APPLICATION NO:
F/2001/5554

LOCATION:
Land Rear Of 157 - 163 Reading Road, Wokingham.

APPLICANT:
Luff Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of 9 dwellings with garages Demolition of no 163 to form access.

EARLIEST DATE FOR DECISION: **17/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2002

CASE OFFICER: **Emy Circuit**

WITHDRAWN

664

00

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

PLANNING SERVICES	REF 54793
POL	TLS
DC EXE	ENF
APP	
CS	
02 APR 2002	
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SK/SS/1587

28th March 2002

Ms Emy Circuit
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4 1WR

Dear Ms Circuit,

157 – 159 READING ROAD, WOKINGHAM – APPLICATION NO: *F/2001/5554*

Further to our meeting in your office, I would like to confirm in writing that our client has agreed to withdraw the above application. The fees paid for the 9 units will be retained by your department and an additional £190.00 will be paid with the new application.

Yours sincerely,

S Stone

pp
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 4453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

01189 772538

PLANNING SERVICES	HPT 52508
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APP	
CS	

31 JAN 2002

COPIES Facsimile Message FILE

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

LUFF

HOMES

To :- EMY CIRCUIT	From :- Wallace Holloway
Company :- Wokingham D.C.	Date :- 31-1-02
Fax No :- 01189 746484	cc :-
Topic :-	

Number of pages for transmission including this cover page:- 2

Urgent	Please review and comment	Please respond by telephone	Please respond in writing

Please see information attached

W. A. Holloway

The information in this facsimile is confidential. It is for the exclusive use of the intended recipient(s). Any unauthorised disclosure or use is prohibited. If you are not the intended recipient(s) please notify the sender immediately on 0118 9781558 and do not disclose the contents to any other person, use it for any purpose, or store or copy this information in any medium. The views of the author may not necessarily reflect those of the Company.

A member of the Luff Group of Companies
Registered in England No 2294462

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

1327

WOKINGHAM DISTRICT COUNCIL

93731-3
29-31

To Emy

Date 31/1 Time 9.15

WHILE YOU WERE OUT

Name Mrs Goody No 161 front gave at side.

Of

Phone No. 978 3658 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re Tuesday's site visit.

Signed Penny

01189 772538

Memo to: Emy Circuit, Development Control Officer Jan 31st 2002.

From: Wallace Holloway, Luff Homes

Subject: Your proposed site visit- 157-163, Reading Road-on Tuesday 5th February.

I have arranged access for your inspection with Nos. 163 and 161 at Reading Road. We have fenced off the 'site' at the rear of Nos. 157 and 159 but when you are in the garden of 161 you will see a gate towards the bottom of the garden and this affords you access into the land at the rear of No. 159. The boundary between 159 and 157 is such that you will be able to get through without difficulty.

Having been into the land this morning I do recommend wellingtons bearing in mind the forecast over the weekend.

Any problems ,please give me a call on 01189 781558 or 07810 436962.

Many thanks,

Wallace Holloway.

5554

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 10th April 2002

Location: Land rear of 157 – 163 Reading Road, Wokingham.

Proposal: Proposed erection of 9 dwellings with garages. Demolition of no. 163 to form access.

Application Number: F/2001/5554

In response to your consultation dated 24th January 2002 for the above application, the arboricultural comments are as follows:

I have no objections to planning permission being granted.

Please attach conditions requiring that details of tree protection and landscaping are submitted and approved prior to demolition and development commencing.

Neil Etherington
Senior Arboriculturist

File Note: 157 – 163 Reading Road, Luff Homes

Comments on Application Number F/2001/5554
Emy Circuit

Parkman Number 51313/10 (Development Control)

Rev.	Author	Date	Amendments
A	SMcM	04.02.02	

Background

1.0 Demolition of one house and the erection of 9 new with garages.

Comments

2.0 Access width 6m to 4.8m. Adequate refuse vehicle turning? Visibility OK. Additional turning movements on a strategic road. Additional turning movements across a cycle route? Area of existing accesses. Check safety record. On a good bus corridor and close to local facilities.

Conclusions

3.0 Detriment to cycle route could be overcome with contributions towards local cycle-route improvements and bus-stops.

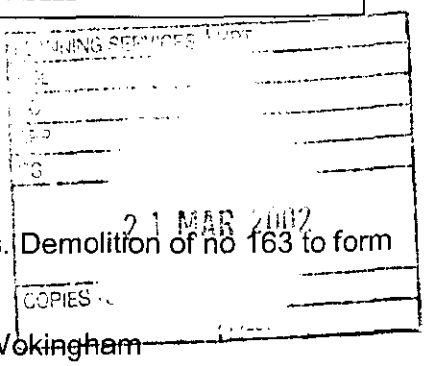
Additional turning movements to be considered.

