APPLICATION NO:
F/2001/5374

LOCATION:
Land Adj To Fir Trees Heatherdene Avenue, Crowthorne.

APPLICANT:
Luff Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of detached dwelling and garage.

EARLIEST DATE FOR DECISION: **28/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Natalie Brown**

APPROVED

483

D6

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Luff Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2001/5374

Parish: **FINCHAMPSTEAD**

Location: **Land Adjacent to Fir Trees, Heatherdene Avenue, Crowthorne.**

Proposal: **Proposed erection of detached dwelling and garage.**

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

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

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

✓ 23/4/02

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

Condition
4. 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.

✓ 24/5/02

Condition
5. 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
6. 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
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

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

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

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

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

Condition
15. Development shall not begin until a scheme for protecting the proposed dwelling from noise and vibration from the railway lines adjacent to the proposed development has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

24/6/02

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

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

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

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

Reason
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

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

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

Reason
15. In the interests of residential amenity.

Informative
1. This permission relates to the application as amended with revised plans, drawing numbers 1598-2B, 1598-3A and 1598-4 submitted to the Local Planning Authority on 21st February 2002, showing 2nd floor window in side elevation facing Beech Corner removed and 1st floor and 2nd floor bathroom and en-suite windows as being obscurely glazed and does not approve the proposals as originally submitted.

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

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

Berkshire Structure Plan Policies EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

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.

Received by Wokingham District Council

Application No: F/2001/5374

Proposal:
Proposed erection of detached dwelling and garage.

Location:
Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.

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/2001/5374 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04 December 2001

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962

THE RURAL DISTRICT COUNCIL OF WOKINGHAM,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Exors of Mrs. C.F. Joyce (Dec'd)
c/o Messrs. R.W. Best & Co.,
58, Park Street,
CAMBERLEY. Surrey.

Application No. 0/212/68

Proposal Detached dwelling on land adjoining "Pirtrees" Heatherdene Avenue, Pinchampstead. Berkshire.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 2nd day of January 19 69, subject to compliance with the conditions specified hereunder:—

1. Detailed particulars of the siting, design and external appearance of the buildings and the means of access thereto shall be submitted to and approved by the Local Planning Authority before building operations commence.
2. This permission will cease to have effect at the expiration of three years from the date hereof and such time thereafter as is necessary for the Minister of Housing and Local Government to determine any appeal unless within that period detailed plans relating to the matters referred to in condition number 1 above have been submitted to and approved by the local Planning Authority.
3. No trees on the site shall be removed, lopped or topped without the Council's permission, and the dwelling shall be so sited as to avoid the removal of the beech trees in the south east corner of the site.
4. A garage or garage space shall be provided for the dwelling.

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

1. The application is in outline only and not accompanied by detailed plans.
2. To prevent the accumulation of outline permissions in respect of which no plans have been submitted for approval.
3. In the interests of the visual amenities of the locality.
4. To comply with County Parking Standards.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

20 JAN 1969



0/212/68

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 24 May, 2002
My ref. BC/DC/2001/5374

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

Luff Homes Ltd.
c/o Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION 2001/5374
SITE: FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

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 2001/5374 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

NATALIE BROWN
Planning Officer

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5374

Applicant : Luff Homes Ltd C/O Andrews Kalik Associates.

Location : Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.

Proposal : Proposed erection of detached dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/12

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12

Date Registered : 28/11/2001

Earliest Date for Decision : 28/12/2001

Latest Consultation Date/Site Notice Expiry Date : 28/12/2001

This application will have expired on: 23/01/2002. 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 :

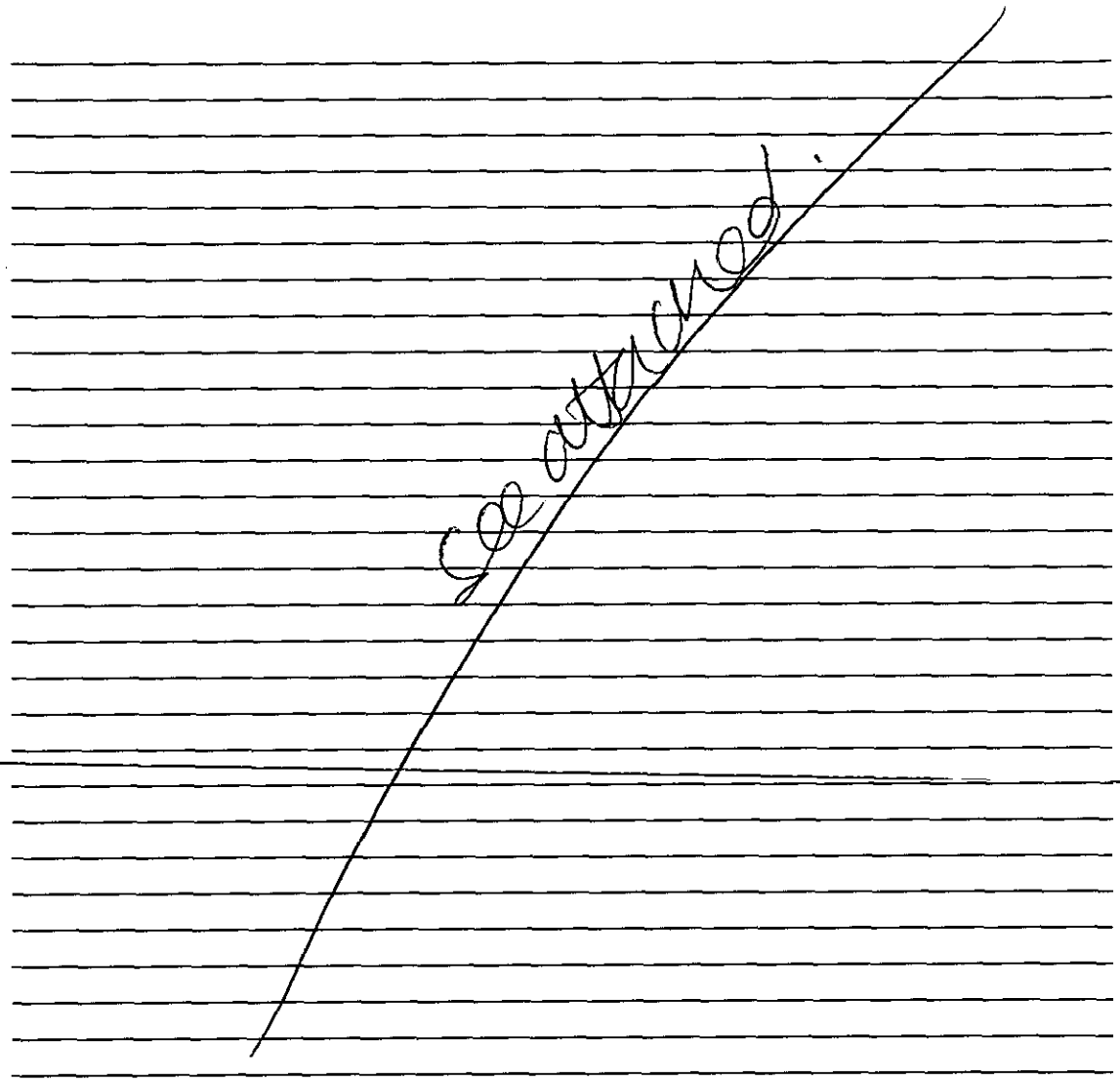
Env Health:- rec conds.

Landscape/Trees: no arboricultural reasons to refuse.
If rec. approval - cond re/ new tree planting req'd.

Planning Issues : LD'd Sec

Application Number: F/2001/5374

Appraisal :



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

Application Number F/2001/5374
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - 5yrs
(2)	C012	R012	Materials to be agreed
(3)	C070	R070	Hrs construction.
(4)	C100	R100	Site levels.
(5)	C017	R017	Boundary Treatment.
(6)	C049	R049	Garaging to be retained
(7)	C122	R122	Parking + turning
(8)	C129	R129	Construction vehicles
(9)	C130	R130	No mud during construction.
(10)	C046	R046	Obs. glazing as approved
			del. fixed shut -
(11)	C044	R044	No windows
			Ins: first floor level or above in the
			side elevations
(12)	C150	R150	landscaping details
(13)	C151	R151	landscaping planting to be carried out.
(14)	C153	R153	No trees etc to be felled
		NO2	REV PLANS
			Ins. 1598-2B, 1598-3A, 1598-4
			Ins. 21 February 2002
			Ins. showing 2nd floor window in side elev facing
			Beech corner removed & 1st floor and 2nd floor
			bathroom + en-suite windows as being obscurely glazed
		NO7	Access construction

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: ST1, SBE1, SBE2, ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO2, ~~NO2~~ WO3, WBE1, WT7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: GN1, LD3.
MINERALS LOCAL PLAN POLICIES:

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

Date: 12/3/02.

(15) Development shall not begin until a scheme for protecting the proposed dwelling from noise and vibration from the railway lines adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

Reason. In the interests of residential amenity.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adj To Fir Trees Heatherdene Avenue Crowthorne.

APPLICATION NUMBER: F/2001/5374

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? yes, on end of fence panel to fr. side of (tree tops)

2. DESCRIPTION OF SURROUNDINGS

Res. ~~self~~ detached dwellings

3. DESCRIPTION OF SITE/BUILDING

lawn with shrubs + trees along boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

all set away from boundary

- Fir trees - 2s - main aspect faces gdn where dwelling proposed. covered g/f walkway with balcony on top. g/f + 1st floor windows.
- Tree tops - no windows in side elev.
- Beech corner - 3s facing boundary. x1 window 2nd floors x3 1st floor. some door + window at 1st floor. (lean-to tiled extn at side.
- garage to be along (set away) boundary beech corner.

5. SITE CONSTRAINTS

TREES x2 large trees where dwelling proposed

ACCESS/PARKING to be off of A leading to fir trees garage + drive proposed.

LEVELS

BOUNDARY TREATMENT - Tree tops - 1.8m fencing at side.
- laurel hedging plus others alongside drive leading to fir trees.
- hedging + embankment at rear (railway).
- 1.8m fencing + shrubs + trees with Beech corner

OTHERS

Application Number: F/2001/5374 – Land Adj Fir Trees, Heatherdene Av

Appraisal:

Development
Proposed erection of two-storey 5 bedroom detached dwelling with detached double garage. Access would be off the spur of the cul-de-sac which serves the dwelling 'Fir Trees'.

The site is located within the identified settlement of Finchampstead at the end of a cul-de-sac.

An outline application (0/212/68) was approved in 1969 for a detached dwelling on land adjoining Fir Trees, but this was never implemented.

The application has been revised with the following changes (drawings 1598-2B and 1598-3A):

- The en-suite window in the first floor side elevation facing Fir Trees and shower room window in the second floor side elevation facing Fir Trees shown as r being obscurely glazed
- Bath room window in the first floor side elevation facing Beech Corner shown as being obscurely glazed
- Playroom window in the second floor side elevation facing Beech Corner shown as being removed

1) Impact upon neighbouring properties
No. 22 had an en-suite bathroom window in the side elevation (facing the site/Fir Trees) repositioned by consent VAR/2001/3338, which was conditioned to be obscurely glazed.

It is considered that the proposed windows in the front elevation, in particular those at first floor level (for two bedrooms and an en-suite) would not result in any adverse overlooking. Any overlooking would be of the front garden and parking area of the three dwellings (approved by consent F/1999/0226), No. 18 and Beech Corner, and the application could not be reasonably refused on this basis.

Beech Corner is a three-storey detached dwelling and has its garage along the boundary (application F/2001/4575 approved a single storey side extension for a garage/shed). The proposed dwelling would be set away from the boundary with Beech Corner by the proposed detached double garage. There would therefore be 11m between the side building lines of the dwellings. The 1st floor window in the side elevation facing this property would be obscurely glazed and the 2nd floor window in the side elevation to

the playroom has been removed, which would remove potential for overlooking.

The windows facing fir trees are shown as being obscurely glazed and so there would be no issue of overlooking.

It is recommended that a condition be added to ensure that there are no further windows added to the first and second floor side elevations, in order to prevent overlooking.

It is not considered (due to the distances between them) that the prospered dwelling would be overbearing nor be overshadowing to neighbouring properties.

2) Impact upon the character of the streetscene
The proposed development would be two-storey, and have a half hipped roof with a gabled element in the front elevation. This would be similar in style to those dwellings approved by consent F/1999/0226, for three detached dwellings (of which No. 22 is one), though No. 22 does not have a hipped roof. It is therefore considered that there would be no adverse effect to the character of the street scene, in term of design. The inclusion of a landscaping condition, would help to soften the frontage of the proposed development and compensate for any trees being removed.

3) Impact upon highway safety (parking provision)
Following the receipt of a letter from a resident about the proposed development, the highways department have no objection to the proposed development subject to the inclusion of the following conditions: parking and garaging to be retained (5 bedrooms are proposed and so requires 4 off-road parking spaces. A double garage and two spaces at the front of the garage would be provided), provision be made to accommodate all construction vehicles, and precautions taken to ensure no mud etc from the construction be on the public highway.

4) Landscape/Tree issues
The Senior Arboriculturist has no reasons to recommend refusal as the trees on the site have been nobbled and will have to be removed (see letter to Luff Homes dated 16/11/01 on file). If permission is to be granted, it is recommended that a condition be added requiring details of new tree planting to the front of the site, to be submitted to and approved in writing prior to the commencement of the development.

5) Concerns of Local Residents
11 letters were received making comments, of these letters, different members of two households sent in separate letters, meaning that 9 households wrote in.

17 Wellesley Drive (opposite side of the railway) wrote in with no objections in principle but wished the existing trees hedging etc on the rear boundary to be retained.

The other 8 households were from Heatherdene Avenue. The following points were made:

- No objection to the design, appearance and layout
- Concerns re highway safety –
  - Access onto an already congested cul-de-sac, increased traffic would increase the risk
  - Any gates on the access to the site/Fir Trees would further increase the risk
  - Additional traffic from a new dwelling using the Dukes Ride/Heatherdene Avenue junction would increase the risk to public safety
- Concerns re residential amenity
  - Implications of the environment as the dwelling would require the removal of trees (some of which were poisoned at the time a TPO was placed)
  - Loss of light – object if roof line exceeds Beech Corner
  - Overshadowing/overlooking – objection of mature trees etc removed on perimeter of the property
  - Noise etc once development in use

- Additional points, if the development is to be allowed cover the following (and have apparently been raised with the developer Luff Homes):
  - Safety/turning/turning of large vehicles during construction
  - Working hours
  - Signage
  - Road surface
  - Landscaping
  - Sewers
  - Concerns over parking on Dukes Ride/Heatherdene Avenue (not discussed with the Developer)

Highways, landscape/trees and residential amenity issues have been discussed above. One resident did write to the highways department about the development and subsequently, the Highways department have amended their recommended conditions.

In response to working hours, it is recommended that a condition be added restricting the hours.

Approval: ✓ ~~Refusal:~~

Tel: (0118) 974 6492

Date: 5 March 2002

My ref: F/2001/5374

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2001/5374
Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.
Proposed erection of detached dwelling and garage.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
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 15 March 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5374**
Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.
Proposed erection of detached dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Long

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 6492

Date: 5 March 2002

My ref: F/2001/5374

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 G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2001/5374
Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.
Proposed erection of detached dwelling and garage.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** 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 15 March 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5374**
Land Adj To Fir Trees, Heatherdene Avenue, ,.Crowthorne.
Proposed erection of detached dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 April, 2002
My ref. AO/F/2001/5374
Your ref. WAH/mm

Luff Homes Ltd
The Granary, Ashridgewood Farm,
Warren House Road,
Wokingham, Berks
RG40 5RD

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

Dear Mr Holloway

PLANNING APPLICATION F/2001/5374
ERECTION OF DETACHED DWELLING AND GARAGE ON LAND ADJACENT TO FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Thank you for your letter of 8 April and materials samples. I confirm the proposed materials are acceptable for construction of the above development and comply with the requirements of condition 2 of the above permission.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

PLANNING COL	55035
FOL	
DC JAB	
AHP	
CS	
08 APR 2002	
COPIES TO	ACK:
	FILE:

Luff Homes Limited
The Granary, Ashridgewood Farm
Warren House Road, Wokingham
Berkshire RG40 5RD
Telephone : (0118) 978 1558
Facsimile : (0118) 977 2538

Anna Cronin
Head of Planning and Transportation
Wokingham District Council
Shute End
Wokingham RG40 1WR

Your Ref:
Our Ref: WAH/mm

8th April 2002

Dear Madam,

Approval No. F2001/5374
Land Adjacent to Fir Trees, Heatherdene Avenu, Crowthone

In accordance with condition No. 2 of the above-mentioned approval, we are pleased to provide samples and details of material for your approvals as follows:-

Main Facing Brick:	Freshfields Lane, First Quality Multi-facings.
Feature Brickwork:	(sub-cills, arches, string courses) Selborne "Tudor Red" Facing Stock.
Roof Tiling:	Avalon Sunset plain clay tiles.
Windows:	Softwood, painted white.
Fascias, soffitts	Finished white

We look forward to receiving an approval as quickly as possible please.

Yours faithfully,

W A Holloway

Registered in England No. 3294462

Registered Office:
Arram Berlyn Gardner, Holborn Hall,
100 Gravs Inn Road. London WC1X 8BY

10/4 Chased up approval of materials.
15.17 pm - said if I couldn't do them + fi of this week would be another 2 weeks as on A/L

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letters received on the 17 April, 26 April and 9 May 2002 with reference to the above application and removal of tree on site.

I can confirm that the removal of the fir tree adjacent to the proposed garage and along the boundary with Beech Corner and its replacement with 3 no. Eucalyptus Kybeanensis multi-stemmed trees of approximately 2.4 to 3.0m in height is considered acceptable.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

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

PLANNING SERVICES | HPT 56203
POL | MLS
DC NAB | ENF
AP
CS
09 MAY 2002
COPIES TO | ACK

SK/SS/1598

8th May 2002

Ms N Brown
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Brown,

NEW HOUSE ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE, PLANNING APPROVAL NO: F/2001/5374

We have been asked again by the builder to request permission to remove the existing tree adjacent to the garage at the above site.

Condition 14 of the above approval required your written consent before the work is carried out. We have already written to you regarding this and have informed you that the fir tree adjacent to the garage will be removed and replaced with 3 no. Eucalyptus Kybeanensis multi-stemmed trees of approximately 2.4 – 3.0 m. height, as we agreed on site with Mr Etherington, of your landscaping department. He is concerned that the construction of the garage and driveway may fatally damage the fir tree resulting in a danger to both the new and adjoining properties.

Our client has also spoken to the adjoining owner, Mrs Chapman, regarding this matter. Although she does not want to lose the screening provided by this tree, she agrees that it is not a good example of the species and that there is a risk that it may become unsafe due to the building works. She has indicated that she would be happy for the tree to be removed so long as it is replaced with suitable alternative planting and her letter was sent to you earlier.

We have submitted a full landscaping scheme to you for your approval, but because of the urgency of this matter, construction work already having started, we would like you to consider this as a separate issue. We have chosen this eucalyptus variety as it is a hardy species giving all year round screening and growing to a maximum of 6m.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

I spoke to Mr Etherington on the telephone yesterday and he told me that he would be contacting you to confirm his agreement to the removal and replacement of this tree.

Yours sincerely,

S.Kalik

cc Mr W Holloway, Luff Homes Ltd

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

55773
NAG
28 APR 2002
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OK
FILE

SK/SS/1598

25th April 2002

Ms Natalie Brown
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Brown,

FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

Further to my recent letter regarding the removal of the tree on the boundary line between the new house and Beech Corner in Heatherdene Avenue, our client has received a letter from Mr and Mrs Chapman who are happy to see this tree removed. They have requested three new trees to replace the one that is to be removed and our client is more than happy to oblige. A copy of the letter is enclosed for your file.

I look forward to receiving your approval of this.

Yours sincerely,

S.Kalik

Encl

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
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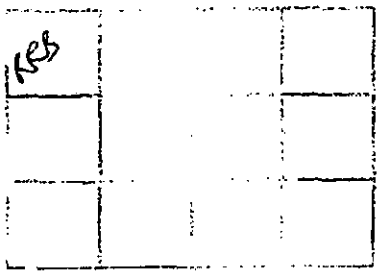
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



Beech Corner,
Heatherdene Avenue,
Crowthorne,
Berks,
RG45 6AA.

16th April 2002.

Dear Mr Butterworth,

Thank you for your letter dated 12th April 2002 in relation to the removal of the fir tree on your new proposed development adjacent to our house. Whilst we regret that the tree will have to be removed we can understand the council's concern about the stability of the tree resulting from the construction work. We will therefore support your proposal to replace it with three Eucalyptus Kybeanensis multi stemmed trees 2.4 – 3.0 metres in height.

We would appreciate it if you could inform us in advance as to when the tree will be removed.

Yours sincerely,

Mr & Mrs D Chapman

Natalie Brown

From: Neil Etherington
Sent: 07 May 2002 15:28
To: Natalie Brown
Subject: FIR TREES, HEATHERDENE AVENUE

Natalie

I have just spoken with Mr Kalik regarding a tree that Luffs would like to remove at the above site (apparently they have written to you). I confirm that I have no objection to the tree being removed or the planning condition being varied to allow this.

Mr Kalik thought that we had been consulted on this. As far as we can tell we have not.

Thanks and regards.

Neil

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2001/5374

To: Landscape & Trees

Date: 19/04/02

FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Please see attached letter & diagram.

Can you please advise if acceptable.

Thanks
Natalie

Natalie Brown
Planning Officer

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9869669/9507700 F 0118 9568642

PLANNING SEC	553844
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DC NAB	ENF
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17 APR 2002	
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	FILE:

SK/SS/1598

12th April 2002

Ms Natalie Brown
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4- 1WR

Dear Ms Brown,

FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Planning Consent has been granted for the erection of a new house adjacent to Firtrees, Heatherdene Avenue. Our client is now preparing the site for the construction and would like to remove a tree, which we have indicated in red, on the enclosed plan, because it's position is not sustainable, due to it's proximity to the new garage. Our client proposes to replace this tree with two mature trees in positions agreed with your landscape architect. On the enclosed drawing we have indicated what we think may be possible locations for these trees.

We are now preparing the information required for the discharge of conditions which will be submitted to you tomorrow for your approval. The materials for external finishes to be used on this site have already been deposited at your office for your approval. We look forward to receiving your approval of these.

