY ANNEXE (MAJOR LONG)	27.8.81 G/A			
16236			RES. DEV. AT REAR & ACCESS (G. HAWKINS)	26.9.81 R			
	BR 17758		Granny annexe & alteration Major Long		3.11.81 app		
40212			1st & PART GR. FLOOR RES. TO SURGERY (MRS. KNEELONE)	10.2.93 G/A			
97/65190/F			ADDITIONAL CARPARKING "	10.7.97 G/A			
98/67765/O			Millgate Homes - 2 dwell & Gar	31.7.98 REF			
			New Gar at No. 33				
F/2000/2558	(Land R/O)		Mr. S. Kneelone erect 1 det dwell & repl. gar to No 33.	APP 21.05.01			
			Appeal dismissed 67765 - 9.12.98				

08 JAN 2002 5446



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Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001 Scale: 1 : 1250

N W E S