Copy of this
to amy.

Applicationo	Name & Address
F/2001/5554	R Marks Tudor Gables 166 Reading Road WOKINGHAM. RG41 1LH
F/2001/5554	R N West 190 Reading Road WOKINGHAM. RG41 1LH
F/2001/5554	P A & L J Amor 165 Reading Road WOKINGHAM. RG41 1LJ
F/2001/5554	D R Lang 158 Reading Road WOKINGHAM. RG41 1LH
F/2001/5554	Mr & Mrs C J Bevan 179 Reading Road WOKINGHAM. RG41 1LJ
Application Withdrawn	Letters sent 02.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Emy Circuit

Application Number: F/2002/5554

Proposal: Proposed erection of 9 dwellings with garages. Demolition of no 163 to form access

Site Address: Land rear of 157 – 163 Reading Road , Wokingham

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates

Your observations are required in respect of this application **by 17/02/02**

At its meeting on 19 March 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

Comment: members expressed concerns about:

- **The increase in traffic movements on the already busy Reading Road**
- **The removal of surface water from the back of the site alongside the railway, which is an existing problem.**

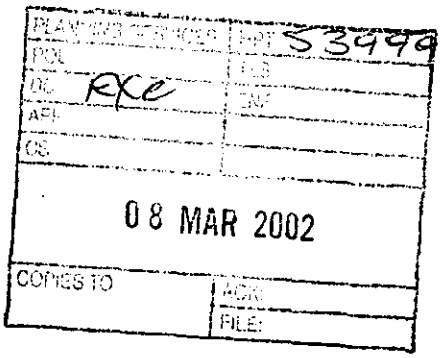
SIGNED: _____ **DATE:** 20/03/02

CLERK TO Wokingham Town Council

ENVIRONMENT AGENCY

Our Ref : SP/2002/005211-1/1
Your Ref : F/2001/5554

Date : 05 March 2002



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

Dear Emy Circuit

LAND REAR OF 157-163, READING ROAD, WOKINGHAM, BERKSHIRE. ERECTION OF A DWELLING WITH GARAGE & DEMOLITION OF NO. 163 TO FORM ACCESS

Thank you for your letter dated 24 January 2002, received on 28 January 2002. Please quote the following reference in any correspondence: SU76NE/25/12. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

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

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

Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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

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

ADVICE TO APPLICANT

Environment Protection

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

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

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

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to

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

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

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

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

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

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

Wildlife Protection

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

1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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

Landscaping

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

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

Wildlife Enhancement

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

Natural Drainage

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

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Site Enhancements

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration

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

of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

DECISION NOTICE

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

Yours sincerely

JO MARSHALL
Planning Liaison Officer

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

CC: Andrews Kalik Associates

Emy Circuit
From: John Mullaney
Sent: 27 February 2002 15:34
To: Emy Circuit
Subject: RE: 157-159 Reading Road

The layout is not ideal but it is difficult to see how it could be changed without changing the whole plan. You could just put in the following condition if you wish

Development shall not begin until a scheme for protecting the proposed dwellings 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.

thanks

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham Unitary
0118 974 6766
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Emy Circuit
Sent: 05 February 2002 14:30
To: John Mullaney
Subject: 157-159 Reading Road

John,

Regarding your proposed condition (iii), this is a full application so we have details of the site layout and the internal layout of the houses so this would not really make sense as a condition. Do you have any comments on the layout?

Emy

RAILTRACK
Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	HPT 52923
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APP	

08 FEB 2002

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	FILE:

6th February 2002

F.A.O. Emy Circuit
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Y/r F/2001/5554
O/R WORKINGHAM/W/MM

Dear Sir or Madam:

TOWN & COUNTRY PLANNING ACT.
Proposed erection of 9 dwellings with garages. Demolition of no 163 to form access.
LAND REAR OF 157 – 163 READING ROAD WOKINGHAM

I acknowledge receipt of your letter dated 24TH January 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause *potential hazards to rail traffic, particularly where the railway is at or below the general ground level.*

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraxinus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Please file on 5554

4 Wheeler Close
Wokingham
Berkshire.
RG41 4XW.

PLANNING SERVICES	
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04 APR 2002	
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1-4-02.