Yours sincerely,

S.Kalik

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
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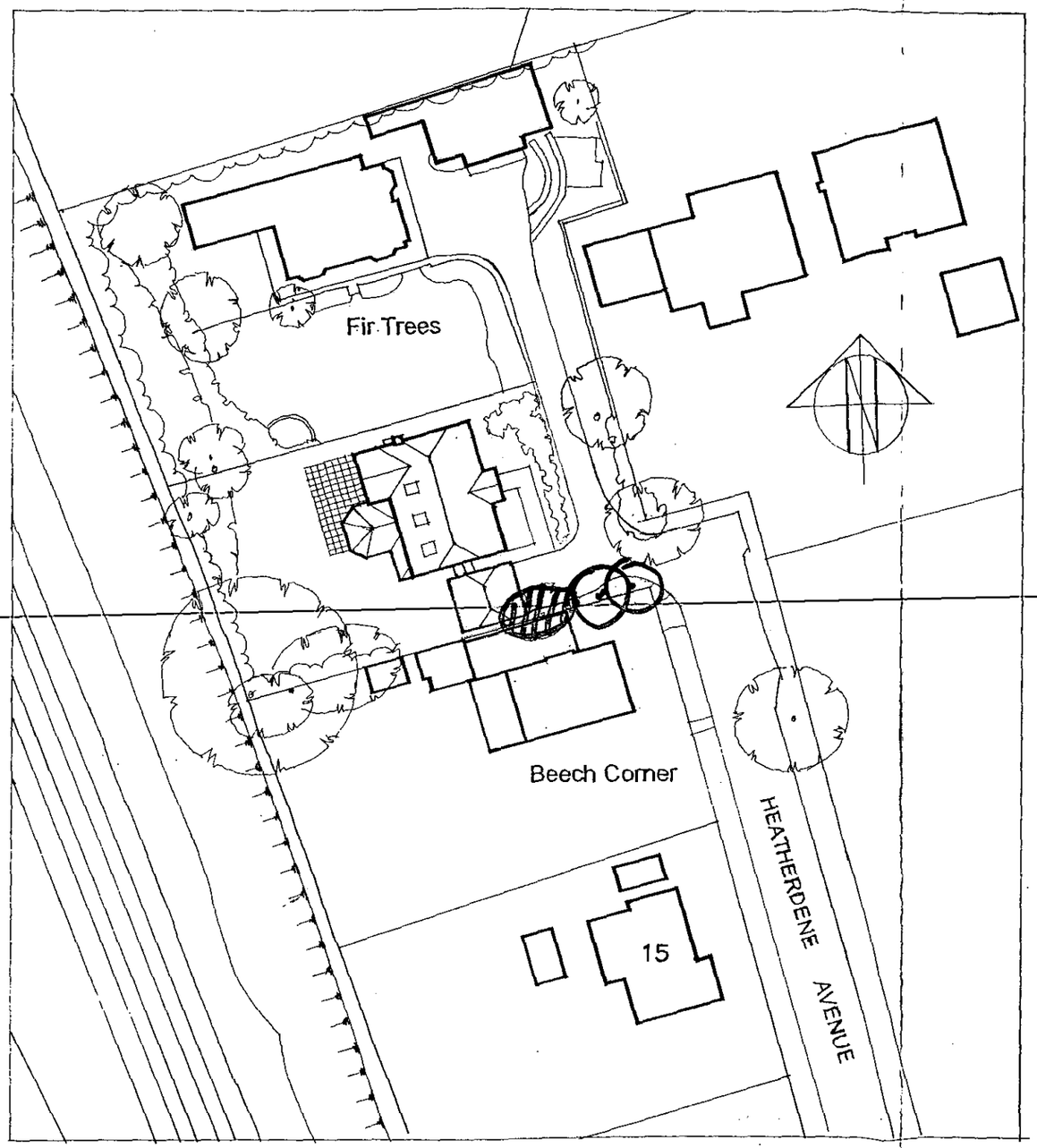
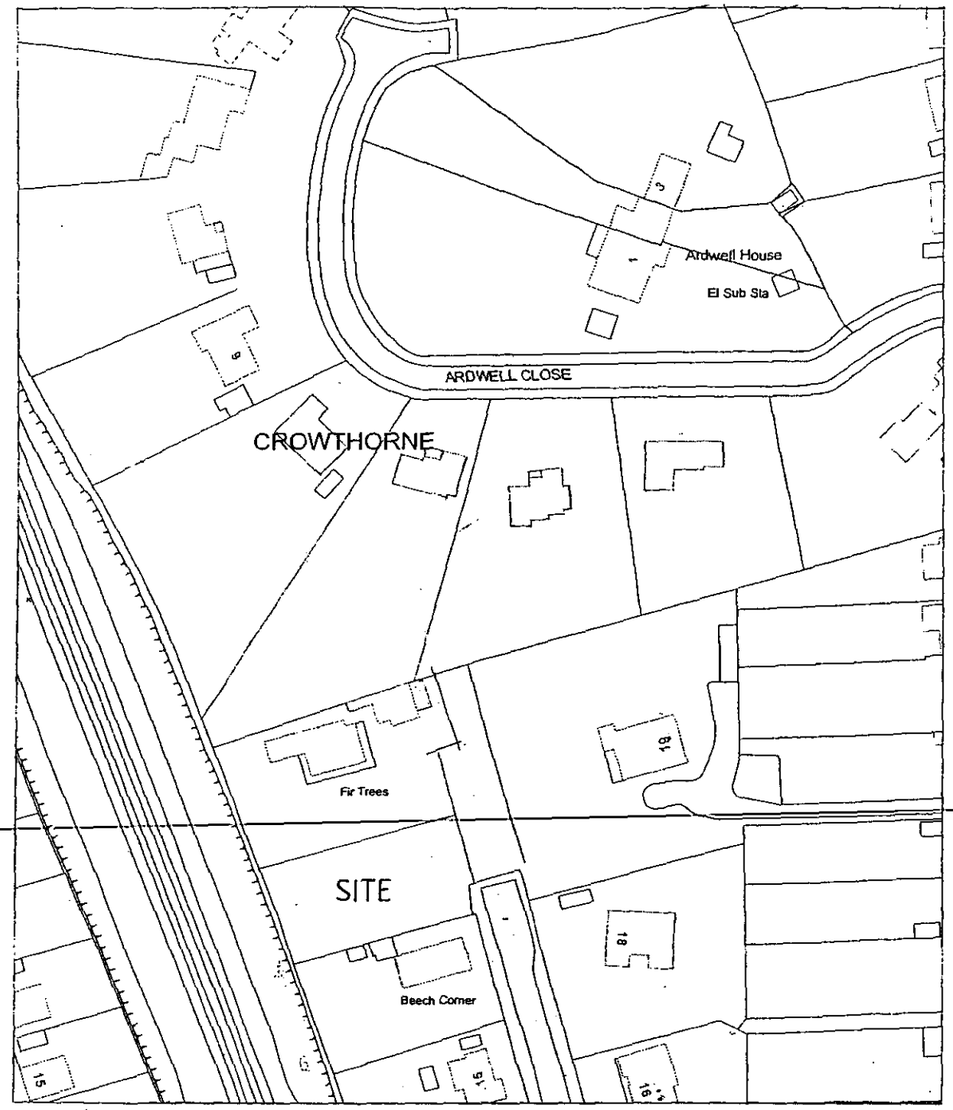
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 1645006
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



SITE PLAN 1:500



Location Plan

0 10 20 30 40 50 60 70 80 90 100

Job	NEW HOUSE Heatherdene Avenue CROWTHORNE	
client	Luff Homes Ltd	
drawing	SITE PLAN / LOCATION PLAN	
scale	1:500/1:1250	1598-1
date	Nov.2001	

letter date revision

(0118) 9669669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2001/5374

To: Landscape & Trees

Date: 19/04/02

FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Please see attached letter & diagram.

Can you please advise if acceptable.

NAB

Natalie Brown
Planning Officer

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

PLANNING	553841
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	FILE.

SK/SS/1598

12th April 2002

Ms Natalie Brown
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4- 1WR

Dear Ms Brown,

FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Planning Consent has been granted for the erection of a new house adjacent to Firtrees, Heatherdene Avenue. Our client is now preparing the site for the construction and would like to remove a tree, which we have indicated in red, on the enclosed plan, because it's position is not sustainable, due to it's proximity to the new garage. Our client proposes to replace this tree with two mature trees in positions agreed with your landscape architect. On the enclosed drawing we have indicated what we think may be possible locations for these trees.

We are now preparing the information required for the discharge of conditions which will be submitted to you tomorrow for your approval. The materials for external finishes to be used on this site have already been deposited at your office for your approval. We look forward to receiving your approval of these.

Yours sincerely,

S.Kalik

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and drawing (1598/12) received on the 10 May 2002 with reference to the above application relating to slab levels and boundary treatment.

I can confirm that the details supplied relating to boundary treatment are acceptable in satisfying condition 05 of consent F/2001/5374.

The details supplied on drawing 1598/12 are **not acceptable** in satisfying condition 04 of consent F/2001/5374 relating to slab levels. Please provide us with further details of the levels at different points on the existing site.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

Conditions Discharge Ack
Letter Sent

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

SK/SS/1598

S6257

PLANNING SERVICES	HPT
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10 MAY 2002	
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	FILE:

9th May 2002

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

FAO Ms Natalie Brown

Dear Madam

PLANNING APPLICATION F/2001/5374
ERECTION OF DETACHED DWELLING AND GARAGE ON LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE.

Planning consent has been granted for the erection of the dwelling at the above site. We would like to apply for the discharge of the following Conditions –

✓Condition 2 – discharged by your letter of the 23 April.
Main facing brick – Freshfields Lane, first quality multi-facings.
Feature brickwork - (sub cills arches, string courses)
Selborne "Tudor Red" facing stock.
Roof tiling - Avalon sunset plain clay tiles.
Windows - Softwood, painted white.
Fascias, soffits - finished white.

NO - need more info

Condition 4 - We are enclosing the site plan (1598-12) showing the level for the ground floor construction slab SFL 49.75.

OK Condition 5 - On the same site plan we have indicated the details of the boundary treatment.

to HA

Condition 8 - We enclose the drawing (1598-1) on which we have indicated the accommodation and parking arrangements for the operative. This also deals with Condition 9.

Condition 10 - On our working drawings we have now indicated the obscured glass on all windows required on the plan by the Planning Authority, 1598-10.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

to landscape

Condition 12, 13 and 14 - The landscaping treatment is indicated on our site plan 1598-12.

Condition 15 - The information of the noise and vibration from the railway and the effect on the development – we will forward to you under separate cover.

Yours sincerely

S Kalik

Encls

Pre Copy

Tel. (0118) 974 6492 (Direct Line)
Fax. (0118) 974 6484
Email. Natalie.brown@wokingham.gov.uk
Date May 10, 2002
My ref. F/2001/5374
Your ref. SK/SS/1598

Andrews Kalik Associates
The Studio
101 London Road
Reading

RG1 5BY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: ERECTION OF DETACHED DWELLING & GARAGE.

Address of Site: LAND ADJACENT TO FIR TREES, HEATHERDENE AVE, CROWTHORNE

Application No: F/2001/5374

I refer to your recent submission seeking approval of details as required by conditions 02, 04, 05, 08, 10, 12, 13, 14 and 15 attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

Natalie Brown

Development Control Officer

Date: 19 June 2002

To: Highways

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

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

The new plans show the following: Details to comply with condition 09 - cleaning of vehicles.

Comments are required by 03/07/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Details satisfy highway authority.

20/6.

Date: 19 June 2002

To: Case Officer

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

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

The new plans show the following: Details to comply with condition 09 - cleaning of vehicles.

Comments are required by 03/07/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

1970

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

App No. F/2001/5574 (Planaps) / (Ludhouse) Date Rec. 5 June 2002

Location: Adj fir trees, Heatherdene Av

Parish Crowthorne

Applicant:

Description of attached plans Details to comply with condition 9 (clearing of vehicles).

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 NAB

Consultations Sent by Admin. on 19.06.02

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/2001/5374 (Planaps) / (Ludhouse) Date Rec. 5 June 2002

Location: Adj fir Trees, Heatherdale Av

Parish Crowthorne

Applicant:

Description of attached plans Details to comply with condition 9 (cleaning of vehicles).

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

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 NAB

Consultations Sent by Admin. on 19.06.95

Yellow - Part One Copy
Green - Officer's Copy

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

COND ACK LETTER

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F/2001/5374

SK/JDF/1598

30 May 2002

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

PLANS TO MEET CONDITIONS

5374

fao Ms Natalie Brown

Dear Madam

FIR TREES HEATHERDENE AVENUE CROWTHORNE

Further to your recent letter regarding Condition 9, we have discussed the matter with our Client and Contractor.

All vehicles attending the site will be inspected prior to their departure, and if necessary will be cleaned to prevent the deposit of mud or debris upon the highway.

I hope this will now enable you to discharge Condition 9.

Yours sincerely

S Kalik

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
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CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Natalie.brown@wokingham.gov.uk
Date June 5, 2002
My ref. NAB/smv/Cond/F/2001/5374
Your ref: SK/JDF/15698

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

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

Dear Sir / Madam

Details of Proposal: 57115

Address of Site: FIR TREES, HEATHERDENE AVENUE, CROWTHORNE.

Application No: F/2001/5374

I refer to your recent submission seeking approval of details as required by condition 9 attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

pp Development Control Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 24 May 2002
My ref: NB/AO/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Mr Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and drawing (1598-1) received on the 10 May 2002 with reference to the above application relating to highway issues.

The details you have submitted satisfy condition 08 of consent F/2001/5374 relating to accommodation of site operators and visitors.

However, **NO** details have been provided with regards to condition 09 of consent F/2001/5374 relating to precautions taken to prevent deposit of mud and debris onto the highway. Please provide us with further details.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

AO.

Mrs A. Odell
SENIOR PLANNING OFFICER

Date: 14 May 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

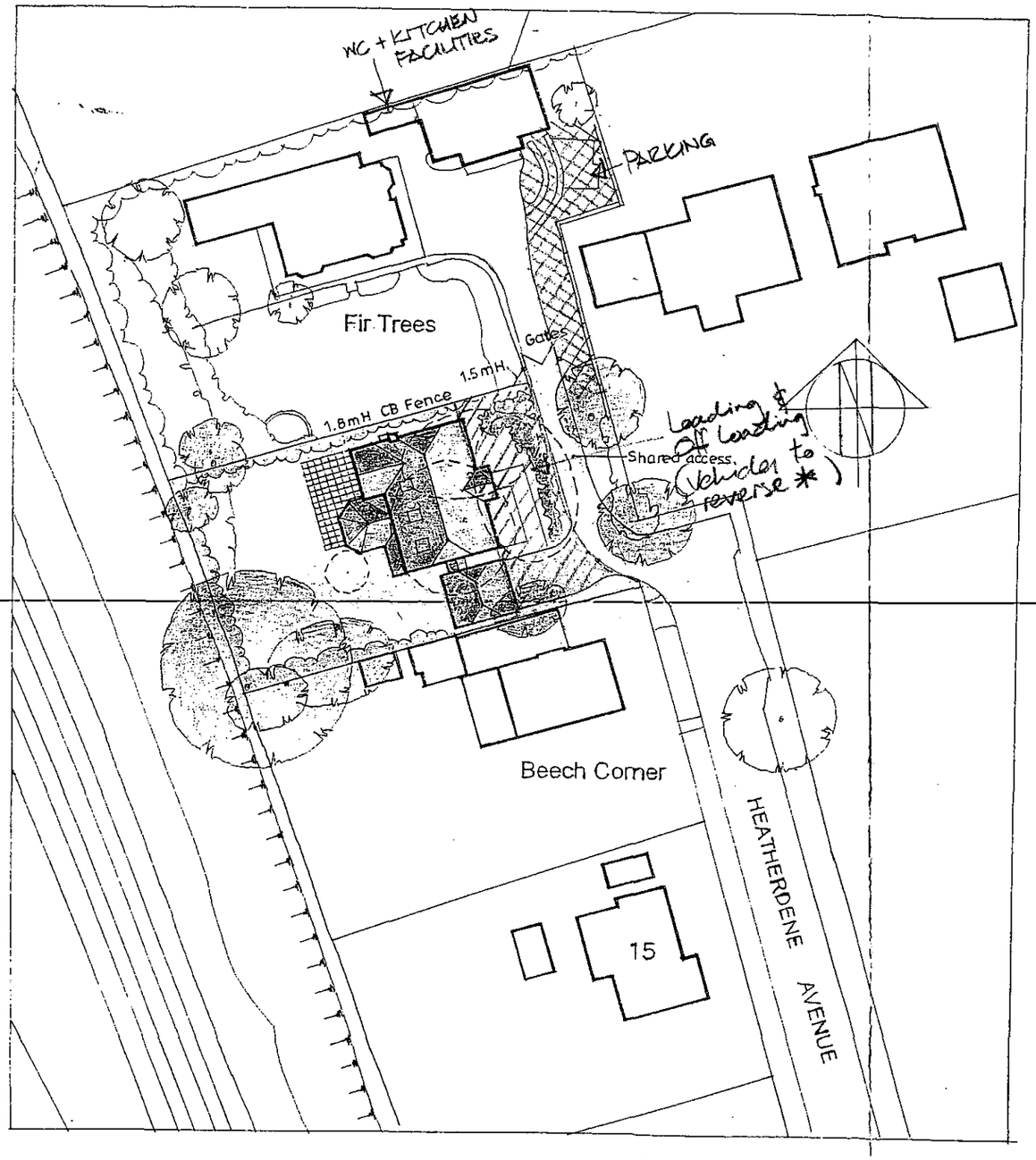
The new plans show the following: Details to comply with conditions 08 & 09 (accommodation of site operatives, visitors etc and precautions to prevent deposits onto the highway). Drawing no: 1598-1.

Comments are required by 28/05/2002.

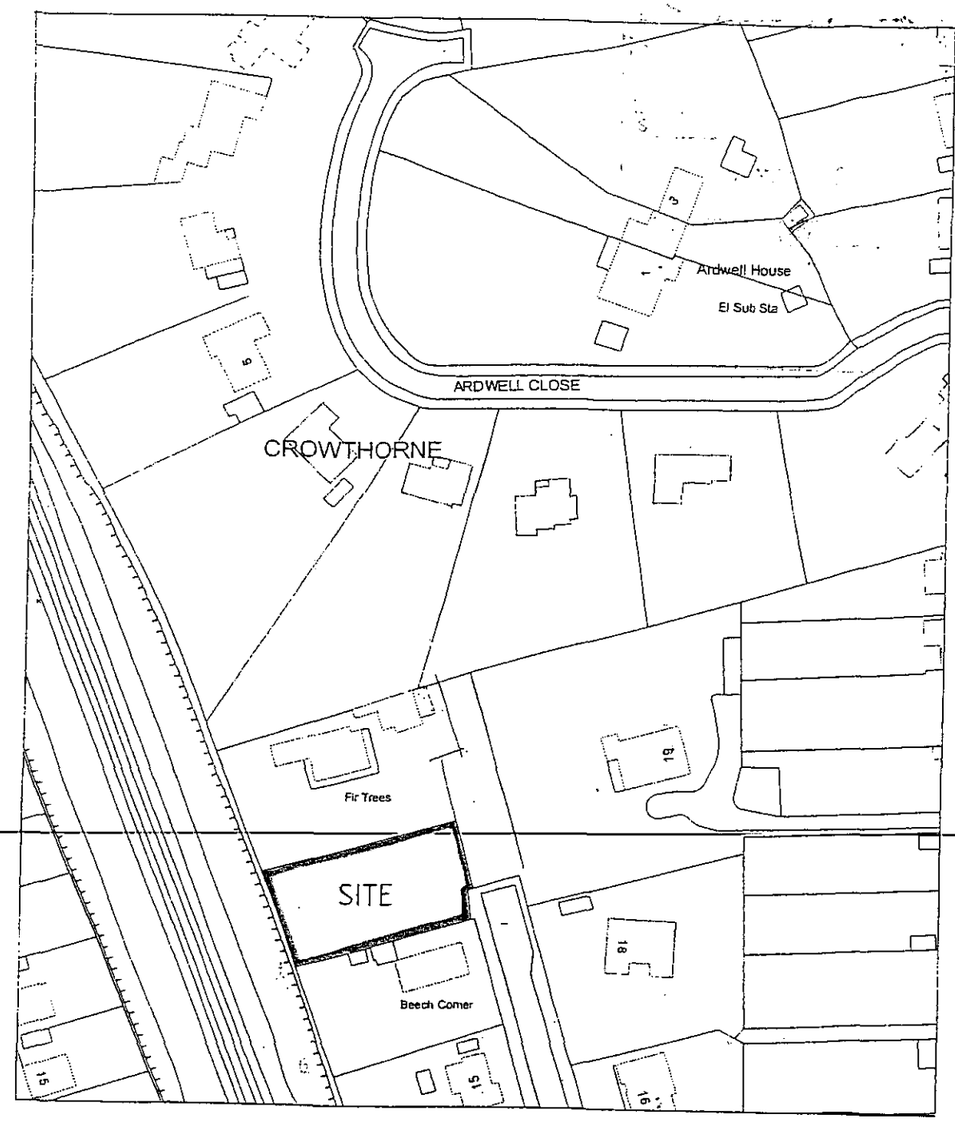
Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONS 8 - Details satisfy highway authority.

CONDITION 9 - No details supplied.



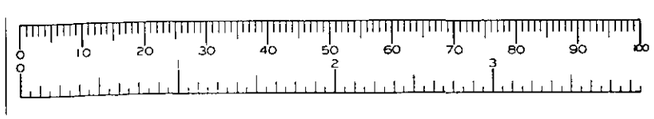
SITE PLAN 1:500



Location Plan

PLANNING CONDITION 8

PLANS TO MEET CONDITIONS



37

job	NEW HOUSE Heatherdene Avenue CROWTHORNE
client	Luff Homes Ltd
drawing	SITE PLAN / LOCATION PLAN
scale	1:500/1:1250
date	Nov.2001
	1598-1

letter | date | revision

(0118) 9669669
101 LONDON ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

2

Date: 14 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

The new plans show the following: Details to comply with conditions 08 & 09 (accommodation of site operatives, visitors etc and precautions to prevent deposits onto the highway). Drawing no: 1598-1.

Comments are required by 28/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

1970

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

App No. F/2001/5374 (Planaps) / (Ludhouse) Date Rec. 10 MAY 2002

Location: Fir Trees, Heathcrdene AV
land adj. Fir Trees,

Parish WOK. W'OUT

Applicant:

Description of attached plans Details for conditions Nos. 8 + 9 (accomodation of site operatives, visitors etc & precautions ~~for~~ to prevent deposits onto highway)

Drawing No's: 1598-1

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

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 NAB

Consultations Sent by Admin. on 14.05.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

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

App No. F/2001/5374 (Planaps) / (Ludhouse) Date Rec. 10 MAY 2002

Location: Fir Trees, Heathendene Av
land adj. Fir Trees,

Parish Wok. W'OUT

Applicant:

Description of attached plans Details for conditions Nos. 8 + 9 (accomodation of site operatives, visitors etc & precautions for to prevent deposits onto highway)

Drawing No's: 1598-1

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 14 DAYS.

FURTHER ACTION

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

Redate Application Y/N From

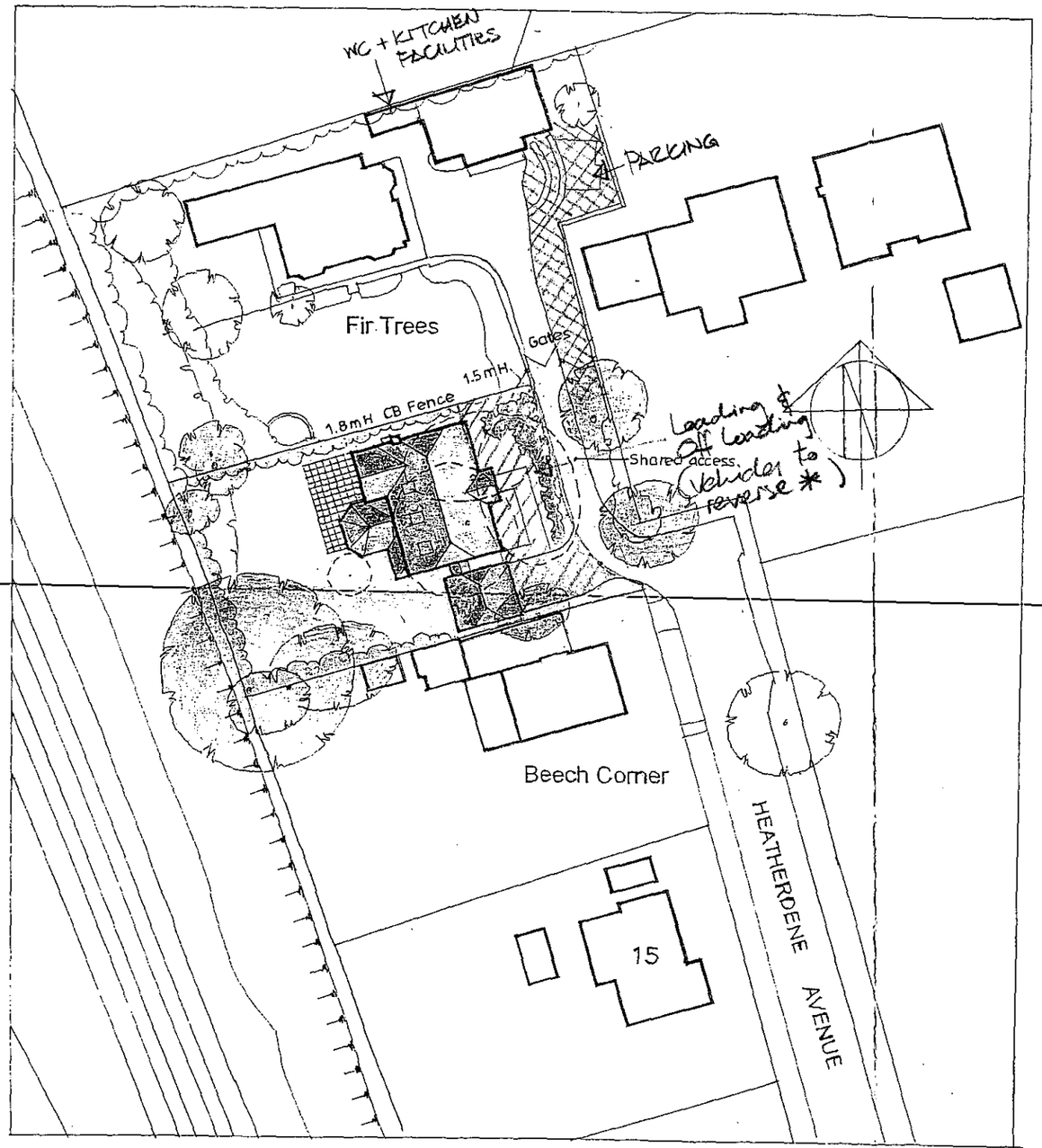
New Site Notice Y/N

New Description

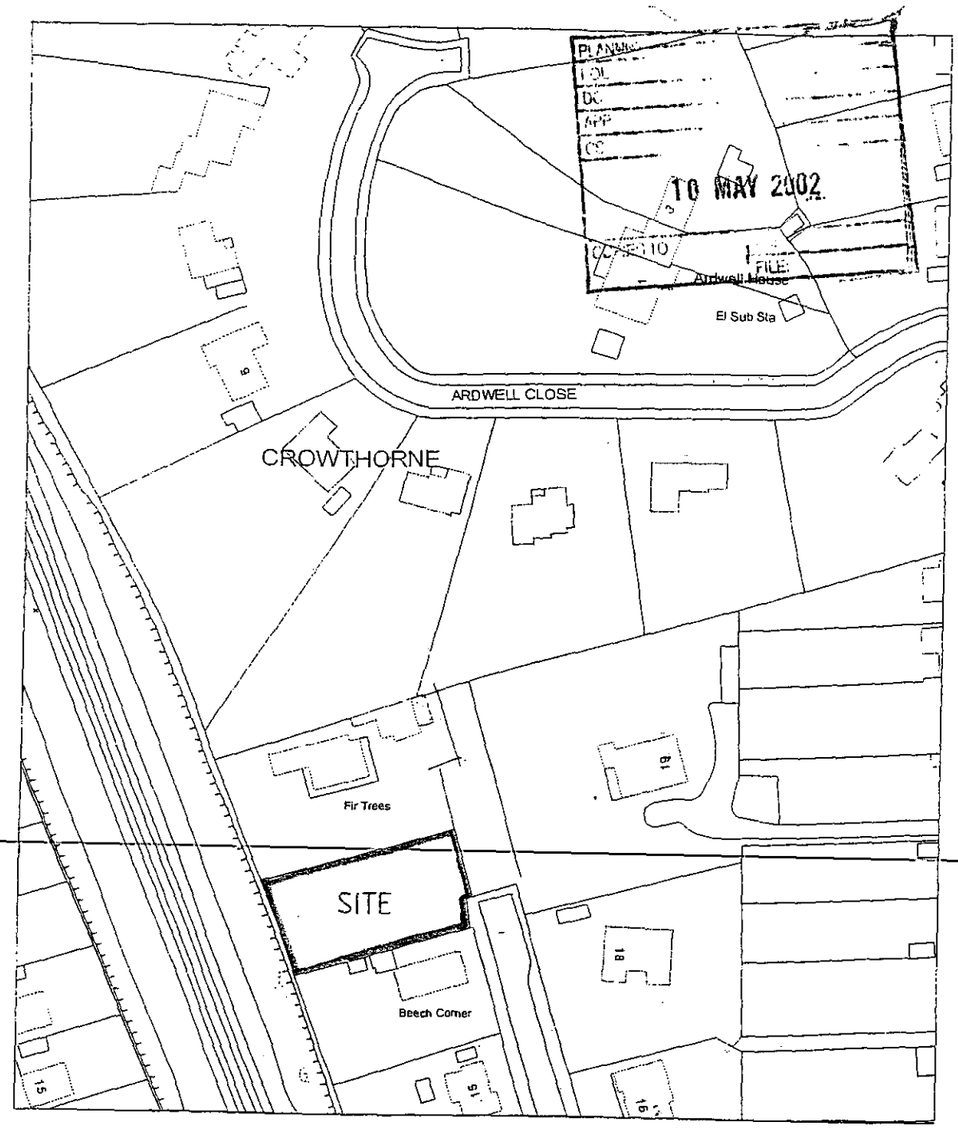
CASE OFFICER NAB

Consultations Sent by Admin. on 14.05.PS

Yellow - Part One Copy
Green - Officer's Copy



SITE PLAN 1:500



Location Plan

PLANNING CONDITION 8

PLANS TO MEET CONDITIONS

letter date revision

job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing SITE PLAN / LOCATION PLAN

scale 1:500/1:1250 | 1598-1

date Nov.2001

(0118) 9669669
101 LONDON ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

2

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 24 May 2002
My ref: NB/AO/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Mr Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and drawing (1:200 site survey) received on the 21 May 2002 with reference to the above application relating to slab levels.

Having read the site survey plan showing site levels in conjunction with the proposed slab level of 49.75 (on drawing 1598/12, received on 10 May 2002) I can confirm that the details supplied are acceptable in satisfying condition 04 of consent F/2001/5374.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

AO

Mrs A. Odell
SENIOR PLANNING OFFICER

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

PLANNING SERVICES HPI 56653
PCI
DC NAB
APP
CS
21 MAY 2002
COPIES TO ACK
FILE

SK/JDF/1598

20 May 2002

Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
fao Ms Natalie Brown

Dear Madam

FIR TREES HEATHERDENE AVENUE CROWTHORNE

I enclose herewith our survey of the site, which shows all the levels. The level proposed for the slab has been worked out to give the most acceptable relationship to the existing grounds and also to allow connection of the new drainage to the existing system.

I hope you will now be able to approve our scheme.

Yours sincerely

S Kalik

(SK)
Slab level proposed on
drawing 1598/12
Rec'd 10 May 2002
= 49.75

OK when read in conjunction
with site levels on
1:200 site survey
Rec'd 21/5/02.

Slab levels
condition 04 consent 5374

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ENVIRONMENTAL NOISE ASSESSMENT
OF A PROPOSAL TO DEVELOP A SITE
AT
HEATHERDENE AVENUE,
CROWTHORNE

Project No: 024331

Report prepared by:

Eur Ing R. D. Bines,
BTech. CEng. FIMechE. FIOA.

Acoustic Consultant,
Sharps Redmore Partnership,
The White House,
London Road,
Copdock,
Ipswich. IP8 3JH.

Tel: 01473 730073
Fax: 01473 730030

29th May 2002

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4.0 Environmental Noise Assessment.....9

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1.0 Introduction

1.1 The Sharps Redmore Partnership Limited (SRP) have been instructed by Andrews Kalik Associates on behalf of Luff Homes Ltd., to undertake an environmental noise assessment in the vicinity of a proposed development at Heatherdene Avenue, Crowthorne. The proposal is for the development of the site for residential use.

1.2 The site is land adjacent to "Fir Trees", Heatherdene Avenue, which was at one time part of the garden of that property. The railway line from Reading to Guildford runs to the west of the site in a cutting. This line is used by stopping and non stopping local services and non stopping Virgin trains from Oxford to Gatwick Airport. There are no scheduled freight services. The general location of the site is shown at Annex A.

1.3 As part of the planning permission granted for the proposed development in March 2002, application number F/2001/5374, a condition, number 15, required the following:

> *"15. Development shall not begin until a scheme for protecting the proposed dwelling from noise and vibration from the railway lines adjacent to the proposed development has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.*
>
> *Reason: In the interests of residential amenity."*

1.4 To assist in the preparation of such a scheme an environmental noise and vibration impact survey of the existing noise climate of the area has been undertaken together with ground borne vibration resulting from rail traffic.

2.0 Assessment Criteria

2.1 The general guidance on noise for planning applications is contained in PPG 24, "Planning and Noise", issued in September 1994. PPG 24 contains advice in Annex 1 on the suitable noise limits for residential development near to different types of noise sources such as road traffic, rail traffic, air traffic, or mixed sources. The PPG also gives guidance in Annex 3 on how to assess different (new) sources of noise.

Residential Development

2.2 The advice contained in annex 1 on the suitable noise limits for residential development near to different types of noise sources are discussed in terms of Noise Exposure Categories (NEC's). These are defined as follows:

NEC	
A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
D	Planning permission should normally be refused.

2.3 A recommended range of noise levels is given for each of the NEC's for dwellings exposed to noise from road, rail, air, and "mixed sources". Noise from "mixed sources" is considered to be that which is not dominated by any one source, including industrial noise. A source is considered to be dominant if individually it is within 2 dB of the combined effect of all sources.

2.4 The noise levels for rail noise, which is considered to be the dominant feature at this site, are given in the following table:

RECOMMENDED NOISE EXPOSURE CATEGORIES FOR NEW DWELLINGS NEAR EXISTING NOISE SOURCES

NOISE LEVELS CORRESPONDING TO THE NOISE EXPOSURE CATEGORIES FOR NEW DWELLINGS $L_{Aeq,T}$ dB				
Noise source	Noise Exposure Category			
	A	B	C	D
Rail traffic: 0700 - 2300 2300 - 0700	 < 55 < 45	 55 - 66 45 - 59	 66 - 74 59 - 66	 > 74 > 66

2.5 In addition there is a note to this table which relates to individual noise events at night. This states that:-

> *"Sites where individual noise events regularly exceed 82 dB L_{AMAX} (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the $L_{Aeq,8hr}$ (except where the $L_{Aeq,8hr}$ already puts the site in NEC D)."*

2.6 In Annex 3 of PPG 24 there is a section devoted to "Noise from Railways", paragraph 4 refers to ground borne vibration thus:

> *"4. The likelihood of significant ground-borne vibration will depend on the nature of the ground and the types of train. The possibility of vibration and re-radiated noise caused by trains running in tunnels should not be overlooked. Advice on acceptable levels of vibration can be found in BS 6472:1992."*

2.7 Acceptable levels of vibration corresponding to a *"low probability of adverse comment"* are contained in Table 6 of the British Standard. Table 7 provides a reference for adverse comment based on "vibration dose values" (VDV) over periods of exposure such as day or night. Example 2A of the Appendix illustrates the method of calculation of VDV for a proposed residential property next to a railway line. Table 7 is reproduced below:

Table 7. Vibration dose values ($m/s^{1.75}$) above which various degrees of adverse comment may be expected in residential properties

Place	Low probability of adverse comment	Adverse comment possible	Adverse comment probable
Residential buildings 16 hour day	0.2 to 0.4	0.4 to 0.8	0.8 to 1.6
Residential buildings 8 hour night	0.13	0.26	0.51

2.8 An acceptable level of vibration would be one where there is a *"low probability of adverse comment"*, or less.

3.0 Details of Noise Survey

3.1 A survey of the ambient sound levels in the vicinity of the proposed development was undertaken on Thursday 16th May 2002. Measurements were made using a Bruel and Kjaer Grade 1 Sound Level Meter type 2231. The instrument was calibrated before and after use during which time the calibration level remained unchanged.

3.2 The meter was located at a height of between 1.2 and 1.5 metres above the ground at location 1 on the plan at Annex A at a point on the site equivalent to the proposed façade nearest to the railway line. A sound exposure level (SEL) of each movement was recorded.

3.3 The SEL is the equivalent noise level (L_{Aeq}) of an event normalised to 1 second. That is the constant level in dBA which lasting for one second has the same amount of acoustic energy as a given 'A' weighted noise event lasting for a period of time. The use of this unit allows the prediction of the L_{Aeq} level over any period and for any number of events using the equation:

$$L_{AeqT} = SEL + 10 \log n - 10 \log T \text{ dB}$$

where

n = Number of events in time period T

T = Total sample period in seconds

3.4 The average SEL of the train movements were as follows:

Non stopping Virgin trains	SEL = 80.5 dB
Non stopping Thames trains	SEL = 77.7 dB
Stopping Thames trains (Reading-Guildford)	SEL = 66.1 dB
Stopping Thames train (Guildford-Reading)	SEL = 74.3 dB

3.5 The vibration measurements (maximum rms) were also undertaken at this point with the following average results:

Non stopping Virgin trains	$= 0.010\ ms^{-2}$
Non stopping Thames trains	$= 0.007\ ms^{-2}$
Stopping Thames trains (Reading-Guildford)	$= 0.004\ ms^{-2}$
Stopping Thames train (Guildford-Reading)	$= 0.004\ ms^{-2}$

3.6 The background noise level during the course of the survey was L_{A90} = 40 dB with an ambient noise level in the absence of trains of L_{Aeq} = 44 dB.

3.7 There were occasional high level overflights of commercial aircraft which did not affect measurements of the rail noise and contributed only to a minor degree to the ambient noise climate.

3.8 Average time for the passage of these events was:

Non stopping Virgin trains	= 11 seconds
Non stopping Thames trains	= 10 seconds
Stopping Thames trains (Reading-Guildford)	= 11 seconds
Stopping Thames train (Guildford-Reading)	= 19 seconds

4.0 Environmental Noise Assessment

4.1 The major contributory noise sources which affect the site are those of trains on the rail line running parallel to the west of the site. Vehicles on Wokingham Road and Dukes Ride are not considered a major source of noise. Heatherdene Avenue is a cul-de-sac with very little vehicular movement.

4.2 This assessment has therefore been broken into two elements of rail noise over the time periods, day (0700 - 2300 hours) and night (2300 - 0700 hours).

4.3 The average SEL measurements at point 2 on the plan at Annex A for each type of train movement enables the $L_{Aeq,16hr}$ and $L_{Aeq,8hr}$ prediction to be calculated. This is done by using the SEL value together with known rail movements using the methods described in the DETR document "Calculation of Railway Noise" (CRN).

4.4 The volume of rail traffic has been established in consultation with the normal passenger and "Freightmaster" timetables. This document indicated there were no scheduled freight movements on this line.

4.5 The L_{AeqT} for daytime and night time can be established from the equation:-

$$L_{AeqT} = SEL + 10 \log Q - 10 \log S.$$

Where

Q is the number of train movements
and S the number of seconds in the period T.

In addition corrections can be made for distance, angle of view and so on with reference to the procedure in CRN.

4.6 Using this information the Noise Exposure Category (NEC) for rail traffic noise can be established. These calculations show the site to be in NEC "A" for both daytime and night time. The respective levels are $L_{Aeq,16hr}$ = 47.8 dB and $L_{Aeq,8hr}$ = 42.2 dB which are below the border between NEC "A" and "B" of $L_{Aeq,16hr}$ = 55 dB or $L_{Aeq,8hr}$ = 45 dB. The NEC "A" is where "*Noise need not be considered as a determining factor ....*"

4.7 The method of assessment for NEC's considers an open site at 1.2 to 1.5m above ground level. At this point on the development site there is a degree of screening afforded to noise from the rail track to the measurement position by virtue of the edge of the cutting. Whilst the measurements allow the NEC to be established it does not indicate in this particular instance the likely noise exposure to first floor level and bedrooms.

4.8 Calculations have been performed on the screening effect afforded by the edge of the cutting to both ground floor and first floor. The effect to first floor would be to increase the rail noise at this point by some 2.2 dBA.

4.9 At the nearest first floor windows to the rail track this would increase the noise level to $L_{Aeq,8hr}$ = 47.4 dB taking into account façade reflection. Allowing 15 dBA for the effect of an open window the resultant internal noise level would be $L_{Aeq,8hr}$ = 32.4 dB. This value is mid way between the "good" and "reasonable" standard of the guidance contained in BS 8233.

4.10. Some of the trains in the night time period would generate maximum noise levels in excess of that given in the note to the NEC tables, see paragraph 2.5 above. These, however, are few in number and do not satisfy the "several times in any hour" criterion to warrant the description of NEC 'C' for this site at night.

4.11 The estimated Vibration Dose Values (eVDV) are based on the example calculations to be found in Appendix A to BS 6472:1992. They result in the following eVDV values:

Period	Hours	eVDV ($m/s^{1.75}$)
Daytime	0700 - 2300	0.05
Night time	2300 - 0700	0.03

4.12 Reference to paragraph 2.7 above indicates that these vibration levels are well below the *"Low probability of adverse comment"* category.

5.0 Assessment Conclusions and Summary

5.1 A survey of the existing noise climate in the vicinity of the proposed development has been undertaken.

5.2 Criteria have been developed from the guidance contained in PPG 24 "Planning and Noise" in respect of the proposed residential development.

5.3 The results of the noise survey of rail traffic have been developed to produce noise values to indicate the Noise Exposure Categories of PPG 24 for both daytime and night time.

5.4 For rail traffic, based on numbers supplied by the passenger timetables, the whole of the site during both the daytime and at night would fall into NEC "A" where noise is not a consideration.

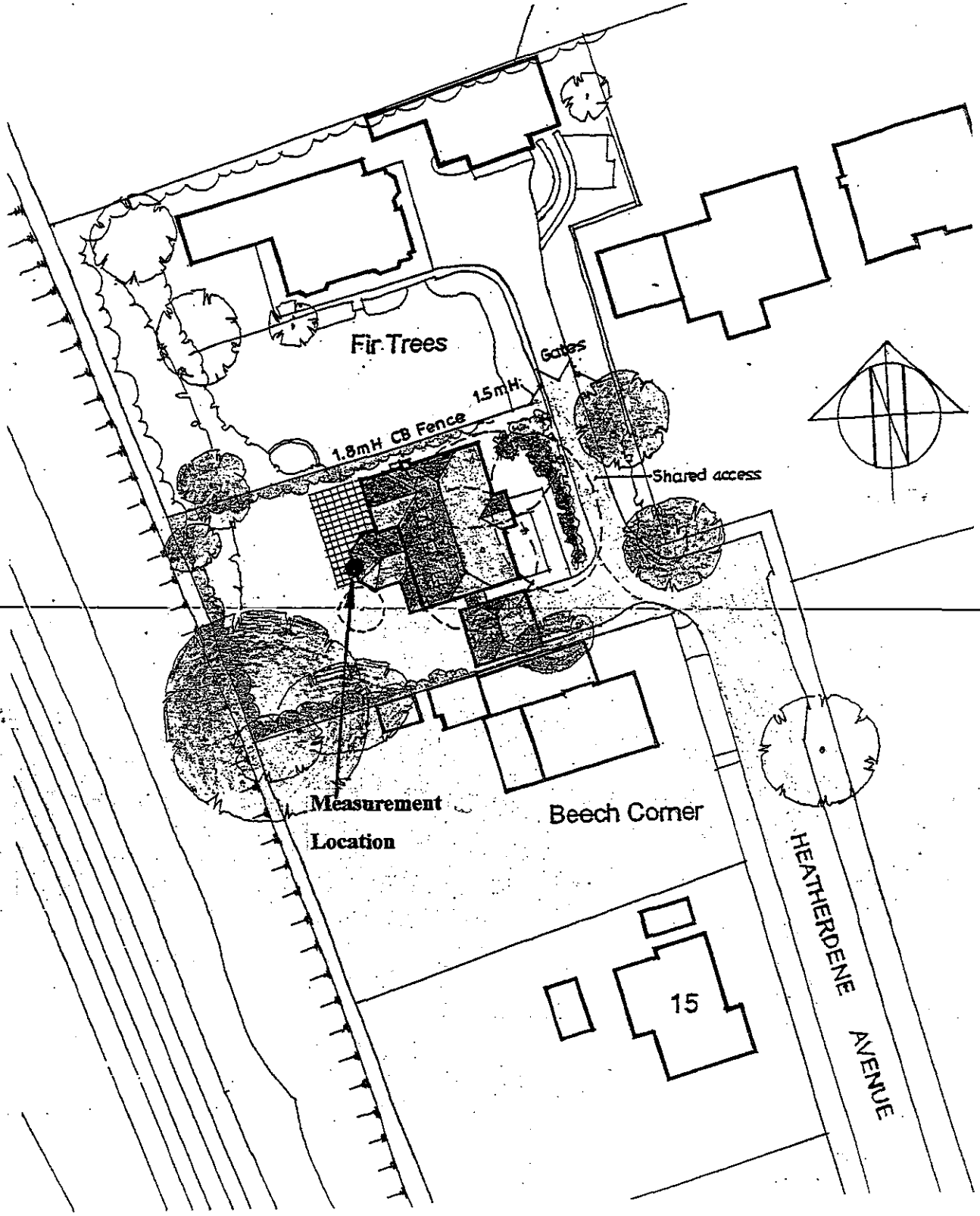
5.5 The estimated Vibration Dose Values (eVDV) are well below the acceptable range given in BS 6472:1992. There is therefore no requirement for mitigation measures to be introduced with regard to vibration.

5.6 The night time noise levels inside bedrooms with windows open would be within the range in the guidance contained in BS 8233. It is therefore recommended that should the occupiers wish to sleep with windows closed trickle ventilators with external acoustic hoods should be fitted to the windows of bedrooms facing the railway line. These ventilators would be required to satisfy the background ventilation requirement of Approved Document F of the Building Regulations, with windows closed.

5.7 An alternative would be a 2 metre high close boarded fence, erected on the boundary of the site with the railway line. This type of fence is that erected on the boundary with the property known as "Fir Trees".

5.8 This fence alternative would not be as efficient as the closed windows with trickle vents in reducing the rail noise. The latter amelioration method would be preferred.

ANNEX A **Site Location**



28.NOV.2001* 5374

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

SK/JDF/1598

26 November 2001

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

Dear Sir/Madam

HEATHERDENE AVENUE CROWTHORNE

We are submitting herewith, a full Planning Application for the erection of a house and associated garage on the piece of land which used to be a garden to Fir Trees, Heatherdene Avenue, Crowthorne.

Our Clients, Luff Homes Ltd, who purchased the garden, have asked us to prepare the scheme to develop this piece of land. We have prepared a proposal for a 5 bedroom house and separate detached garage, which is in keeping with the surrounding properties.

The access to Fir Trees has been provided through this site and it is shared by both properties.

We enclose

6 copies of our drawing nos 1598/1-4 inclusive.
6 copies of duly completed application forms.
Certificate A
and a cheque in the sum of £190.

If you need any further information, please do not hesitate to contact us.

Yours faithfully

S Kalik

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1769A

28.NOV.2001 * 5374

PLANNING APPLICATION PART I

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

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

1.	YOUR NAME	LUFF HOMES LTD
	ADDRESS	THE GRANARY, ASHRIDGEWOOD FARM, WARREN HOUSE RD, WOKINGHAM
	POST CODE	RG 40 5RD Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON RD READING, BERKSHIRE
	POST CODE	RG1 5BY Tel. No. 01189669669
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	HEATHERDENE AVENUE CROWTHORNE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.07 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONSTRUCTION OF A NEW DETACHED HOUSE AND GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

1:~~25000~~ 1250 Location Plan	✓	1:100 Floor Plan	✓
1:500 ~~Block~~ SITE Plan	✓	Other	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPIING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
GARDEN – RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / [redacted]

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
RED BRICK AND PLAIN TILES TO L.A. APPROVAL

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / [redacted]

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / [redacted]

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
[redacted] / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.
[redacted] / NO

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

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

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

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

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.
[redacted] / NO

23. THE FEE ENCLOSED IS £ 190
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [redacted] S. KALIK ON BEHALF OF LUFF HOMES LTD DATE 26/11/2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. *Every application must be accompanied by the appropriate certificate and fee.*

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

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 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

28.NOV.2001* 5374

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed S.KALLIC

On behalf of LUFF HOMES LTD

Date 26.11.2001

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

Firtrees
ADDRESS 23 Heatherdene Avenue PARISH Finchampstead

PLOT No. ORD. SHEET No. SU.8363(116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/363/63				
O/272/68	Mr C F Joyce (deceased)	det dwelling toilet on land	2.1.69	N/A C/A
R/241/69	Dr Le Couteur	Ext of Kitchen	10.7.69	APP C/A
PD 264/73	"	garage + caravan cover	17.4.73	APP N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. Alterations to carport. (K and E Koskuba) 11/8/99.

DRAINAGE TPO 1023/2001

091074

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 04 December 2001

Application Number: F/2001/5374

Proposal: Proposed erection of detached dwelling and garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.

Applicant:
Luff Homes Ltd C/O Andrews Kalik Associates.

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).

1/ C049, R049.
2/ C122, R122.
3/ C129, R129.
4/ C130, R130.

No7.

Signed: _____ **Print name:** AC 10/12/01

Tel. No. 0118 974 6330 (Direct Line) Fax. 0118 974 6313

Date: 10th January 2002.

Your ref.

My ref. AC/NK/P5 [20015416]

Mr. D. J. Whitfield,
Oak House,
Heatherdene Avenue,
Crowthorne, Berkshire.
RG45 6AA

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr. Whitfield,

PLANNING APPLICATION NO. F/2001/5374
LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

Thank you for your letter dated 27th December 2001 raising concerns about the proposals for the above planning application.

I have noted the points you have raised and have recommended to the Planning Officer various conditions which will address some of these.

If you have any other queries please contact me on the above telephone number.

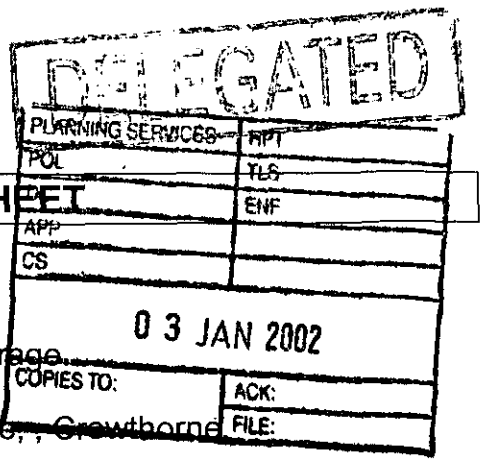
Yours sincerely,

ADAM COGGINS
Technician, Highway Development Control

cc Natalie Brown, Planning Department

FROM: Natalie Brown

DATE: 04 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5374

Proposal: Proposed erection of detached dwelling and garage.

Site Address: Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 28/12/2001** .

The Parish Council has no objections to this application.

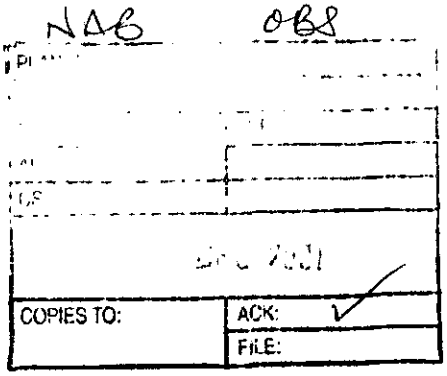
SIGNED: C.S. Ud DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

Ack letter sent 11/1/02

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5374	Mr & Mrs S P Smith 18 Heatherdene Aven CROWTHORNE RG45 6AA
F/2001/5374	D J Whitfield Oak House Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	G F Heron Berkeley Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Mr Alex Walker St Andrews 9 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Stephen Lucas Ashton 15 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Mrs W Whitham 16 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	David Chapman Beech Corner 17 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	P R & V C S Bloomfield 17 Wellesley Drive CROWTHORNE RG45 6AL
F/2001/5374	Dorothy Lucas Ashton 15 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Mr & Mrs A R Thomas 22 Heatherdene Avenue CROWTHORNE RG45 6AA



18, Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

17th December 2001

Ref. Natalie Brown F2001/5374
Wokingham District Council
Planning Services P.O. Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Brown,

Re: Proposed Development at Fir Trees, Heatherdene Avenue

We are concerned that the deeds for the above property do not allow access for more than one dwelling. Heatherdene Avenue is a privately owned road and each property has access for only one dwelling. The owner of the road (Mrs Whittham at No. 16) owns the road and access rights over and above those existing at present.