Advised App. Withdrawn

The Planning Dept
Wokingham District Council
Shute End
Wokingham.
Attn Ms. Circuit

Dear Sirs
Ref: Application No. 5554 -157-163 Reading Road Wokingham.

I am writing with regard to the above.
As the site area is approximately 0.397 ha I calculate that, at a minimum PPG3 density (as per WBCs Urban Capacity Study also), this application should be for no less than 12 dwellings and that consequently:

1. in its current state it should be refused as it is currently at 22 dph.
2. if a new application for 12 dwellings is submitted it should be advertised as a major development and the Councils policies for sites of over 10+ units should apply (i.e. a proper social mix etc.)
3. that if an application of over 10 dwellings is submitted it should go to the

planning committee for consideration and they should appreciate that if they accept a density of less than 30dph they will be inundated with such applications which they will then be in no position to object to.

4. The access position being at the bottom of the hill affords the worst visibility of any position along Reading Road.

5. The site floods in winter.

Yours faithfully.

C White

Recd 4.15pm 25.2.02

0188

26 FEB 2002

COPIES TO

Wokingham Council
Planning Dept.

Case officer Emiy Circit
Shute End,
Wokingham
Berks.
Date 21st Feb 2002

Re: Planning Application 5554
Reading Road Wokingham 9 Houses

Dear Planning Officer,

This is to confirm my call at your offices today when I called to look at the plans re this development which dose give me cause to object, unfourtunately due to my wife having an operation I was unable to get in untill now. Your desk officer was helpful and asked me to write my comments in hand writing, this I did explaining I would put my comments in more detail to follow.

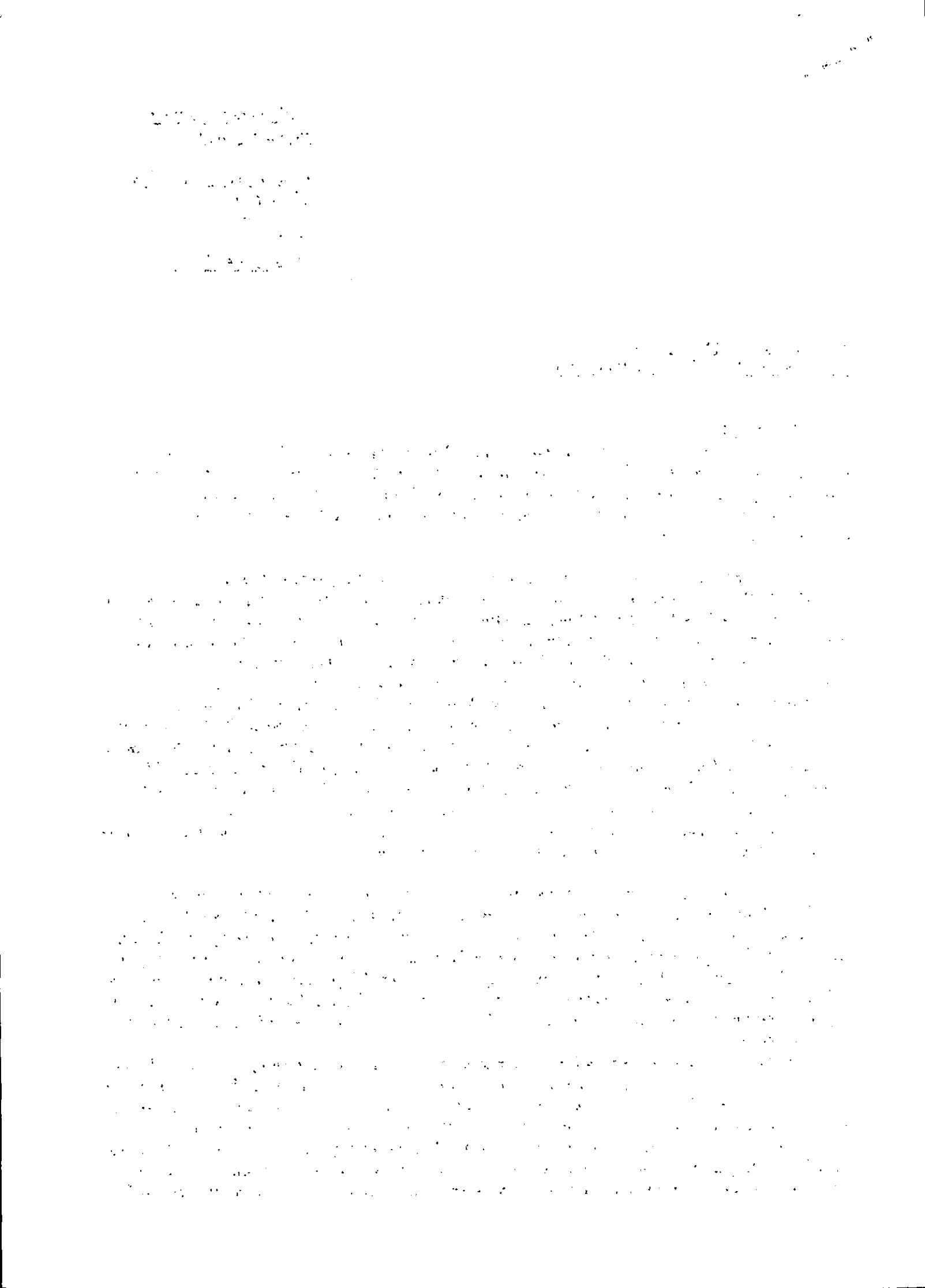
My main concern referance this development is the proposed road enterance onto the A329 in the dip of the hill with impaired vehicle vision towards Winnersh & extreamely close to the notorious Emmbrook Road junction, a scene of many accidents some fatel. The neck of the road will cross the footpath & cycle way causing another obstical for these users, many are school children, careful consideration has to be taken into account under these circumstances of these users. The proposed road way that is to serve the 9 houses is substandard in width but end in a 'T' junction double the width & is marked for future development, it is obvious that in a short while many more houses could be built, & the road in from the A329 would be inadiquate to serve such additional development. To conclude on these points the Speed Limit is 40 mph on the Reading Road at the proposed site enterance, this section of the A329 between Forest Road & Emmbrook Road is mile or so. This would be the second enterance to be allowed between this section in a few months if the site was given approval on this section of road, that has a rather high accident rate. To position a road entrace at this location is in my opinion is undoutably the wrong place