As residents of Heatherdene Avenue we agree with the views expressed at a recent meeting which are summarized as follows:

You will appreciate that views are coloured by previous experience, but we are equally well aware of the subcontract nature of the house building industry, whereby very few of those working on the proposed development will be direct employees of Luff Homes. These concerns were as follows:

1. **Safety.** There are young children living in the road. The passage of large delivery lorries and vans (with relatively poor visibility and with some of the predilections of rally drivers) is a major worry. The residents would seek your enforcement of appropriate speed restrictions on your contractors and staff; given the length of the road, this should not present any meaningful increase in journey times. In addition, recognising that any large loads will inevitably need to reverse up the road (under which circumstances visibility is further reduced), we would seek your enforcement of supervision during reversing.
2. **Turning.** It is clear that turning space is very limited at the end of the road near the site. Turning large vehicles is impossible. In the past, large vehicles have had to make four passes along the road to effect one delivery – doubling the disruption and wear on the road. We seek your undertaking that large delivery vehicles will reverse up the road (see above on safety) from the outset, rather than after an abortive forward approach.
3. **Working Hours.** Early morning, late evening and weekend working is, by its very nature, disruptive and will be limited by the Planning Consent granted.

We would seek your adherence to reasonable working hours and your advice to your contractors and staff to either park up on the site or in the station car park if arriving before the permitted start of work.

4. **Parking.** The parking of vehicles on the grass verges must be avoided, as must any parking which obstructs access to/from the residents' properties. We recognise that, from time to time and with adequate notice, it will be necessary to make large deliveries which will restrict access. However, we seek your confirmation that adequate instruction will be given to your contractors and staff, that adequate notice will be given to all residents, and that appropriate supervision will be in evidence when large/disruptive deliveries are to be made.
5. **Signage.** Clarification of the arrangements you agree will be important if effective communication with your staff/contractors is to be maintained throughout the construction (particularly since you do not propose to have a full-time resident site manager). We seek your agreement to erect appropriate signs on site to clarify the working arrangements.
6. **Contact Numbers.** No matter how well the arrangements work, there will inevitably be an occasion on which some difficulty arises (or where we think you may need to know what is happening on your site). We ask you to provide a daytime telephone number, and an escalation number, so that the residents may contact an appropriately authorised member of your staff if the need arises.
7. **Road Surface.** The road surface is only suitable for the regular passage of domestic cars and occasional light delivery vehicles. Experience shows that the delivery of building materials will cause significantly increased wear and tear to the road surface/kerbs/verges. We seek your proposals for the arrangements to baseline the road condition and to effect restoration to at least this baseline state after the completion of your construction work.
8. **Landscaping.** See above. We seek your agreement to the involvement of the neighbours at Tree Tops and Beech Corner in the marking of trees/shrubs for removal, your agreement to erect temporary picket fences or equivalent around areas to be retained, and your agreement that any 'mysterious green deaths' will be replaced by trees/shrubs of the same type and size.

I hope that it is clear that the points we raise are essentially constructive, but based on sometimes unhappy experience, and targeted at minimising avoidable friction between your endeavours and our domestic arrangements. We would be pleased to receive your comments and proposals.

Yours sincerely,

Mr and Mrs S.P. Smith
18, Heatherdene Avenue

Ian Jordan

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

From: Susan Verdin
Sent: 02 January 2002 15:05
To: Ian Jordan
Subject: FW: Objections to Planning Application F/2001/5374

We have received this email via the general WDC address, if you can help please can you arrange a response and copy it to me for our logging system.

Thank you
Susan Verdin
Wokingham District Council
Website: www.wokingham.gov.uk

-----Original Message-----
From: David Chapman [SMTP:David.Chapman@dial.pipex.com]
Sent: Friday, December 28, 2001 10:14 AM
To: wokinghamdc@wokingham.gov.uk
Subject: Fwd: Objections to Planning Application F/2001/5374

Please note that the attached comments were originally sent through on your web site, however the formatting rendered the document illegible. Please forward this to the relevant department.

Application No: F/2001/5374
Parish: Finchampstead
Site: Fir Trees, Land Adjacent to Heatherdene Avenue, Crowthorne
Details: Proposed erection of detached dwelling and garage

Ms Brown,
We are writing to raise our objections on the proposed development as detailed above. Our objections are raised on the following grounds:-

1. Design, Appearance and Layout

The size of the driveway for the new dwelling does not appear to be adequate to cater for a five/six bedroom property. It is our understanding that the should be enough off road parking for one vehicle per bedroom. This is a particular concern as there is already limited space on the road for turning or parking.

We believe this is not only a design issue, but also a highway safety issue as detailed below.

2. Highway safety

We have four objections:-
(i) The proposed access for the new dwelling from Heatherdene Avenue is via a driveway that opens onto a congested cul de sac already shared by 5 dwellings. The visibility from these driveways is already quite poor. The increased traffic will increase the risk to residents safety.
(ii) The erection of gates at the entrance will further increase the safety risks.
(iii) The access from Heatherdene Avenue to Dukes Ride is via a junction very close to the brow of a railway bridge. The additional traffic associated with the new dwelling using this junction will increase the risk to public safety.
(iv) As highlighted in the above design section, any additional on road parking caused by the new dwelling will increase the risks to safety. Within the space of two years, the number of driveways at the Fir Trees end of Heatherdene Avenue will have increased from three to six, when including this new dwelling. It is important to ensure that this property does not increase parking on the road.

Note: The site plan submitted with the planning application does not clearly indicate the positioning of the other three driveways that feed into Heatherdene Avenue and are opposite and adjacent to the new dwelling. The Location Plan is also incorrect, not showing that three properties now exist where the property numbered '19' is shown. As already stated, two of these properties now feed into Heatherdene Avenue.

3. Residential Amenity

The Construction of the new dwelling will cause the removal of attractive established trees and shrubs visible to the residents. We have already suffered upset at the poisoning of three Lime Trees, that were estimated to have been approximately 100 years old. The poisoning occurred while the preservation order, requested by the residents, was being considered by the council (refer to order 1023/2001).

We are therefore concerned that we will not be included in considering the changes to any of the other shrubs and trees on the site. The potential implications for the environment arising from the proposed development of the site are therefore quite serious.

4. Loss of Light

We are concerned that there will be a significant loss of light into the rear of our property due to the proximity of the garage and house. This will restrict light into our kitchen when we have recently made efforts to increase the light to this area of our home (refer to planning application F2001/4575).

Where light shading from trees and shrubs currently exist, the proposed dwelling will create continual overshadowing.

5. Overshadowing/Overlooking

We have three objections on these grounds :-
(i) The possibility of mature trees and shrubs being removed would reduce privacy in and around our property.
(ii) The large window on the second floor of the south elevation of the proposed dwelling will overlook our garden and face directly into three bedrooms at the rear of our property due to its positioning and height. We would prefer that there is no window at this height onto our property.
(iii) Similarly, the southern elevation window on the first floor plan faces directly onto bedrooms at the rear of our property. This window must be glazed with obscured glass.

6. Noise, disturbance, smell once the development is in use

It must be ensured that the dwelling and garage is restricted to that of a domestic residence and that there will be no conduct of business from the property that involves visitors, deliveries of goods or noise. It must also be ensured that the garage is utilised as a garage and not as an extension to the property.

Mr David Chapman
Beech Corner
17 Heatherdene Ave
Crowthorne
Berkshire
RG45 6AA
tel 01344 774 692

----- End forwarded message -----

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 JAN 2002	
COPIES TO:	ACK: 028
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 28 December 2001 09:58
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Friday, December 28, 2001 10:05:12 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5374
Correspondent_FullName: David Chapman
Correspondent_StreetAddress: Beech Corner
Correspondent_Address2: 17 Heatherdene Avenue
Correspondent_Town: Crowthorne
Correspondent_County: Berkshire
Correspondent_PostCode: RG45 6AA
Correspondent_Telephone: 01344 774 692
Correspondent_Email: david.chapman@dial.pipex.com

Comments:

Application No: F/2001/5374
Parish: Finchampstead
Site: Fir Trees, Land Adjacent to Heatherdene Avenue, Crowthorne
Details: Proposed erection of detached dwelling and garage

Ms Brown,
We are writing to raise our objections on the proposed development as detailed above. Our objections are raised on the following grounds:-

1. Design, Appearance and Layout

The size of the driveway for the new dwelling does not appear to be adequate to cater for a five/six bedroom property. It is our understanding that the should be enough off road parking for one vehicle per bedroom. This is a particular concern as there is already limited space on the road for turning or parking.

We believe this is not only a design issue, but also a highway safety issue as detailed below.

2. Highway safety

We have four objections:-
(i) The proposed access for the new dwelling from Heatherdene Avenue is via a driveway that opens onto a congested cul de sac already shared by 5 dwellings. The visibility from these driveways is already quite poor. The increased traffic will increase the risk to residents safety.
(ii) The erection of gates at the entrance will further increase the safety risks.
(iii) The access from Heatherdene Avenue to Dukes Ride is via a junction very close to the brow of a railway bridge. The additional traffic associated with the new dwelling using this junction will increase the risk to public safety.
(iv) As highlighted in the above design section, any additional on road parking caused by the new dwelling will increase the risks to safety. Within the space of two years, the number of driveways at the Fir Trees end of Heatherdene Avenue will have increased from three to six, when including this new dwelling. It is important to ensure that this property does not increase parking on the road.

Note: The site plan submitted with the planning application does not clearly indicate the positioning of the other three driveways that feed into Heatherdene Avenue and are opposite and adjacent to the new dwelling. The Location Plan is also incorrect, not showing that three properties now exist where the property numbered '19' is shown. As already stated, two of these properties now feed into Heatherdene Avenue.

3. Residential Amenity

The Construction of the new dwelling will cause the removal of attractive established trees and shrubs visible to the residents. We have already suffered upset at the poisoning of three Lime Trees, that were estimated to have been approximately 100 years old. The poisoning occurred while the preservation order, requested by the residents, was being considered by the council (refer to order 1023/2001).

We are therefore concerned that we will not be included in considering the changes to any of the other shrubs and trees on the site. The potential implications for the environment arising from the proposed development of the site are therefore quite serious.

4. Loss of Light

We are concerned that there will be a significant loss of light into the rear of our property due to the proximity of the garage and house. This will restrict light into our kitchen when we have recently made efforts to increase the light to this area of our home (refer to planning application F2001/4575).

Where light shading from trees and shrubs currently exist, the proposed dwelling will create continual overshadowing.

5. Overshadowing/Overlooking

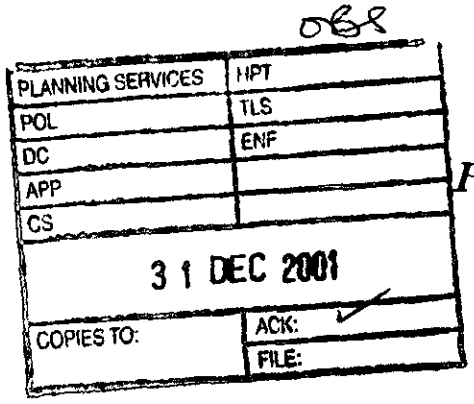
We have three objections on these grounds :-
(i) The possibility of mature trees and shrubs being removed would reduce privacy in and around our property.
(ii) The large window on the second floor of the south elevation of the proposed dwelling will overlook our garden and face directly into three bedrooms at the rear of our property due to its positioning and height. We would prefer that there is no window at this height onto our property.
(iii) Similarly, the southern elevation window on the first floor plan faces directly onto bedrooms at the rear of our property. This window must be glazed with obscured glass.

6. Noise, disturbance, smell once the development is in use

It must be ensured that the dwelling and garage is restricted to that of a domestic residence and that there will be no conduct of business from the property that involves visitors, deliveries of goods or noise. It must also be ensured that the garage is utilised as a garage and not as an extension to the property.

Regards

Mr David Chapman
Ms Angela Richards-Chapman
Beech Corner
17 Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA
tel:01344 774 692



Oak House
Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

27th December 2001

Ms Natalie Brown
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Brown,

Re: Application No: F/2001/5374 Parish: Finchampstead
Site: Fir Trees, Land Adjacent to, Heatherdene Avenue, Crowthorne
Details: Proposed erection of detached dwelling and garage.

I note that the above application for planning consent has been made to the Council.

After careful consideration of the application and review of the guidance relating to what you are permitted to take into consideration, I write now to lodge my objection to the proposed development on the following grounds:

1. **Design, appearance and layout** – no objection.
2. **Highway safety** – 3 objections. (i) The proposed access for the new dwelling from Heatherdene Avenue is via a driveway that opens (with poor visibility) onto a congested cul-de-sac already shared by 5 dwellings. The increased traffic will represent an increased risk. (ii) The erection of any gates on the exit from the property at Fir Trees onto Heatherdene Avenue would further increase this risk. (iii) The access from Heatherdene Avenue to Dukes Ride is via a junction very close to the brow of the hill over the railway. The additional traffic associated with the new dwelling using this junction will increase the risk to public safety.
3. **Residential amenity** – objection. The construction of the new dwelling will cause the removal of attractive established attractive trees and shrubs visible to residents. The Council's senior arboriculturist (Mr. N. Etherington) has already confirmed that three large lime trees of visual amenity quality were deliberately poisoned around the time that a tree preservation order application (number 1023/2001) was made. The potential implications for the environment arising from the proposed development of the site are therefore serious.
4. **Loss of light** –objection if the roofline exceeds that of the immediately neighbouring property at Beech Corner.
5. **Overshadowing/overlooking** – objection if any of the mature trees or shrubs on or adjacent to the perimeter of the property are to be removed.

6. **Noise, disturbance, smell once the development is in use** – no objection provided that the use of the dwelling and garage is restricted to that of a domestic residence, that there will be no conduct of business from the property that involves visitors, deliveries of goods or noise, and that a condition of development is that no additional houses can be built which access through the same entranceway.

In the event that the Council decides to approve the current application, despite the objections received, I would request that any such approval takes note and applies conditions that serve to minimise the impact of the development on the residents of Heatherdene Avenue. In this respect, I repeat below the concerns that have already been raised with Luff Homes Limited, the owners of the land at Fir Trees:

1. **Safety.** There are young children living in the road. The passage of large delivery lorries and vans (with relatively poor visibility and with some of the predelictions of rally drivers) is a major worry. The residents would seek your enforcement of appropriate speed restrictions (10 mph is suggested) on your contractors and staff; given the length of the road, this should not present any meaningful increase in journey times. In addition, recognising that any large loads will inevitably need to reverse up the road (under which circumstances visibility is further reduced), we would seek your enforcement of supervision during reversing.
2. **Turning.** It is clear that turning space is very limited at the end of the road near the site. Turning large vehicles is impossible. In the past, large vehicles have had to make four passes along the road to effect one delivery – doubling the disruption and wear on the road. We seek your undertaking that large delivery vehicles will reverse up the road (see above on safety) from the outset, rather than after an abortive forward approach.
3. **Working Hours.** Early morning, late evening and weekend working is, by its very nature, disruptive and will be limited by the Planning Consent granted. We would seek your adherence to reasonable working hours (e.g. starting no earlier than 07.30am and with very limited weekend work) and your agreement to advise your contractors and staff to either park up on the site or in the station car park if arriving before the permitted start of work.
4. **Parking.** This Avenue is narrow and the parking of vehicles on the grass verges must be avoided, as must any parking which obstructs access to/from the residents' properties. We recognise that, from time to time and with adequate notice, it will be necessary to make large deliveries which will restrict access. However, we seek your confirmation that adequate instruction will be given to your contractors and staff, that adequate notice will be given to all residents, and that appropriate supervision will be in evidence when large/disruptive deliveries are to be made.
5. **Signage.** Clarification of the arrangements you agree will be important if effective communication with your staff/contractors is to be maintained throughout the construction (particularly since you do not propose to have a full-time resident site manager). We seek your agreement for you to erect appropriate signs on site to clarify the working arrangements.

6. **Contact Numbers.** No matter how well the arrangements work, there will inevitably be an occasion on which some difficulty arises (or possibly where we think you may need to know what is happening on your site). We ask you to provide a daytime telephone number, and an escalation number, so that the residents may contact an appropriately authorised member of your staff if the need arises.

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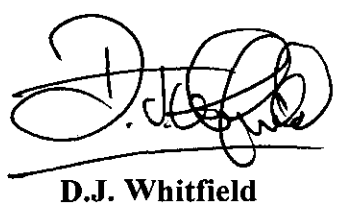

D.J. Whitfield

Oak House
Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

27th December 2001

Highways Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

Re: Application No: F/2001/5374 Parish: Finchampstead
Site: Fir Trees, Land Adjacent to, Heatherdene Avenue, Crowthorne
Details: Proposed erection of detached dwelling and garage.

I note that the above application for planning consent has been made to the Council.

After careful consideration of the application and review of the guidance relating to what you are permitted to take into consideration, I have written to the Planning Department to lodge my objection to the proposed development.

I write now to draw your attention to my concerns in respect of the highways that are contained within the letter (copy attached). I would be grateful if these could be taken into account in the consideration of the application and, in the event that the application is approved, in the conditions placed on any subsequent development. In these respects, I believe that objection 2 is relevant to the application, and that the points numbered 1, 2, 4, and 5 that we have raised with Luff Homes are relevant to any development activities. I believe that point 10 is relevant to the development recently completed by Tay Homes at the junction of Heatherdene Avenue and Dukes Ride.

Many thanks.

Yours faithfully,

D.J. Whitfield

Att.

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CUSTOMER FIRST REF 20015416
DATE RECD 31 DEC 2001
ACK
ANS'D
FILED

COPY

Oak House
Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

27th December 2001

Ms Natalie Brown
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

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After careful consideration of the application and review of the guidance relating to what you are permitted to take into consideration, I write now to lodge my objection to the proposed development on the following grounds:

1. **Design, appearance and layout** – no objection.
2. **Highway safety** – 3 objections. (i) The proposed access for the new dwelling from Heatherdene Avenue is via a driveway that opens (with poor visibility) onto a congested cul-de-sac already shared by 5 dwellings. The increased traffic will represent an increased risk. (ii) The erection of any gates on the exit from the property at Fir Trees onto Heatherdene Avenue would further increase this risk. (iii) The access from Heatherdene Avenue to Dukes Ride is via a junction very close to the brow of the hill over the railway. The additional traffic associated with the new dwelling using this junction will increase the risk to public safety.
3. **Residential amenity** – objection. The construction of the new dwelling will cause the removal of attractive established attractive trees and shrubs visible to residents. The Council's senior arboriculturist (Mr. N. Etherington) has already confirmed that three large lime trees of visual amenity quality were deliberately poisoned around the time that a tree preservation order application (number 1023/2001) was made. The potential implications for the environment arising from the proposed development of the site are therefore serious.
4. **Loss of light** –objection if the roofline exceeds that of the immediately neighbouring property at Beech Corner.
5. **Overshadowing/overlooking** – objection if any of the mature trees or shrubs on or adjacent to the perimeter of the property are to be removed.

6. **Noise, disturbance, smell once the development is in use** – no objection provided that the use of the dwelling and garage is restricted to that of a domestic residence, that there will be no conduct of business from the property that involves visitors, deliveries of goods or noise, and that a condition of development is that no additional houses can be built which access through the same entranceway.

In the event that the Council decides to approve the current application, despite the objections received, I would request that any such approval takes note and applies conditions that serve to minimise the impact of the development on the residents of Heatherdene Avenue. In this respect, I repeat below the concerns that have already been raised with Luff Homes Limited, the owners of the land at Fir Trees:

1. **Safety.** There are young children living in the road. The passage of large delivery lorries and vans (with relatively poor visibility and with some of the predelictions of rally drivers) is a major worry. The residents would seek your enforcement of appropriate speed restrictions (10 mph is suggested) on your contractors and staff; given the length of the road, this should not present any meaningful increase in journey times. In addition, recognising that any large loads will inevitably need to reverse up the road (under which circumstances visibility is further reduced), we would seek your enforcement of supervision during reversing.
2. **Turning.** It is clear that turning space is very limited at the end of the road near the site. Turning large vehicles is impossible. In the past, large vehicles have had to make four passes along the road to effect one delivery – doubling the disruption and wear on the road. We seek your undertaking that large delivery vehicles will reverse up the road (see above on safety) from the outset, rather than after an abortive forward approach.
3. **Working Hours.** Early morning, late evening and weekend working is, by its very nature, disruptive and will be limited by the Planning Consent granted. We would seek your adherence to reasonable working hours (e.g. starting no earlier than 07.30am and with very limited weekend work) and your agreement to advise your contractors and staff to either park up on the site or in the station car park if arriving before the permitted start of work.
4. **Parking.** This Avenue is narrow and the parking of vehicles on the grass verges must be avoided, as must any parking which obstructs access to/from the residents' properties. We recognise that, from time to time and with adequate notice, it will be necessary to make large deliveries which will restrict access. However, we seek your confirmation that adequate instruction will be given to your contractors and staff, that adequate notice will be given to all residents, and that appropriate supervision will be in evidence when large/disruptive deliveries are to be made.
5. **Signage.** Clarification of the arrangements you agree will be important if effective communication with your staff/contractors is to be maintained throughout the construction (particularly since you do not propose to have a full-time resident site manager). We seek your agreement for you to erect appropriate signs on site to clarify the working arrangements.

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8. **Landscaping.** See above. We seek your agreement to the involvement of the neighbours at Tree Tops and Beech Corner in the marking of trees/shrubs for removal, your agreement to erect temporary picket fences or equivalent around areas to be retained, and your agreement that any 'mysterious green deaths' will be replaced by trees/shrubs of the same type and size.

9. **Sewers.** Finally, some concern has been expressed subsequent to our meeting about the potential impact on the sewer system of adding the new dwelling to a system first installed many decades ago. We feel sure that you will have investigated the state of the sewers in advance of submitting your planning application and we invite your comment on this matter.

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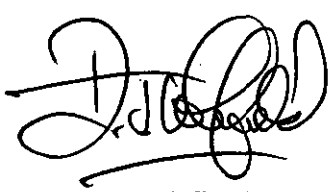

D.J. Whitfield

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31 DEC 2001
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"BERKELEY"
Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

24th December 2001

Ms Natalie Brown
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Brown,

Re: Application No: F/2001/5374 Parish: Finchampstead
Site: Fir Trees, Land Adjacent to, Heatherdene Avenue, Crowthorne
Details: Proposed erection of detached dwelling and garage.

I note that the above application for planning consent has been made to the Council.

After careful consideration of the application and review of the guidance relating to what you are permitted to take into consideration, I write now to lodge my objection to the proposed development on the following grounds:

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In the event that the Council decides to approve the current application, despite the objections received, I would request that any such approval takes note and seeks to apply conditions that serve to minimise the impact of the development on the residents of Heatherdene Avenue. In this respect, I repeat below the concerns that have been raised with Luff Homes Limited, the owners of the land at Fir Trees:

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I look forward to attending or being represented at the meeting of the Planning Committee.

Yours sincerely,

G F HERON

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22 Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

24th December 2001

Ms Natalie Brown
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

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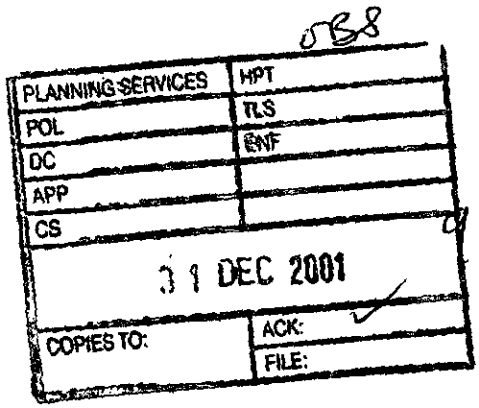
Mr & Mrs A R Thomas



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31 DEC 2001

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St. Andrews,

~~Address~~

Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

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Wokingham District Council
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Yours sincerely,

Alex Hawker.

ALEX HAWKER (Mr.).
~~D.J. Whitfield~~
St. Andrews.
9 Heathordene Ave.
Crowthorne.
Berkshire.

FAXED TO 0118 974 6484 Planning Dept Thursday 28/12/01 14:18

FROM STEPHEN LUCAS

Ashton
15 Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

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

27th December 2001

Ms Natalie Brown
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Brown,

Re: Application No: F/2001/5374 Parish: Finchampstead
Site: Fir Trees, Land Adjacent to, Heatherdene Avenue, Crowthorne
Details: Proposed erection of detached dwelling and garage.

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Yours sincerely,

Stephen Lucas

Mr Stephen L Lucas

+441353669015

FAXED TO 0118 974 6484 Planning Dept Thursday 28/12/01 14:18

FROM STEPHEN LUCAS

PLANNING SERVICES	HPT
POL	TLS
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27 DEC 2001	
COPIES TO:	ACK:
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Ashton
15 Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

27th December 2001

Ms Natalie Brown
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Brown,

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+441353669015

Faxed to Planning Dept
01189746484
28-12-01 2-25pm
From Dorothy Lucas

Ashton
15 Heatherdene Avenue
Crowthorne
Berkshire
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Mr Stephen L Lucas

Faxed to Planning Dept
01189746484
28-12-01 2-25pm
From Dorothy Lucas

Ashton
15 Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

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

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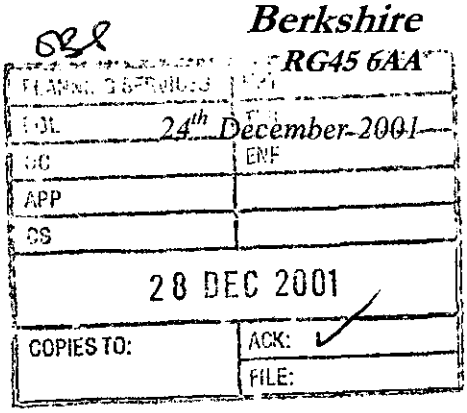
<address>
16 *Heatherdene Avenue*
Crowthorne
Berkshire
RG45 6AA



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6. **Contact Numbers.** No matter how well the arrangements work, there will inevitably be an occasion on which some difficulty arises (or possibly where

we think you may need to know what is happening on your site). We ask you to provide a daytime telephone number, and an escalation number, so that the residents may contact an appropriately authorised member of your staff if the need arises.

7. **Road Surface.** The road surface is only suitable for the regular passage of domestic cars and occasional light delivery vehicles. Experience shows that the delivery of building materials will cause significantly increased wear and tear to the road surface/kerbs/verges. We seek your proposals for the arrangements to baseline the road/kerb/verge condition and to effect restoration to at least this baseline state after the completion of your construction work.
8. **Landscaping.** See above. We seek your agreement to the involvement of the neighbours at Tree Tops and Beech Corner in the marking of trees/shrubs for removal, your agreement to erect temporary picket fences or equivalent around areas to be retained, and your agreement that any 'mysterious green deaths' will be replaced by trees/shrubs of the same type and size.
9. **Sewers.** Finally, some concern has been expressed subsequent to our meeting about the potential impact on the sewer system of adding the new dwelling to a system first installed many decades ago. We feel sure that you will have investigated the state of the sewers in advance of submitting your planning application and we invite your comment on this matter.
10. **Additional.** Not discussed with Luff Homes, but relevant to planning consent on the highways safety front, we have concerns over the parking on the corner of Heatherdene Avenue and Dukes Ride, whereby access and visibility is impeded by parked vehicles. The development at Holly Court by Tay Homes has resulted in the (presumably unintended) removal of the double yellow lines at this junction. Their reinstatement to restrict this parking on the approach to the junction would provide the return of a very real and cost effective safety measure.

As you will see, we have some very real concerns for safety during any construction work – concerns which arise from the recent adverse experience of construction in the Avenue by Thirlstone Homes – and for residential amenity after completion of the work. I therefore request that, in the event that consideration is given to granting planning consent, these issues are considered by the Council's Environmental Health Officer, Building Control and the Highways Department, and that appropriate stipulations are included in any permissions granted.

I look forward to attending or being represented at the meeting of the Planning Committee. Thank you for your attention.

Yours sincerely,

W. L. B Whitham -

(Hon)

<Name>

8R 5

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 DEC 2001	
COPIES TO:	

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

17, Wellesley Drive
Crowthorne
Berkshire
RG45 6AL

19th December 2001

For attention of
Natalie Brown, Development Control Officer

Dear Madam,

Planning Application : F/2001/5374
Land adjacent to Fir Trees, Heatherdene Avenue, Crowthorne

We refer to your letter dated 4th December and write our comments below in response.

Although we are at present not certain of the precise location of the above proposed dwelling, we believe it to be on the exact opposite side of the railway line to ourselves.

In principle we have no objection to any individual wishing to develop their own property. We would though comment that we would not wish to see the felling of any trees or hedges, especially on the boundaries of the property adjacent to the railway line, although it would be in the interest of the owner to retain these anyway.

We await your comments and decision on this development, and thank you for the opportunity to make our own comments thereon.

Yours faithfully

P. R. & V.C.S. Bloomfield

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 18th December 2001

Location: Land adjacent to Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Application Number: F/2001/5374

In response to your consultation dated 4th December 2001 for the above application, the arboricultural comments are as follows:

Please see the attached copy of my letter to Luff Homes Ltd concerning the three Lime trees shown to be removed.

As these trees have been nobbled and will have to be removed there are no arboricultural reasons for refusing planning permission.

If planning permission is granted please attach a condition requiring that details of new tree planting to the front of the property be submitted and approved prior to development commencing.

Neil Etherington
Senior Arboriculturist

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date November 16, 2001
My ref. NE/TPO 1023/2001

Mr W A Holloway
Residential Development Manager
Luff Homes Ltd.
The Granary
Ashridgewood Farm
Warren House Road
Wokingham RG40 5RD

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 Holloway

TREE PRESERVATION ORDER NO. 1023/2001
FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

Thank you for meeting me again on 13th November 2001.

Our inspection of the trees confirmed that all the main roots of the three Limes had holes drilled into them. It seems that herbicide had been pored into these holes and that this has killed the trees. As the trees started to lose their leaves and decline in health by the time the Order was made it seems that this poisoning was done before that time. Consent would therefore not have been needed from the District Council.

In view of the above, it would clearly be inappropriate to confirm the Order. The Order will be allowed to lapse and you may arrange for the trees to be felled without any further reference to the District Council.

Please feel free to contact me if I can be of any help on tree issues in the future.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

PLANNING SERVICES | HPT
ENF
14 DEC 2001
ACK:
FILE:

To: Natalie Brown
Development Control

From: John Mullaney
Environmental Heath

Your Ref:

My Ref: F/2001/5374

Date. December 13, 2001

PROPOSED: ERECTION OF DETACHED DWELLING AND GARAGE

LOCATION: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that the following conditions are attached should planning consent be granted:

(i) Development shall not begin until a scheme for protecting the proposed dwelling from noise and vibration from the railway lines adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

(ii) Standard planning condition C070 regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Addres
F/2001/5374	Mr & Mrs S P Smith 18 Heatherdene Aven CROWTHORNE RG45 6AA
F/2001/5374	D J Whitfield Oak House Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	G F Heron Berkeley Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Mr Alex Walker St Andrews 9 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Stephen Lucas Ashton 15 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Mrs W Whitham 16 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	David Chapman Beech Corner 17 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	P R & V C S Bloomfield 17 Wellesley Drive CROWTHORNE RG45 6AL
F/2001/5374	Dorothy Lucas Ashton 15 Heatherdene Avenue CROWTHORNE RG45 6AA
F/2001/5374	Mr & Mrs A R Thomas 22 Heatherdene Avenue CROWTHORNE RG45 6AA

Application Approved

Letters sent 14.03.02

WOKINGHAM UNITARY
Aiming for Excellence

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5374**

Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.

Proposed erection of detached dwelling and garage.

Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 7th March

Councillor M Long

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

I rec'd 12/3

MMB

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5374**

Land Adj To Fir Trees, Heatherdene Avenue, , Crowthorne.

Proposed erection of detached dwelling and garage.

Transfer: Yes ☐ No ☑

Reason for Transfer:

OK

Signed: _____ Date: 07/03/02

Councillor G Cockroft

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

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK
	FILE

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

PLANNING REPORT 53367
NAB
21 FEB 2002
COPIES

SK/JDF/1598

19 February 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
fao Ms Natalie Brown

Dear Madam

FIR TREES HEATHERDENE AVENUE CROWTHORNE
APP NO F2001/5374

Further to your letter dated 14 February and our subsequent telephone conversation, we have now altered the drawings, as follows:

a) All ensuites, toilets, bathrooms, showers will have windows fitted with obscured glass as indicated on our revised plans and elevations.

b) The window in the play room on the 2nd floor, facing Beech Corner, has been removed.

I enclose 6 copies of our revised drawings.

I trust that this now will enable you to proceed with the Planning Application.

Spoke to MLT 21/2
don't need for reconsult
but check no additional windows

Yours faithfully

S Kalik

NOZ
NOT.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 14 February 2002
My ref: NB/F/2001/5374

Sent 1st class

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

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

Dear Mr Kalik,

APPLICATION: F2001/5374 – PROPOSED ERECTION OF DETACHED DWELLING & GARAGE
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and revised drawings received on the 6 February 2002 with reference to the above.

Please find enclosed all copies of the revised drawings you sent me. I have returned them as they are not the revisions I requested. Could you please amend them as follows:

- The en-suite window in the first floor side elevation facing Fir Trees and shower room window in the second floor side elevation facing Fir Trees may be retained but are to be shown on floor plans and elevations as being obscurely glazed
- Bath room window in the first floor side elevation facing Beech Corner shown as being obscurely glazed
- Playroom window in the second floor side elevation facing Beech Corner shown as being removed

If you would send me the revised plans (with the drawing numbers amended) within the next 10 days I would be happy to progress with your application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

NAB'

Natalie Brown
Planning Assistant

15/2 - Mr Kalik phoned (am) to check on progress of appn - I said I had sent a letter on 14/2 & would fax a copy.

File: 5374-Fir Trees (wrong revisions)

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 15/2/02

TO: Mr S. Kalk

FROM: Natalie Brown **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 9568 642

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: fir trees application - F/2001/5374

NOTES: Copy of letter sent in the post to you yesterday.

* * * COMMUNICATION RESULT REPORT (15.FEB.2002 11:53) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
959	MEMORY TX		99568642	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

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

PLANNING SERVICES	HPT 52774
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DC NAB	ENF
APP	
CS	
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	FILE:

SK/JDF/1598

5 February 2002

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

fao Natalie Brown

Dear Madam

FIR T

Furthe ings,
omittin ss to
the wi ured
glass t

Amendments not as requested.

We en it if
you su

If you r

Yours f

S Kalik

cc Mr W Holloway

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 NOV 2001	
Officer: NAB	Application No. F/2001/5374

Map No. 116 Site 0.07

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF DETACHED DWELLING AND GARAGE

LAND ADJ TO FIR TREES,

Location: HEATHERDENE AVENUE

Parish: WOK W/OUT Ward: FINCH SOUTH

Applicant: LUFF HOMES LTD

(1)

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track Southern Region ✓ .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

S/N + see map

.....

.....

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DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

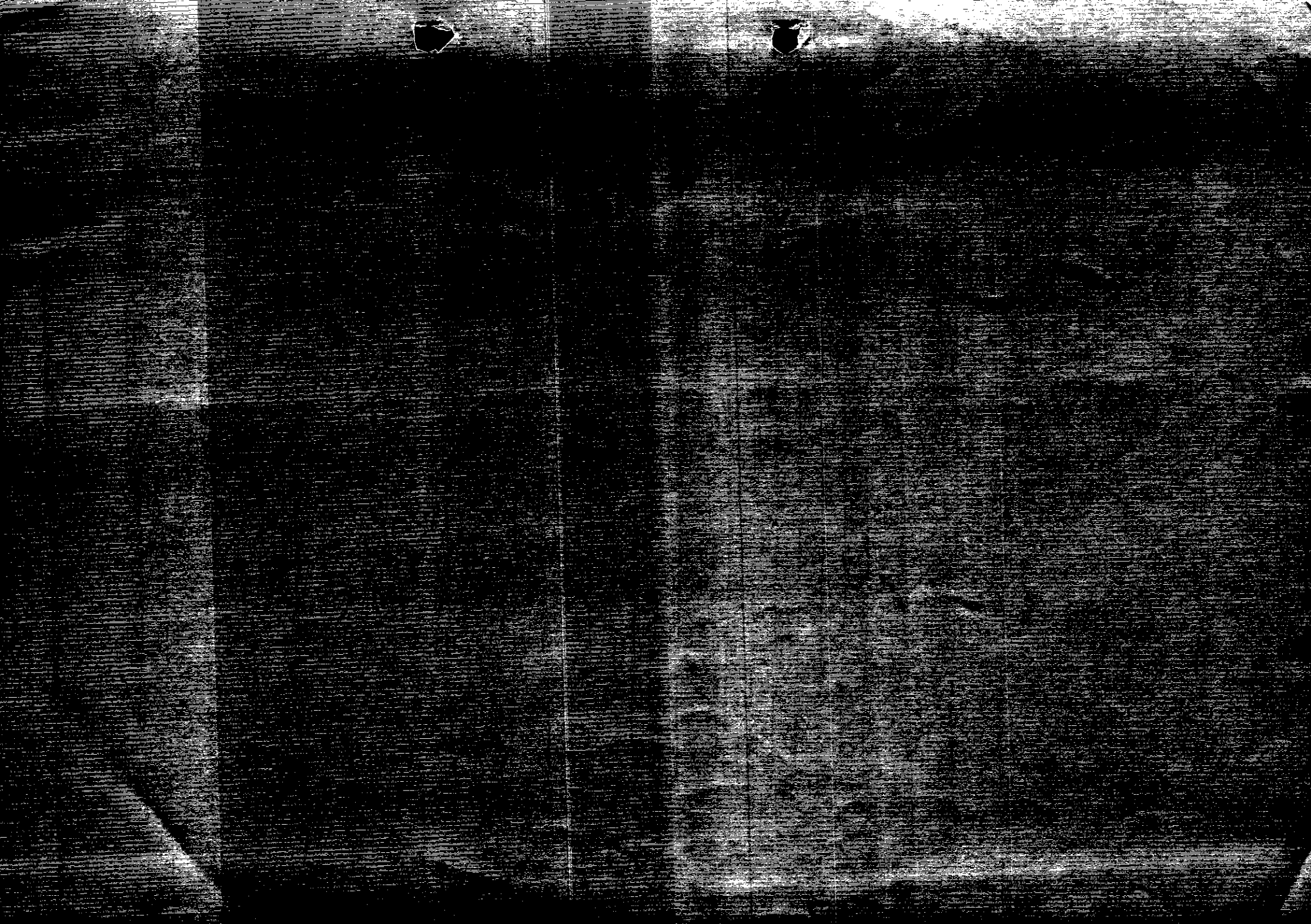
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	
BUILDING CONTROL NUMBER	
APPLICANT/AGENT	
ADDRESS OF SITE	
DESCRIPTION OF PROPOSED WORK	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	1598/8B	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - 2nd floor window deleted (side) on elevation only. - ground floor window inserted on - other side g. floor window deleted	
DATE	24/4/02	

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 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Natalie.brown@wokingham.gov.uk
Date June 6, 2002
My ref. NAB/smv/57184/F/2001/5374
Your ref. SK/SS/1598

WOKINGHAM UNITARY
Aiming for Excellence

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: **DETACHED DWELLING GARAGE**

Address of Site: **LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE.**

Application No: **F/2001/5374.**

I refer to your recent submission seeking approval of details as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

pp Development Control Officer

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

SK/SS/1598

5th June 2002

CONDITION ACK LETTER
PLANNING SERVICES 15 7184
POL
DC NAB
APP
CS
06 JUN 2002
COPIES TO ✓ SV

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

FAO of Ms Natalie Brown

Dear Madam,

DETACHED DWELLING, HEATHERDENE AVENUE, CROWTHORNE
PLANNING APPLICATION F/2001/5374

Planning consent with the above number has been granted for the erection of a detached dwelling garage on the land adjacent to 'Fir Trees'.

We have applied for discharge of Conditions on 30th April 2002. We are now applying for discharge of the last condition, number 15, dealing with sound and vibrations from the adjacent railway. Our client has asked the Sharp Redmore Partnership to carry out the assessment of the site and to prepare the full report as requested by the condition. Three copies of the report are enclosed for your approval.

Should you require any further information in connection with the report, please do not hesitate to contact Mr. R.D. Bines, whose phone number can be located on the first page of the report.

Yours sincerely,

S. Kalik

Encls cc Mr S Worsfold, Luff Developments Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Mr Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and drawing (1598/10 rev D) received on the 10 May 2002 with reference to the above application.

Having reviewed your proposed changes I can confirm that the:

- Removal of window in the ground floor non-chimney side elevation
- Addition of a ground floor window in the chimney side elevation
- Moving of the three rows of decorative bricks

can all be treated as a minor amendment to the above application.

However, I note the following changes from the approved drawings:

- Increase in the length of the conservatory
- Increase in the overall height of the dwelling
- Increase in the overall height of the garage

These changes cannot be treated as minor amendments, and a new planning application is required for these changes.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

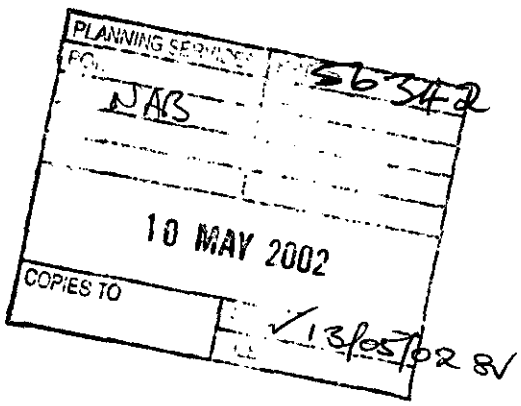
M L THORP
Principal Development Control Officer

POST - APPLICATION
NEW LETTER
REC'D

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

SK/SS/1598

9th May 2002



Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO Ms Natalie Brown

Dear Ms Brown,

FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

We have now prepared the working drawings for the above which have been submitted to Building Control for approval. They are minor alterations to the exterior of the building, and are as follows:-
The window to the kitchen/breakfast room adjacent to the utility room, has been omitted. – OK
The new window has been introduced to the lounge to balance the internal elevation of that wall. (The internal wall with one window was totally asymmetrical in relation to the fireplace). – GF Chimney side elev – OK.
The band of three rows of decorative bricks has been moved up to allow soldier course to be provided to all doors and windows. – OK.

We hope that you can approve the above as minor amendments and 2 copies of drawing 1598/10 are enclosed for your approval.

Yours sincerely,

- But note conservatory increased in length → ∴ new appn req'd.
- overall height dwelling increased 9.5m → 10m
- overall height garage increased 5.1m → 5.7m.

S.Kalik

Encls

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 24 June 2002
My ref: NB/AO/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Mr Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter received on 5 June 2002 relating to condition 09 (cleaning of vehicles) and letter and sound/vibration report received on 6 June 2002 relating to condition 15 of the above planing consent.

I can confirm that the details submitted relating to condition 09 are considered acceptable.

With regards to condition 15, subject to one of the recommendations in paragraphs 5.6 and 5.7 being carried out, I have been advised by our Environmental Health Officer that the information submitted is satisfactory.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

AO.

Mrs A. Odell
SENIOR PLANNING OFFICER

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Natalie Brown Development Control	Your Ref:	F/2001/5374
From:	John Mullaney Environmental Heath	My Ref:	6492
		Date.	19/06/02

PROPOSED DETACHED DWELLING ON LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to the environmental noise report submitted regarding the above site. I am satisfied that the condition can be discharged and would advise that one of the recommendations in paragraph 5.6 and 5.7 be carried out.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2001/5374

Ext: 6492

Date: 17/06/02

To: John Mullaney
Senior Environmental Health Officer

DETACHED DWELLING ON LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

Please find attached details relating to condition 15 of consent F/2001/5374 - protection scheme against noise and vibrations from the adjacent railway.

Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

NAB.

Natalie Brown
Planning Officer

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 23rd May 2002

Location: Land adjacent to Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Application Number: F/2001/5374

In response to your consultation dated 16th May 2002 for the above application, the arboricultural comments are as follows:

I met with Stuart Worsfold from Luff Homes on the 22nd May 2002.

They wish to remove certain trees and prune others. I have therefore asked that they submit a revised landscape scheme to show this. In addition Eucalyptus is not a suitable tree for planting in the positions shown. The revised plan will show a more appropriate species such as Mountain Ash.

Please let me know when we have received the revised scheme and I will comment.

Neil Etherington
Senior Arboriculturist

Date: 16 May 2002

To: Case Officer

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

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

The new plans show the following: Details to comply with conditions 12, 13 & 14 (landscaping scheme/details). Drawing no: 1598-12.

Comments are required by 30/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2001/5374 (Planaps) / (Ludhouse) Date Rec. 10 MAY 2002

Location: for land adj fir Trees, Heathcroft AV

Parish WOK, Without.

Applicant:

Description of attached plans Details for conditions 12, 13, 14 (landscaping scheme/details)

Drawing No's: 1598-12

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

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 NAB.

Consultations Sent by Admin. on 16.05.02

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

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

App No. F/2001/5374 (Planaps) / (Ludhouse) Date Rec. 10 MAY 2002

Location: ~~for~~ land adj for Trees, Heathersdene Av

Parish Wok, Without.

Applicant:

Description of attached plans Details for conditions 12, 13, 14 (landscaping scheme/details)

Drawing No's: 1598-12

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 NAB.

Consultations Sent by Admin. on 16.05.05

Yellow - Part One Copy
Green - Officer's Copy

Date: 19 June 2002

To: Case Officer

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

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

The new plans show the following: Details to comply with conditions 12 & 14.
Drawing no: 1598/12A.

Comments are required by 03/07/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2001/5374 (Planaps) / (Ludhouse) Date Rec. 5 June 2002

Location: Adj Fir Trees, Heatherdene Av.

Parish Crowthorne.

Applicant:

Description of attached plans Revised landscaping details pursuant to conditions 12 + 14

Drawing No's: 1598/12A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

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 NAB.

Consultations Sent by Admin. on 19.06.R5

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2001/5374 (Planaps) / (Ludhouse) Date Rec. 5 JUNE 2002

Location: Adj 41 Trees, Heathedene Av.

Parish Chipstead.

Applicant:

Description of attached plans Revised landscaping details pursuant to condition 12 + 14

Drawing No's: 1598/12 A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Drawing No's

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

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

NEIGHBOURS:

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 NAB.

Consultations Sent by Admin. on 19.06.02

Yellow - Part One Copy
Green - Officer's Copy

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

57114

SK/JDF/1598

30 May 2002

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

PLANS TO MEET CONDITIONS
15374

fao Ms Natalie Brown

Dear Madam

FIR TREES HEATHERDENE AVENUE CROWTHORNE

Our Client met Neil Etherington, from your Landscape Department, on 22 May to discuss the work to be done to the existing trees and shrubs. We have now revised our landscape drawing, to incorporate the requirements agreed at this meeting.

2 copies of our drawing 1598/12A are enclosed for your approval.

Yours sincerely

S Kalik

cc Mr S Worsfold

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 16 July 2002
My ref: NB/TW/F/2001/5374

Richard Barnes
Lilly Horns

Mrs P. Bragg
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Mrs Bragg,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and drawing (1598/12B) received on the 12 July 2002 with reference to the above application and removal/pruning of trees on site.

I can confirm that our Senior Arboriculturist (Neil Etherington) has no objection to the details shown, which includes the Eucalyptus trees replaced with three Rowan trees.

I can now confirm that the landscape condition (condition 12 of consent F/2001/5374) has been complied with.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

TW

TREVOR WATSON
Development Control Manager

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date July 15, 2002
My ref. NE/DC
Your ref. SMW/JAB/dev

Mr S M Worsfold
Luff Developments Ltd.
The Granary
Ashridgewood Farm
Warren House Road
Wokingham
RG40 5RD

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 Worsfold

PLANNING APPLICATION NO. F/2001/5374
HEATHERDENE AVENUE, CROWTHORNE

Thank you for meeting me on site last week and for your letter of 11th July 2002.

A revised plan has been submitted showing three Rowan trees rather than Eucalyptus. I have recommended that the landscape condition be discharged. Hopefully you should receive confirmation of this soon.

Thank you for sending me the catalogue from the Eucalyptus Tree Suppliers. It will be a useful addition to my collection, particularly as so few species of Eucalyptus are mentioned in many plant books.

I note that whilst Eucalyptus ky beanesis is a relatively small tree, it can still put on 1-1½ metres of growth a year. In view of the close proximity of the garage and driveway the Rowans may still be more appropriate.

Thank you for all your help in this matter.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: Natalie Brown - Development Control

LUFF Developments Ltd.
The Granary, Ashridgewood Farm
Warren House Road, Wokingham
Berkshire RG40 5RD
Telephone: (0118) 978 1558
Facsimile: (0118) 977 2538

LUFF

DEVELOPMENTS

Commercial, Industrial and Residential Developers

12 JUL 2002
COPIES TO
ACK
FILE:

The Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Mr N Etherington

Our ref: SMW/JAB/dev

11th July 2002

Dear Sir

HEATHERDENE AVENUE, CROWTHORNE (F/2001/5374)

Further to our meeting on site yesterday and our brief discussion regarding the above approval, we do not appear to have received a formal discharge of Condition 12 relating to landscaping and would be obliged if you could look into this at your end.

Also, I am pleased to enclose a copy of the catalogue from the Eucalyptus Tree Suppliers giving some detail about the chosen species. I understand that a more up to date version is available and it may be a useful addition to your library.

Yours faithfully

S M Worsfold

S M WORSFOLD

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2001/5374

To: Neil Etherington
Senior Arboriculturist

Date: 12 July 2002

FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Please see attached letter & drawing (1598/12B)

Can you please advise if now acceptable.

NMBrown

Natalie Brown
Planning Officer

Yes.

Thanks.

Neil Etherington

15/7/02

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2001/5374

To: Neil Etherington
Senior Arboriculturist

Date: 12 July 2002

FIRTREES, HEATHERDENE AVENUE, CROWTHORNE

Please see attached letter & drawing (1598/12B)

Can you please advise if now acceptable.

NMB

Natalie Brown
Planning Officer

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

PLANNING SERVICES	HPT 58540
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DC AMO	ENF
APP	
CS	
12 JUL 2002	
COPIES TO	ACK
	FILE

PB/JAG/1598

11th July 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

FIR TREES, HEATHERDENE AVENUE, CROWTHORNE – F/2001/5374

With reference to your letter of 3rd July 2002, we have amended our drawing no. 1598/12B, 2 copies of which are enclosed. This now shows 3 no. Rowan trees as requested.

We trust that this is now acceptable to the Arboriculturist. We look forward to your response on this matter.

Yours sincerely

Pam Bragg

P. Bragg (Mrs)

Enc:

c.c. Mr W Holloway Luff Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

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

PLANNING SERVICES	HPT 38540
POL	TLS
DC AMO	ENF
APP	
CS	
12 JUL 2002	
COPIES TO	ACK:
	FILE:

PB/JAG/1598

11th July 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

FIR TREES, HEATHERDENE AVENUE, CROWTHORNE – F/2001/5374

With reference to your letter of 3rd July 2002, we have amended our drawing no. 1598/12B, 2 copies of which are enclosed. This now shows 3 no. Rowan trees as requested.

We trust that this is now acceptable to the Arboriculturist. We look forward to your response on this matter.

Yours sincerely

P. Bragg (Mrs)

Enc:

c.c. Mr W Holloway Luff Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. [illegible]
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 3 July 2002
My ref: NB/AO/F/2001/5374

Mr S. Kalik
Andrews Kalik Associated
The Studio
101 London Road
Reading
RG1 5BY

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 Mr Kalik,

APPLICATION: F/2001/5374 – DETACHED DWELLING
SITE: LAND ADJACENT TO FIR TREES, HEATHERDENE AVENUE, CROWTHORNE

I refer to your letter and drawing (1598/12A) received on the 5 June 2002 with reference to the above application and removal/pruning of trees on site.

I can confirm that our Senior Arboriculturist (Neil Etherington) has no objection to the proposed pruning and removal of trees as shown on drawing number 1598/12A.

It is considered that the proposed 3 Eucalyptus to be planted at the front of the garage are inappropriate and should be a species such as Rowan or Birch.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

TEW

pp Mrs A. Odell
SENIOR PLANNING OFFICER

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 2nd July 2002

Location: Land adjacent to Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage. Amendment to *consent* F/2001/5374

Application Number: F/2001/5374

In response to your consultation dated 19th June 2002 for the above application, the arboricultural comments are as follows:

I have no objection to the proposed pruning and removal of trees as shown on drawing number 1598/12 A.

However, the drawing still shows 3 Eucalyptus to be planted to the front of the garage. This species is not appropriate and will lead to future problems due to their rapid growth and ultimate size. I would recommend that a species such as Rowan or Birch would be more appropriate.

Neil Etherington
Senior Arboriculturist

Date: 19 June 2002 19 JUN 2002

To: Landscape & Trees

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

Application Number: F/2001/5374

Location: Land Adj To Fir Trees, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Natalie Brown

~~The new plans show the following:~~ Details to comply with conditions 12 & 14.
Drawing no: 1598/12A.

Comments are required by 03/07/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

A 3/7

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

57114
SAB
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SK/JDF/1598

30 May 2002

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

PLANS TO MEET CONDITIONS
5374

fao Ms Natalie Brown

Dear Madam

FIR TREES HEATHERDENE AVENUE CROWTHORNE

Our Client met Neil Etherington, from your Landscape Department, on 22 May to discuss the work to be done to the existing trees and shrubs. We have now revised our landscape drawing, to incorporate the requirements agreed at this meeting.

2 copies of our drawing 1598/12A are enclosed for your approval.

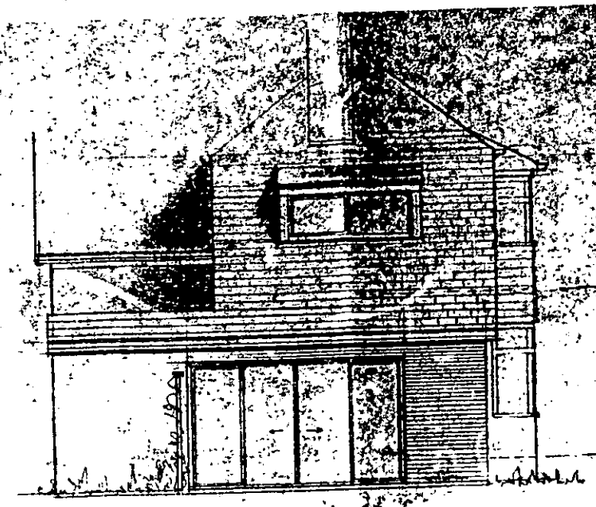
Yours sincerely

S Kalik

cc Mr S Worsfold

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

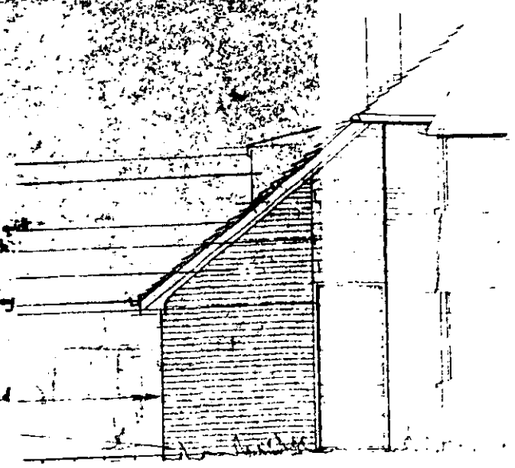
CO318
19 FEB 1974



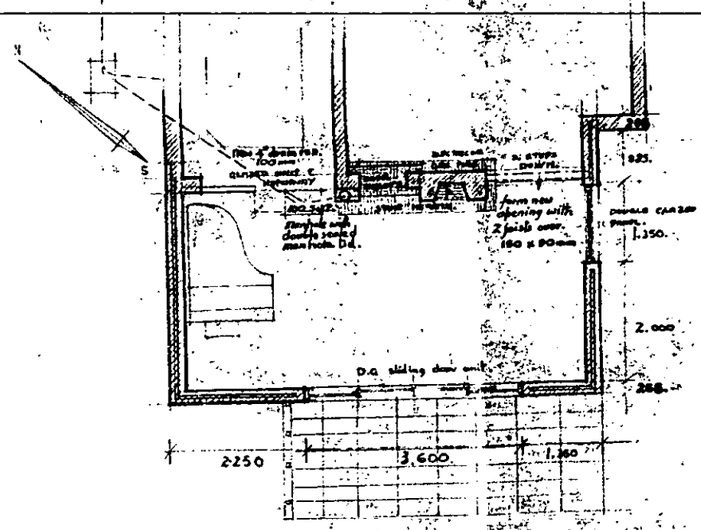
WEST ELEVATION.

Plastic pattern over S.W. fascia. Fas. 200 x 25 painted finish.
Copper faced roofing felt on one layer intermediate felt on
fibre board on S.W. frame work on 100 x 50
Roofing tiles to match existing on felt underlay on glasswool quilt.
Tile hanging on building paper on glass wool quilt on stud work.
P.F. Fr. work to match existing as near as possible.
P.V.C. square section rain water gutter & down pipe to soakaway
Special S.W. window frame with fixed light upper and open
vent bottom hung lower section.

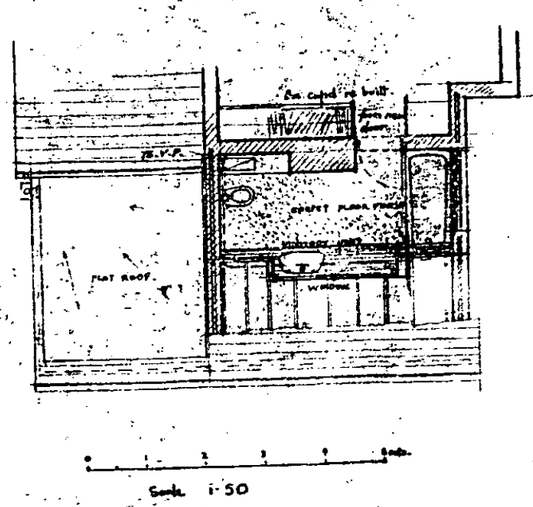
Ducana standard 4 section sliding door double glazed
supplied by client.
heavy duty roofing felt damp proof course.



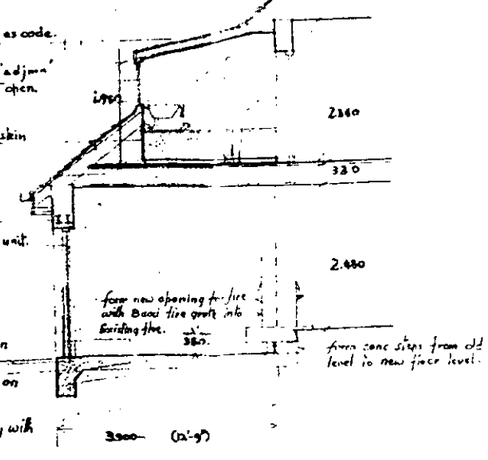
SOUTH ELEVATION.



GROUND FLOOR PLAN



3 layer roofing felt as code.
Softwood standard adjma window one section open.
Plaster board inner skin
235 x 50 S.W. joists
2 nº 250 x 3.00 R.S.J.
Ducana sliding door unit.
min 80mm Screed on
100 mass conc slab on
150 hardcore bed.
foundations to comply with
L.B. conditions.



00318

PROPOSED ADDITION AT CROWTHORNE
FOR COL. L.A.W. NEW

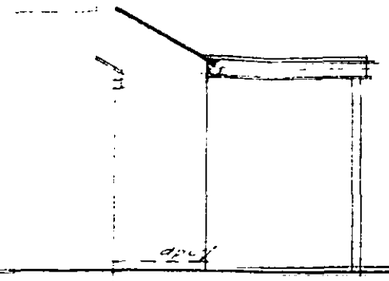
PLANS, SECTION & ELEVATIONS.

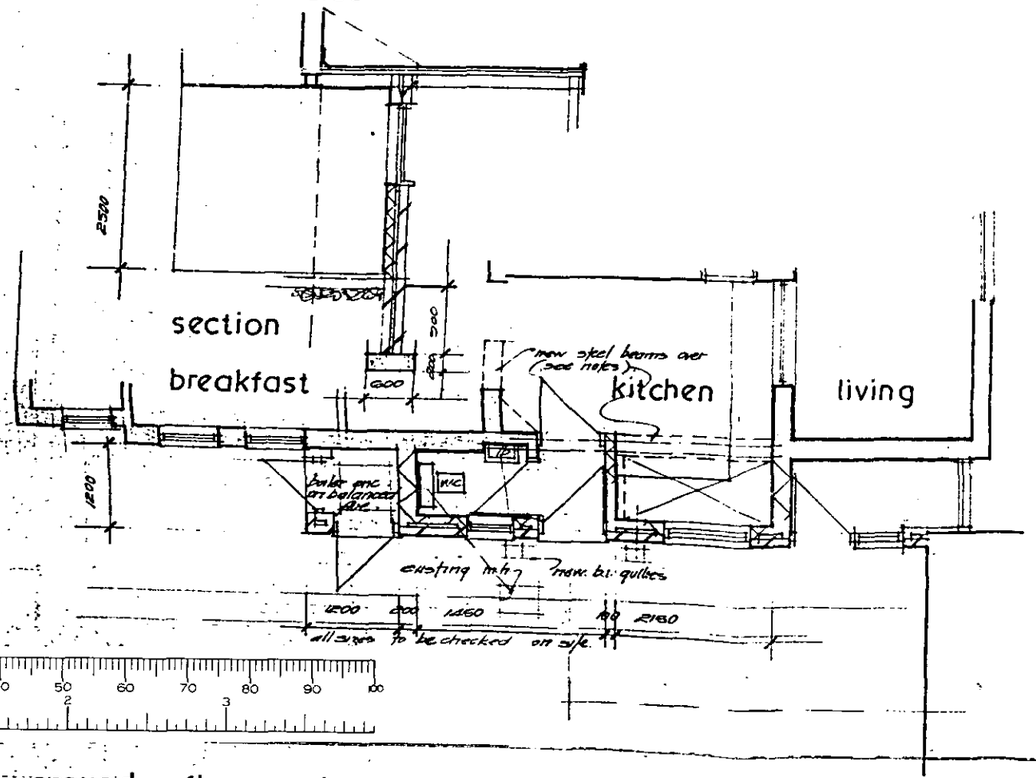
scale 1:50.
JAN 1974.

MAXWELL NEW HAILS & HOLLAND.
Chartered Architects. F/A.R.I.B.A.
66 THAMES STREET, SUNBURY ON THAMES.
& VERULUM BUILDINGS, GRAYS INN, LONDON.



elevation to side





ground floor plan

dpcs to all vertical and horizontal reveals

form wider opening on external wall to enlarge kitchen

fit 2 no 175 x 100 rs/s one under each wall leaf set on 300 x 250 x 150 concrete padstones

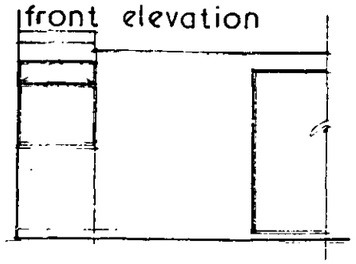
clad in 9 mm plaster board bound with 3mm galv wire ties at 100 mm crs and finished 12 s light weight plaster to give 1/2hr. fire resistance

nosts			
sink	38	1½"	75 (3") deep seal trap
basin	32	1¼"	
WC	100	4"	

take in 100 mm 'hepsleve' to b.i. gullies and to existing manhole.

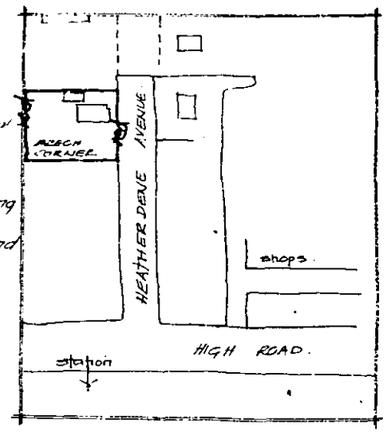
lay runs 1:40 and surround in 150 pea shingle.

rwater to drain into and connect to existing soakaway system



front elevation

rear elevation



scale 1:1250

location plan

notes

15834 21 MAY 1981

all work to be carried out in accordance with local authority approval Building Regulations and British Standards.

walls
new walls in 102.5 mm facing brick to match existing house walls. 50 mm cavity and 100 mm insulation skin of blockwork plastered 13 mm internally.

roof
13 mm mineral chippings hot bedded onto 3 layers asbestos based felt each layer hot-bedded. lay on 20 mm chip board onto firring pieces and 150x38 s.w. joists insulate with 75mm fibreglass.

amendments

date	no	revision

title
proposed alterations to 'beech corner' heatherdene avenue crowthorne berks

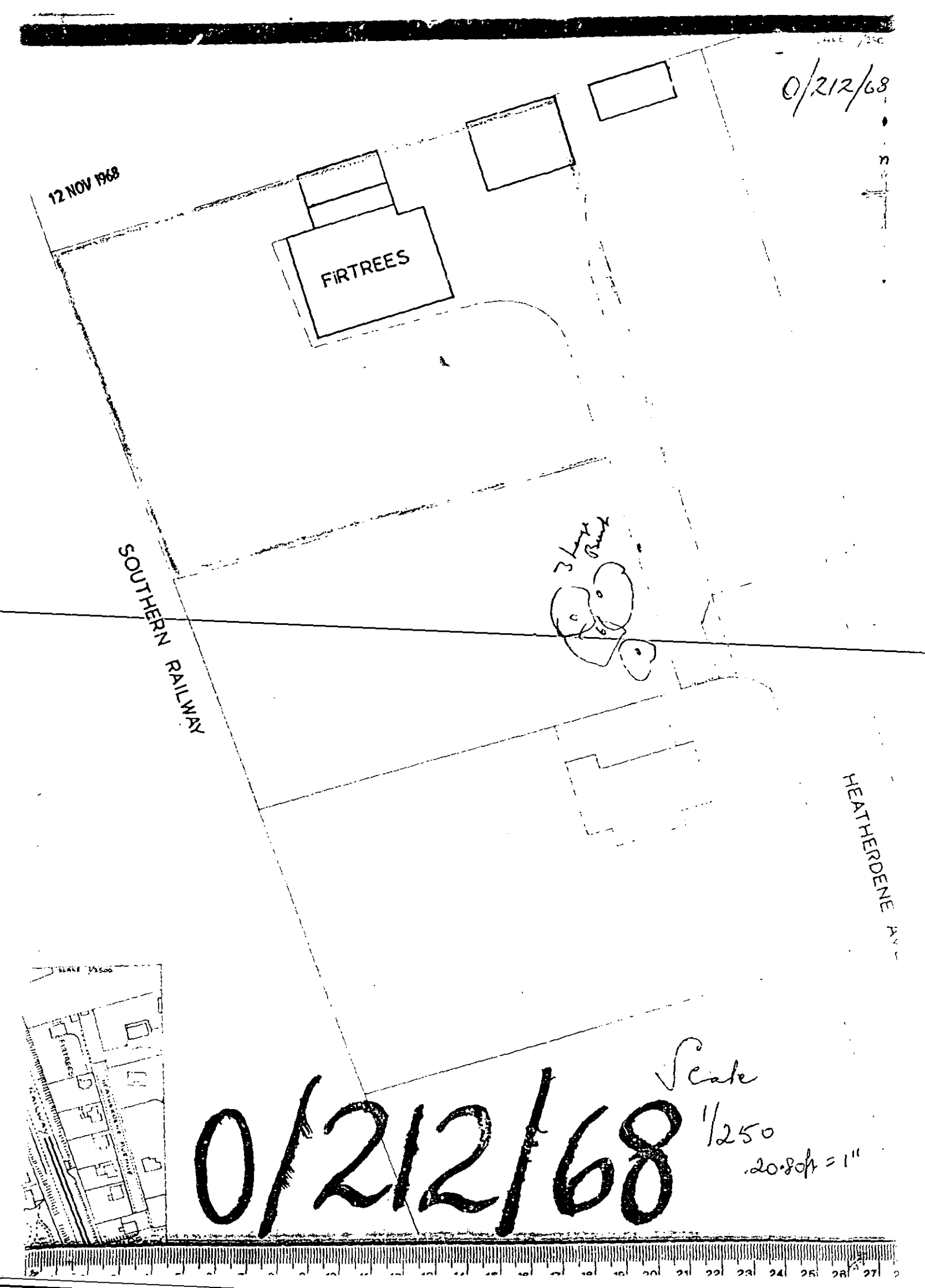
client
MR. R. G. DODDS
5 BONNERSFIELD CLOSE
HARROW
MIDDLESEX.

date. april 81

scale. 1:50

drawn and submitted by.
m.j. darvill architect
'horsegate end'
monks, close
ascot
berks

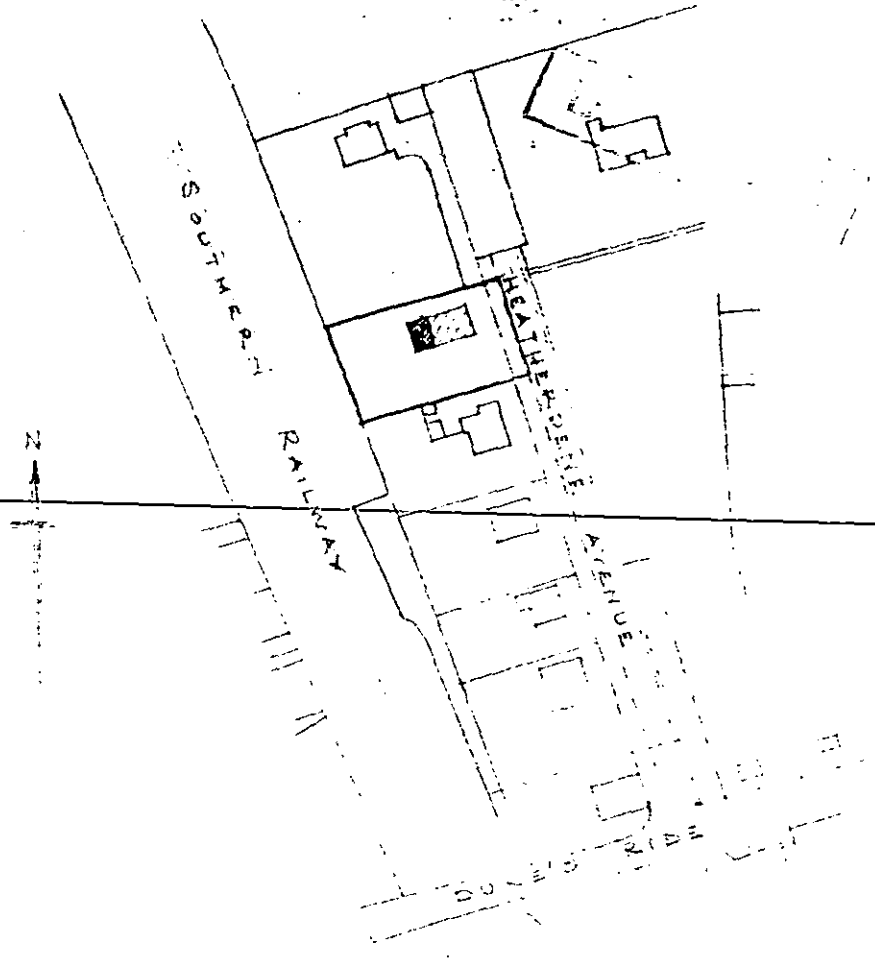
tel. ascot 23245


0/212/68
12 NOV 1968
FIRTREES
SOUTHERN RAILWAY
HEATHERDENE
0/212/68
√ Scale
1/250
.20.80ft = 1"

00318

00318

11 FEB 1974



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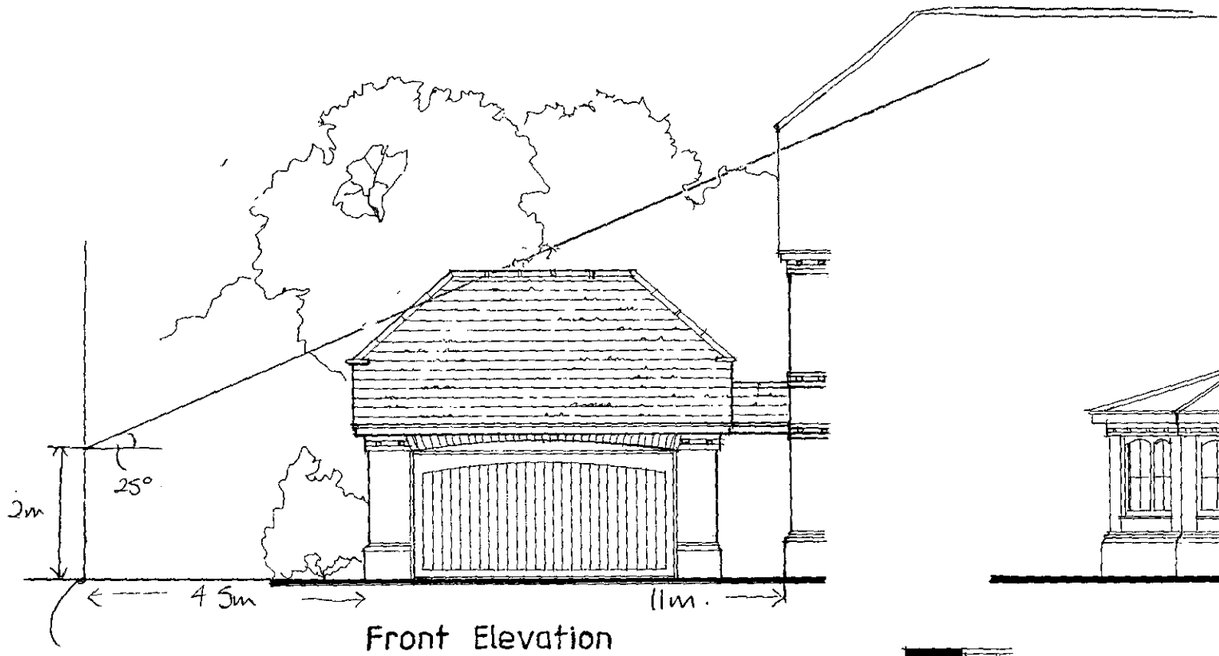
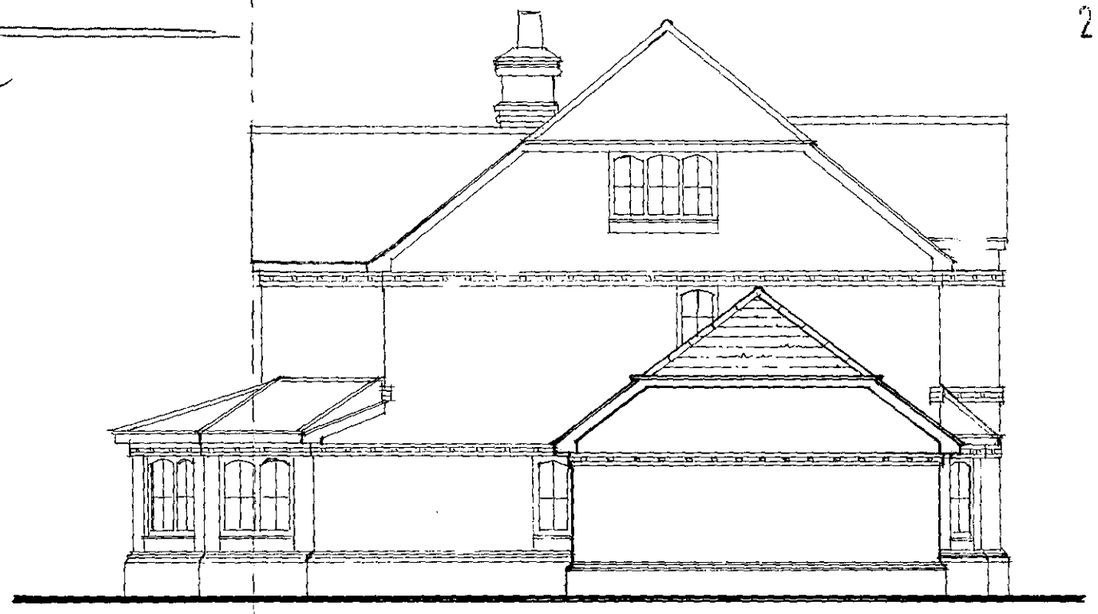
28.NOV.2001 * 5374

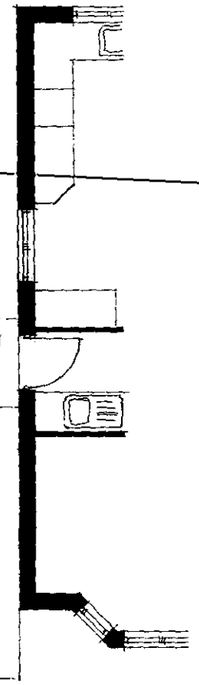


Front Elevation

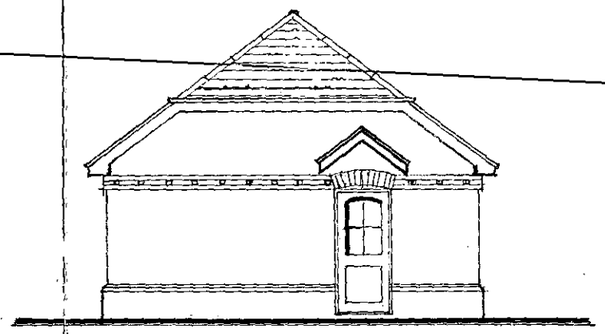


Side Elevation

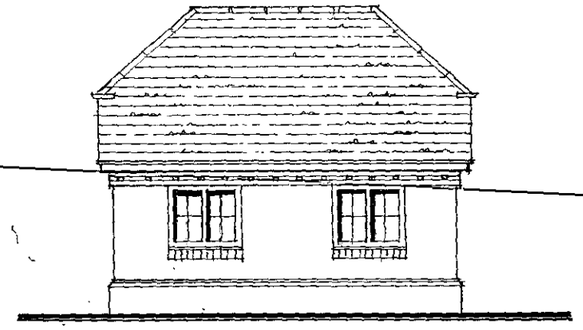
3s side of Beacon Corner



Ground Floor Plan



Side Elevation



Rear Elevation

SUPERSEDED

job	NEW HOUSE Heatherdene Avenue CROWTHORNE
client	Luff Homes Ltd
drawing	GARAGE PLAN & ELEVATIONS
scale	1:100
date	Nov.2001
	1598-4

letter | date | revision

Architects
ANDREWS KALIK ASSOCIATES
Chartered
101 LONDON ROAD READING BERKSHIRE
(0118) 9869669

28.NOV.2001 • 5374



Rear Elevation



Side Elevation



Front Elevation



Side Elevation

SUPERSEDED

letter	date	revision

job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing ELEVATIONS

scale 1:100

date Nov.2001

1598-3

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Chartered Architects
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(0118)9669669

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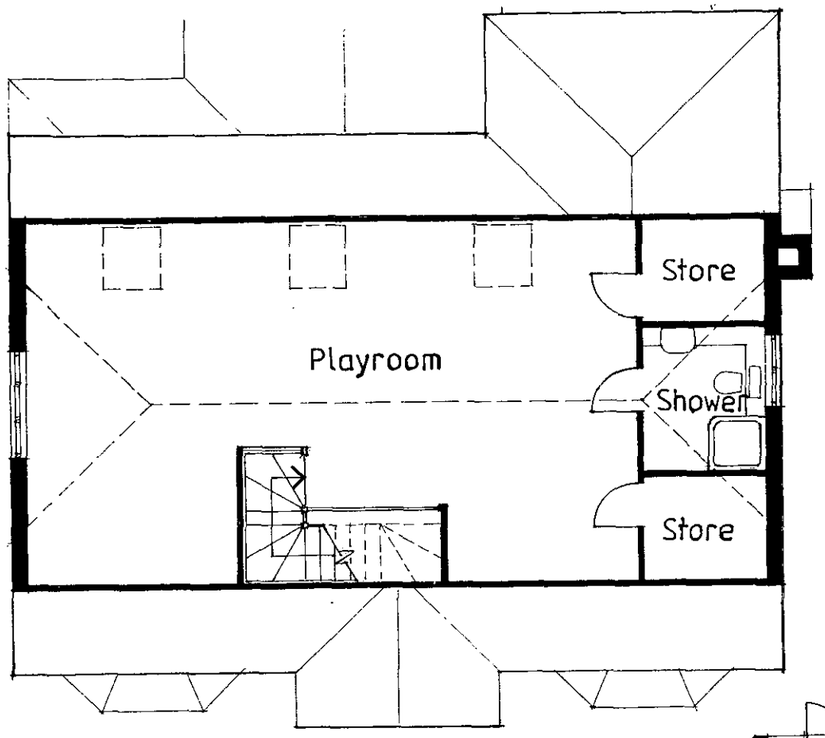
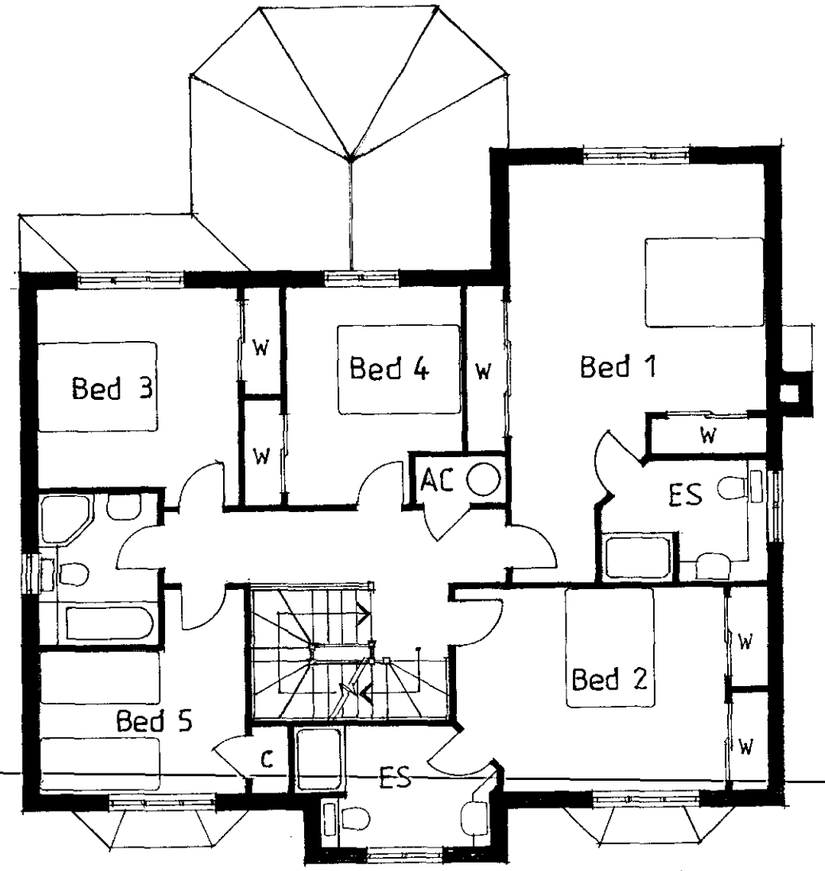
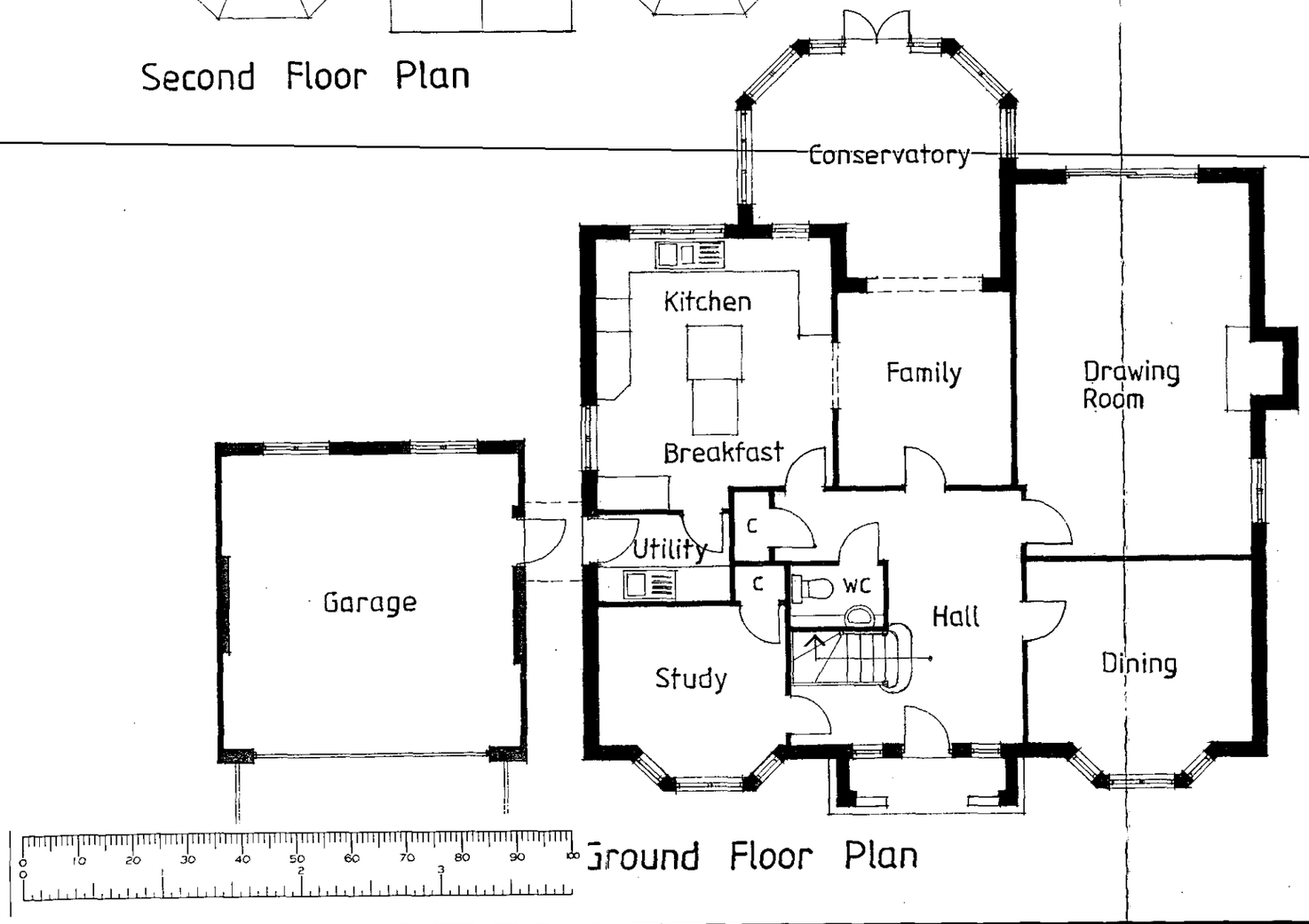


Second Floor Plan



First Floor Plan



Ground Floor Plan

job	NEW HOUSE Heatherdene Avenue CROWTHORNE
client	Luff Homes Ltd
drawing	FLOOR PLANS
scale	1:100
date	Nov.2001
	1598-2

letter date revision

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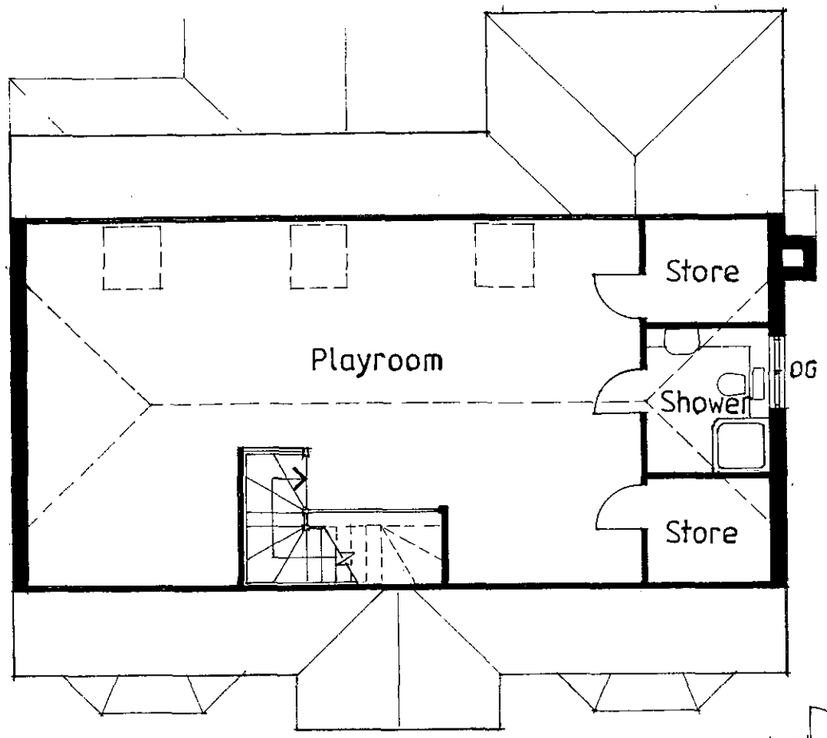
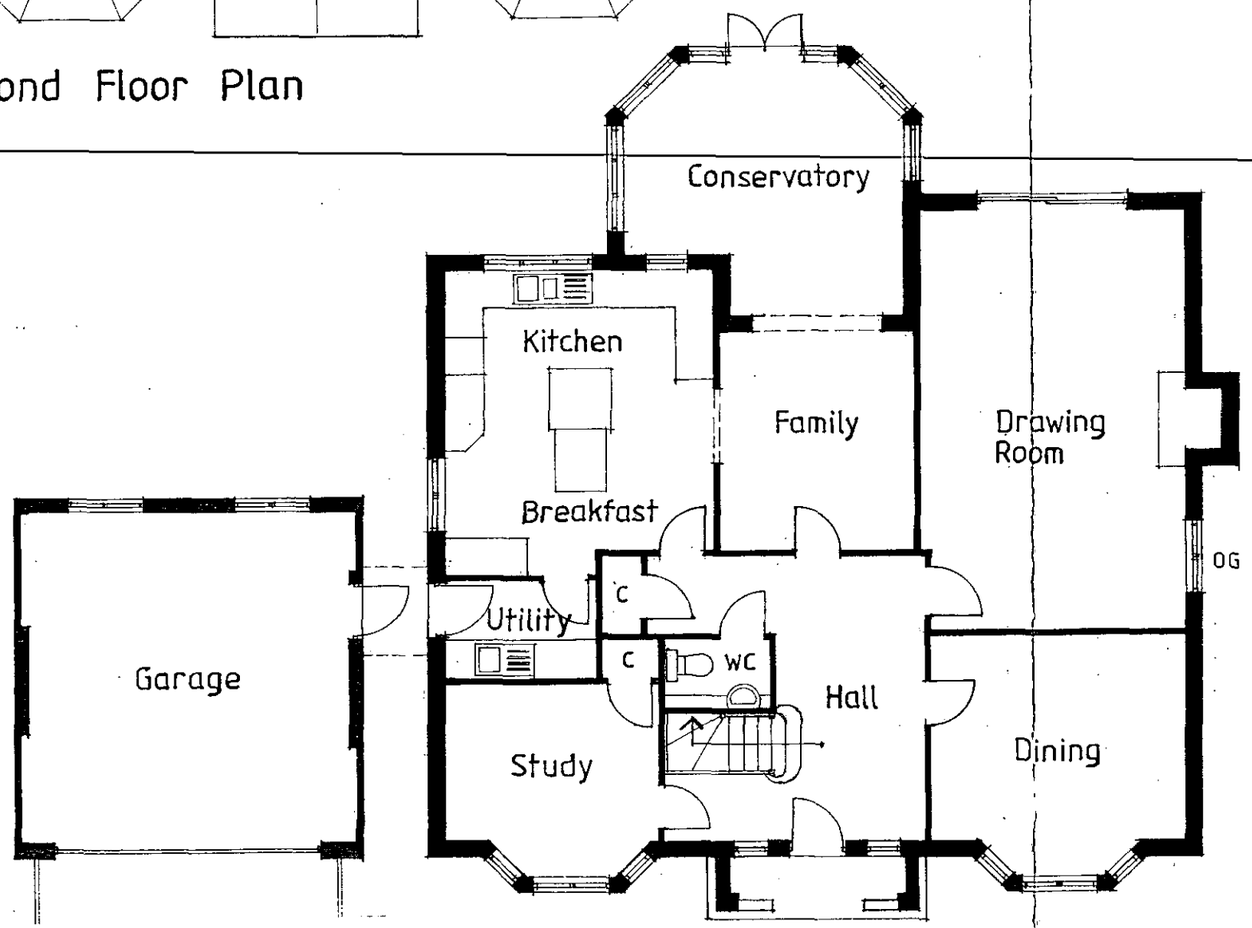
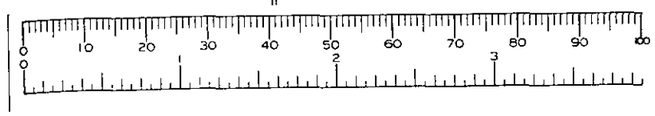
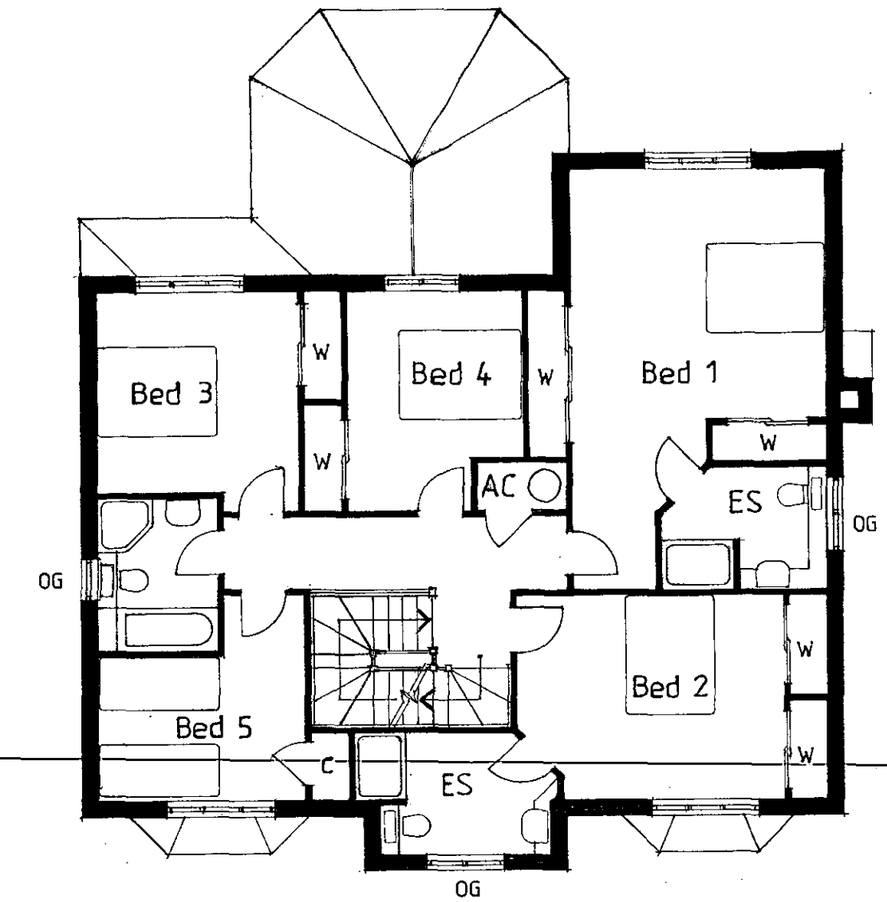


Second Floor Plan





Ground Floor Plan



First Floor Plan



APPROVED

letter	date	revision
B	20.2.02	PLAYROOM WINDOW OMITTED OBSCURED GLASS INDICATED
A	4.2.02	SHOWER WINDOW OMITTED AND OBSCURED GLASS INDICATED

REVISED PLAN

job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing FLOOR PLANS

scale 1:100

date Nov.2001

1598-2B

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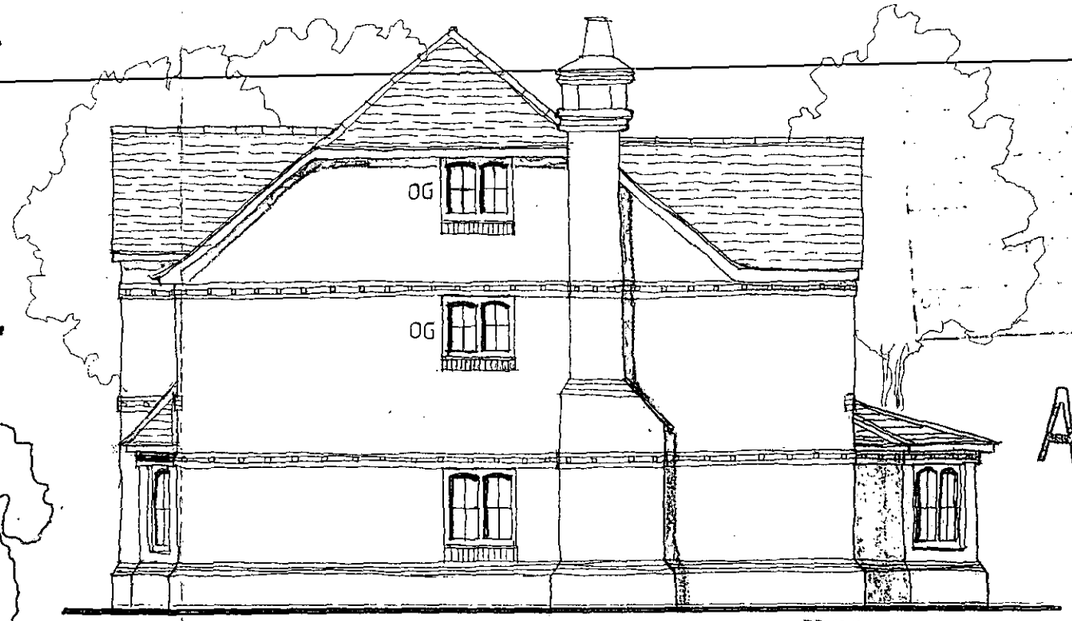
Rear Elevation



Side Elevation



Front Elevation



Side Elevation

APPROVED

letter	date	revision
A	20.2.02	PLAYROOM WINDOW OMITED, OBSCURED GLASS INDICATED

REVISED PLAN

job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing ELEVATIONS

scale 1:100

date Nov.2001

1598-3A

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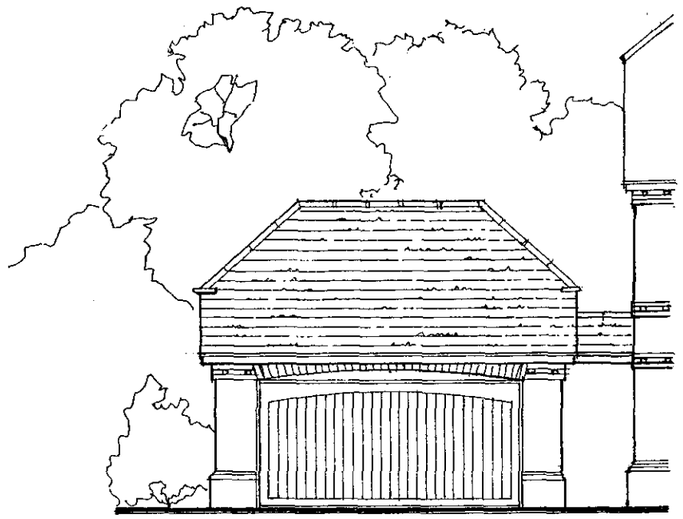
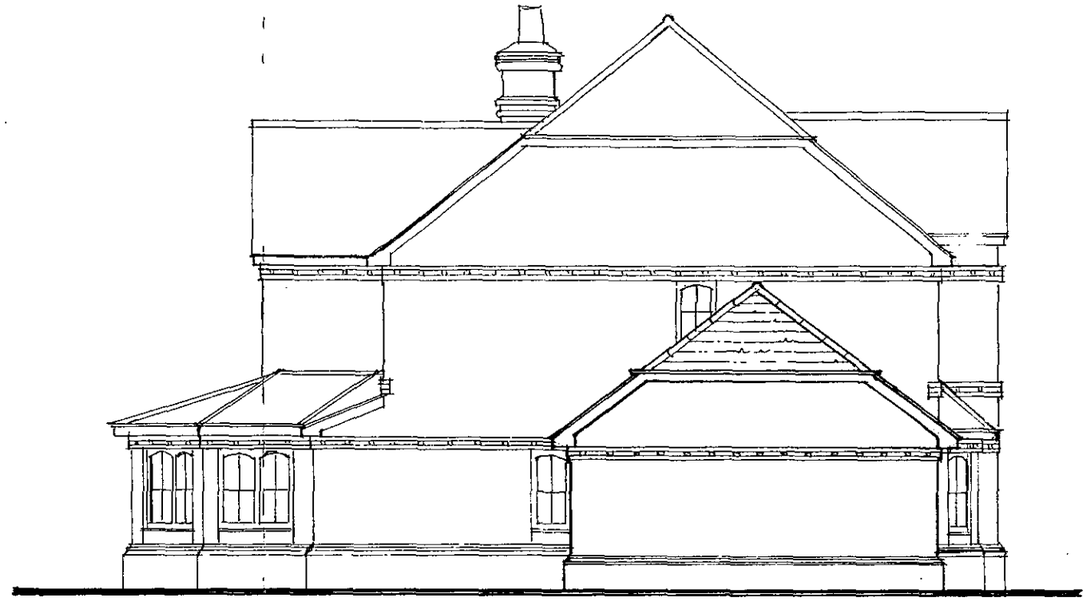
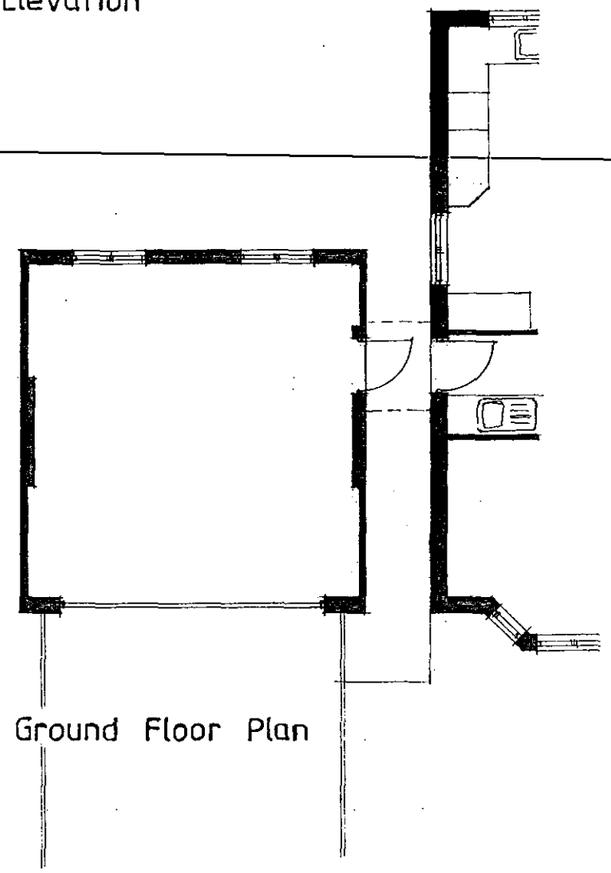
1/4/02



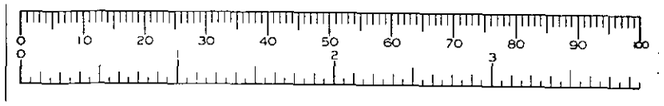
Front Elevation



Side Elevation



Ground Floor Plan



Side Elevation

Rear Elevation

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REVISED PLAN

job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing GARAGE
PLAN & ELEVATIONS

scale 1:100

date Nov.2001

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1933

ADDRESS 22 HEATHERDENE AVENUE PARISH FINCHAMPSTEAD

PLOT No 1 ORD. SHEET No. SU.8263 (116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70281/F	ENGELMERE HOMES	Erection of 3 Dwellings	5.11.99	C/
		Demolition of 19 Ravensword		
99/70282/F	"	Erection of 3 Det dwellings		
		Amendments to plots 1 & 2 - 70281		
F/1999/0226	"	Erect 3 det. dwellings	3.3.00	AP
C/2000/1106	"	D to C (03) of F/1999/0226 for		
		Appl of Materials	10.4.00	A
C/2000/1279		D to C (03) F/1999/0226	8.5.00	A
		for Appl of Materials		
AI/2000/0208	NHBC Bldg Cntrl Svcs	3 new Det. Dwellings	16.3.00	APP
DN/2000/0192	Gary Perry	Demolition on site	20.3.00	APP
VAR/2001/3338	Thurlstone Homes	Var to cond. 4 of 0226 to allow		
		repositioning of wind. from	02.04.01	C/
		Rear elev. to flank elevation		

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Removal of tree - Mrs L Thomas 26/4/01

PD Eng - Gates - Thomas - 11/7/01 - (Y)

Beech Corner ADDRESS 17 Heatherdene Avenue PARISH Finchampstead

PLOT No. ORD. SHEET No. SU.8364 (11

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R 00318	Col L A W New	2/storey extension	11.4.74	N/A C/
BR 632	"	"	30.4.74	APP N/
15834	MR. G. DODDS	5/STOREY "	25.6.81	N/A C/
BR 18240	"	KITCHEN, CLOAKS & BOILER HOUSE	7.6.82	APP N
F/2001/3110	Dr. D. Chapman	S/St/S - replacement garage - demolish shed & garage	12.2.01	A
F/2001/4575	"	S/ST/S - AMENDMENT 3110	19.09.01	A

Firtrees ADDRESS 23 Heatherdene Avenue PARISH Finchampstead

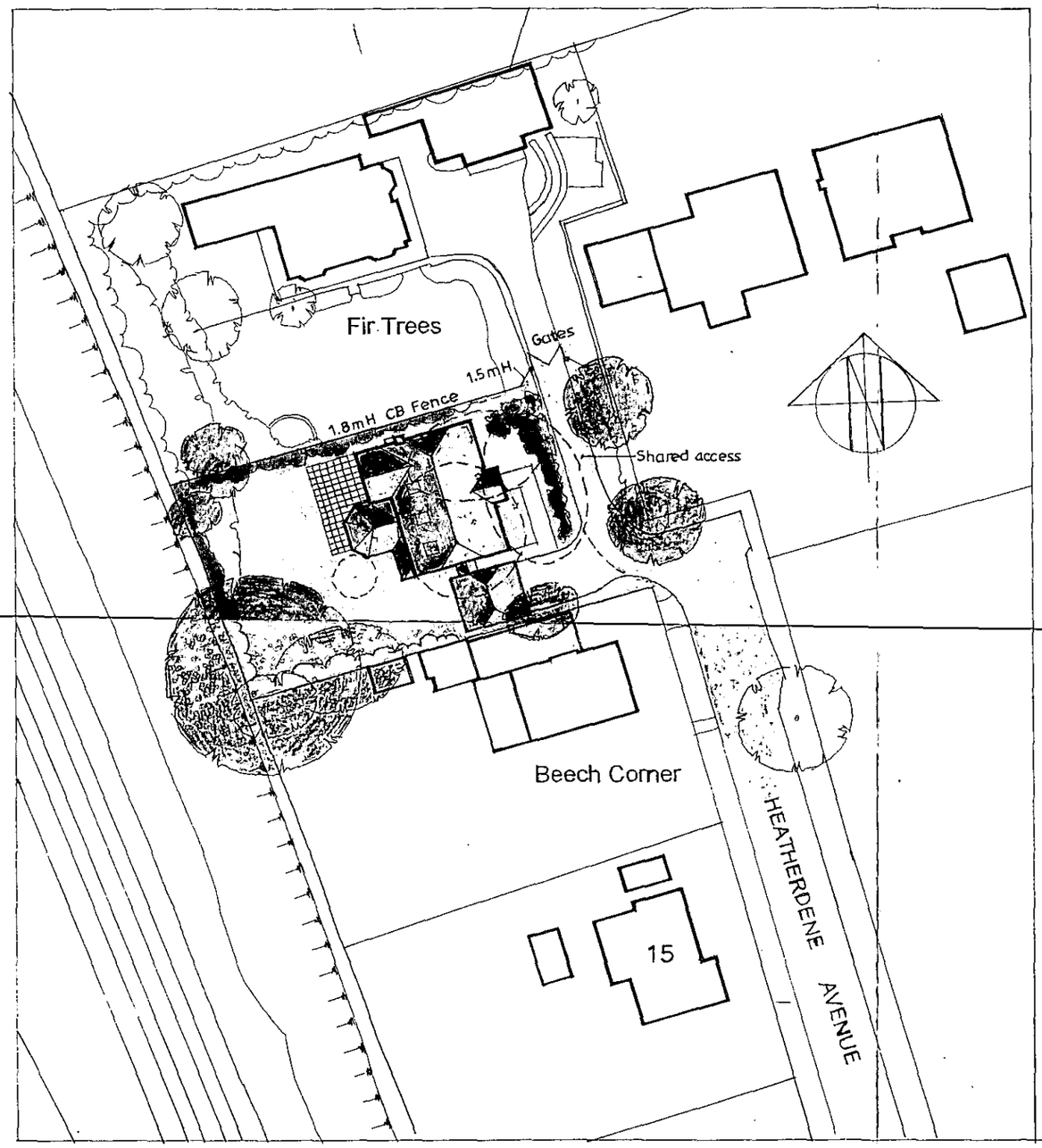
ORD. SHEET No. SU.8363 (11

PLOT No.

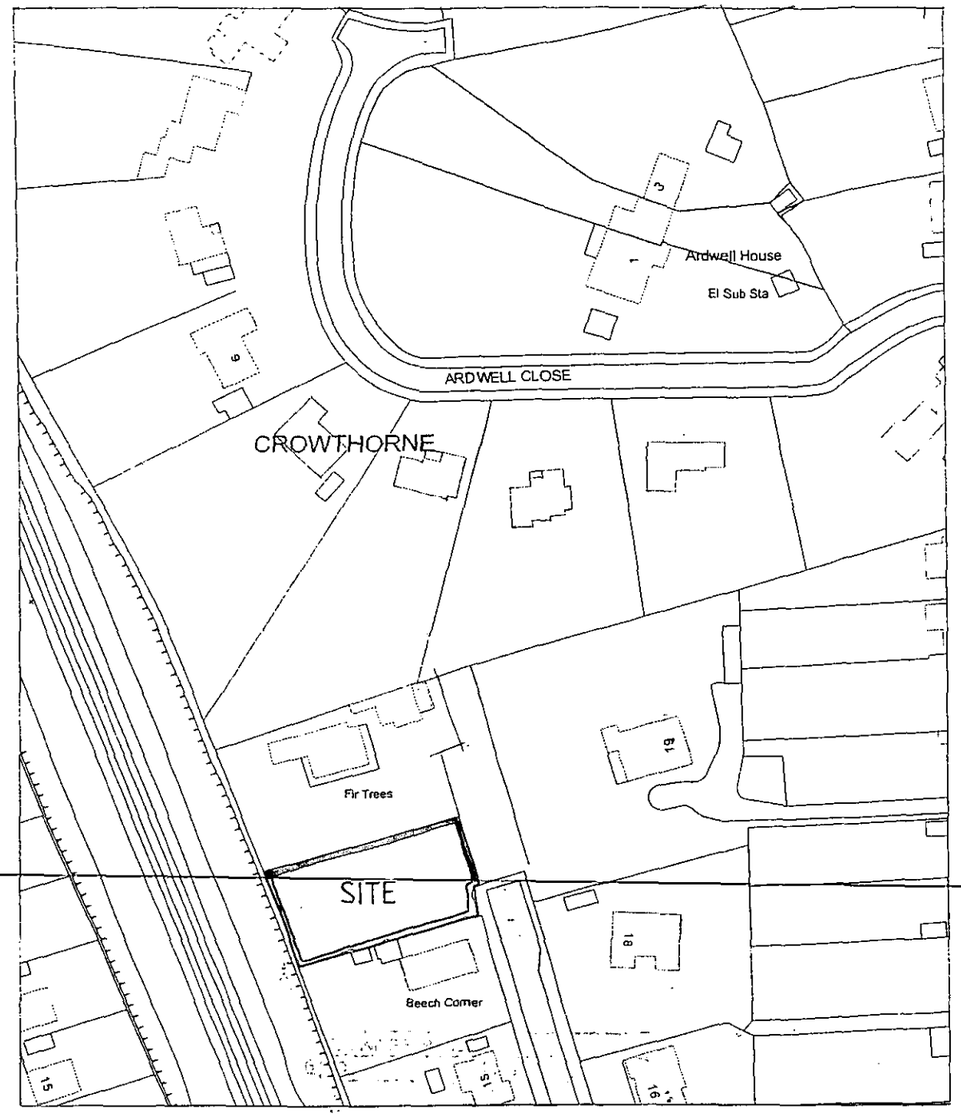
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/363/63	Mr C F Joyce (deceased)	Toilet det dwelling on land	2.1.69	N/A C/
O/212/68	Dr Le Couteur	Ext of Kitchen	10.7.69	APP C/
R/241/69	"	garage + caravan cover	17.4.73	APP N/
PD 264/73				

... OF COMPLETION



SITE PLAN 1:500



Location Plan

APPROVED

letter date revision

job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing SITE PLAN / LOCATION PLAN

scale 1:500/1:1250

date Nov.2001

1598-1

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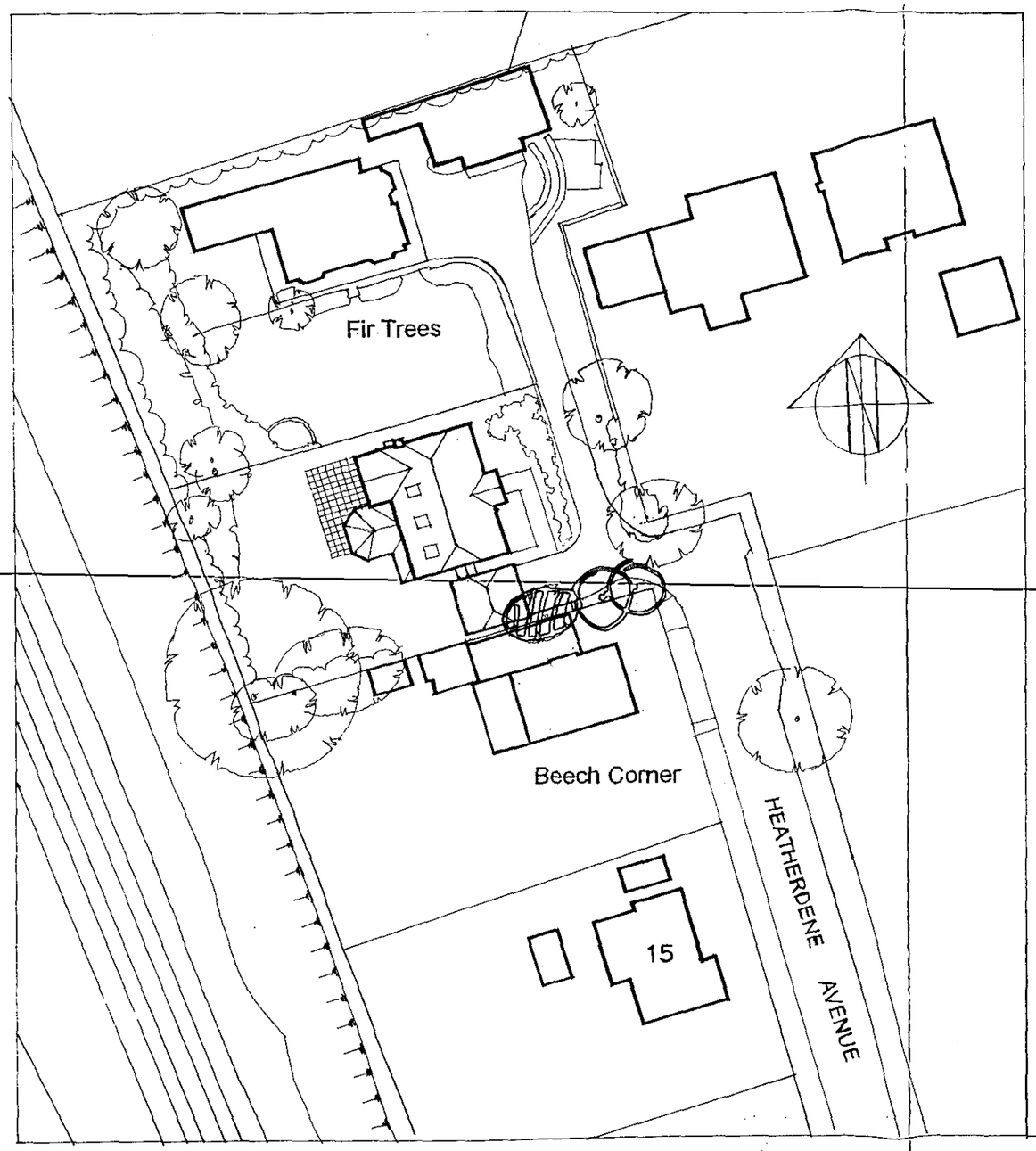
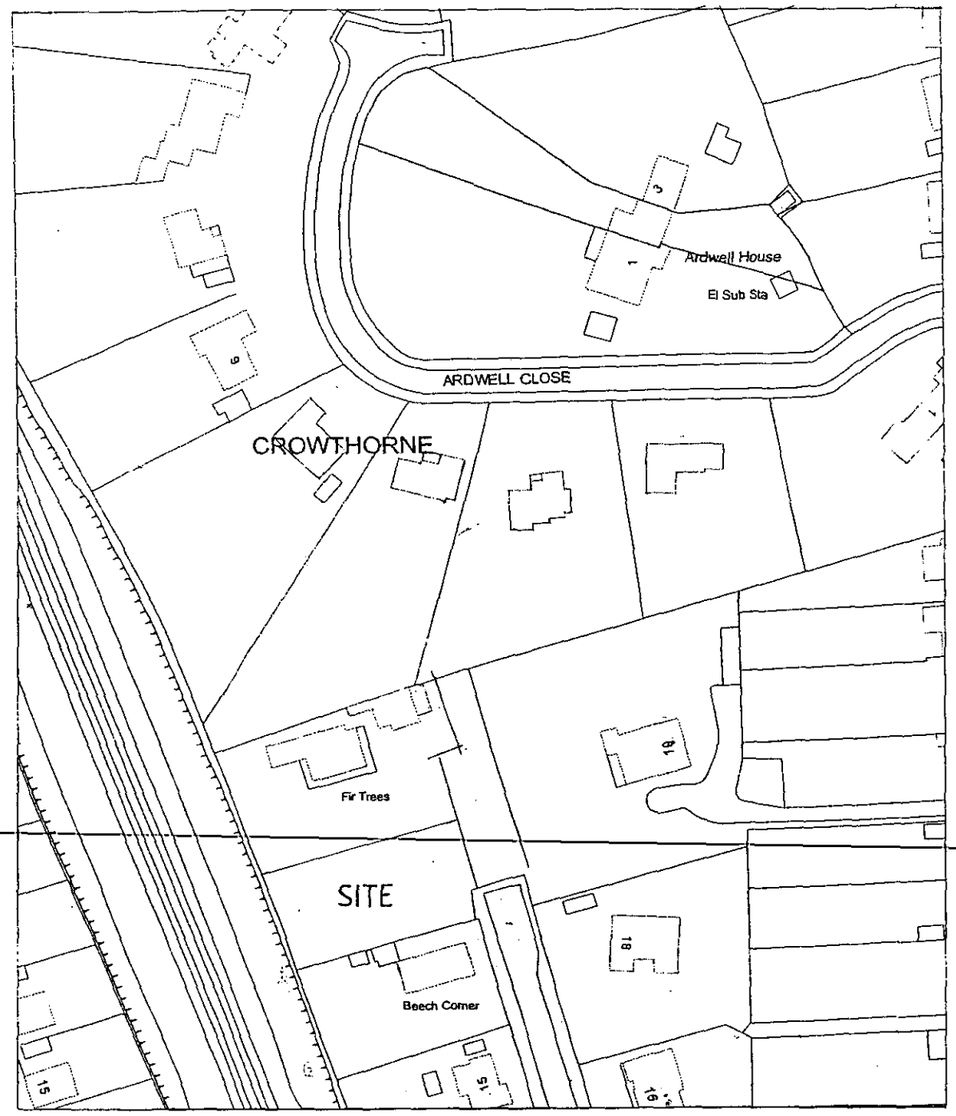
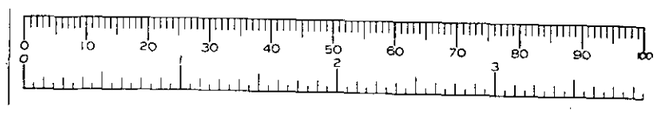
25/4/02



SITE PLAN 1:500



Location Plan



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job NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client Luff Homes Ltd

drawing SITE PLAN / LOCATION PLAN

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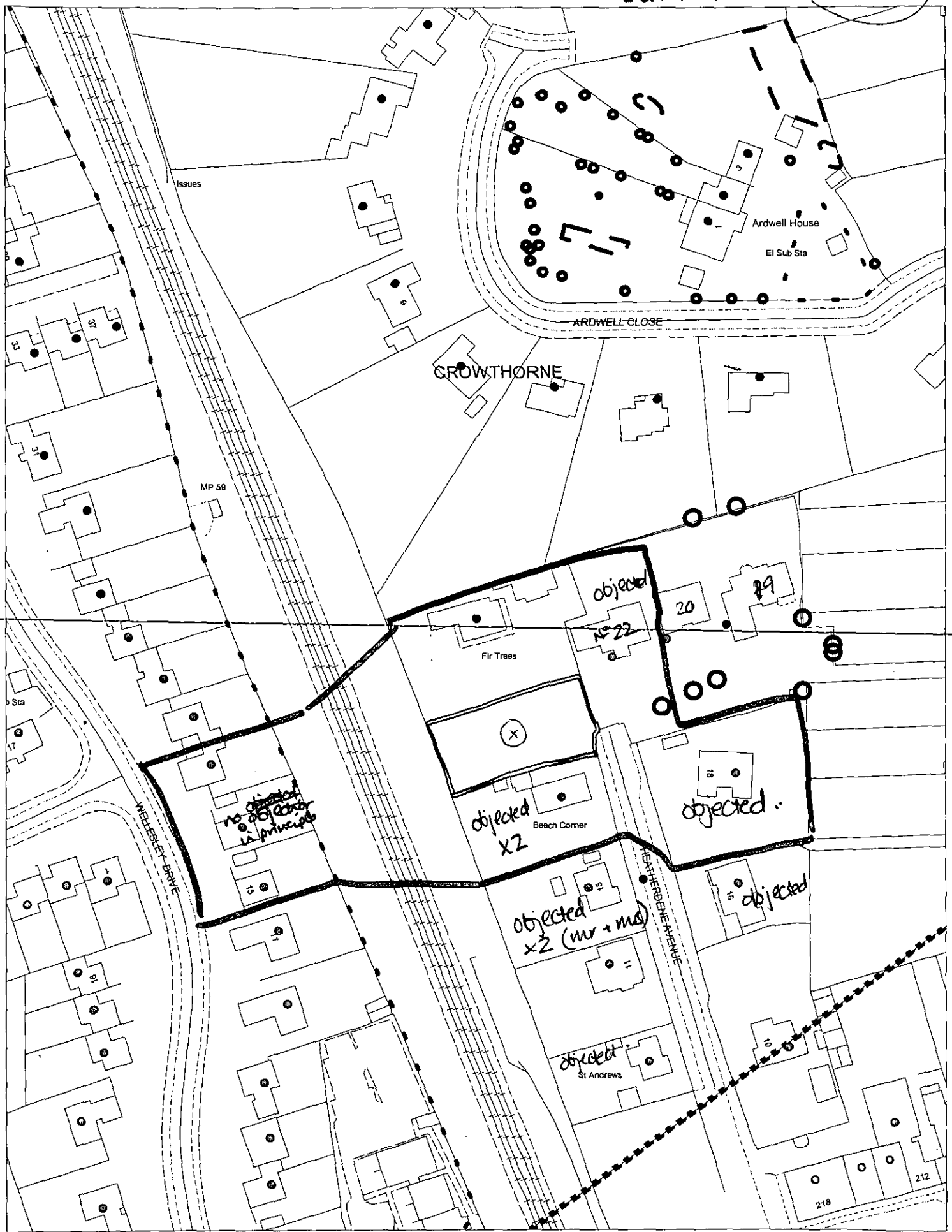

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30 November 2001 Scale: 1 : 1250

4 Bakery & cakehouse.