My other concern is the the surface water & the flooding due to the inadiquate & dilapidated culvert system that is only 9" & should be a minimum of 18" that has collapsed in several places, unable to cope with any more volume of surface water, & according the Parkman report should be upgraded, a report commissioned and accepted by this council in July last year

This highways dept has spent since Aug last year repairing, & doge bodging this outdated culvert & even last week were still working on restoring the collapsed drainage system. They have as yet not completely or honoured the undertaking to resolve the problem given in writing last year Aug 2001

Living on top of the hill with no water source near, my property was flooded to 1'deep last year as were other properties, the first time in 30 years. Mr Moon of Highways is aware flooding has occerred at the lower part arround the area of the proposed site, & in his own words told me that they were unable to solve that problem, this is the geneal area of the proposed site.

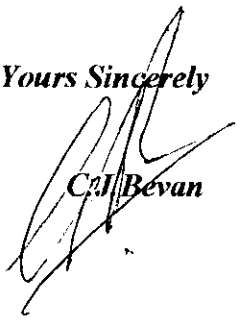
Surely the site will create surface water that will end up being transfered into the Reading Road Culvert system & unless this problem is dealt with these proposed dwellings could end up flooded to a depth of more than a 1' in a very short time as they are at the bottom of the hill,



agian one can only call this lack of future foresight & required investment.

To conclude I belive even if you address these points I have made, the type of development proposed for this brown field land dose not accommodate the Wokingham Mix & wonder if in broad terms it maximises the use of the land within the Berkshire Structure plan & the WDC Local Plan & Goverment Guidelines. Surely the need is to create affordable housing & safe road junctions, paths, cycleways & maintain our drainage systems all a fundimental part of the planning process

Yours Sincerely



C.J. Bevan

Mr. & Mrs C.J. Bevan
179. Reading Road ,
Wokingham,
Berkshire
RG41 1LJ
Tel No. 0118 978 3198

Received 4.30pm
21/2/02

ons Case. officer,
Emy circlt

PLANNING SERVICES	HPT
POL	TR
DC EXC	
APP	
CS	
22 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

Application No
F/2001/5554

Mr. C.J. Bevan
179 Reading Rd
Wokingham
Boks RG41 1LJ

Following a call at the Wokingham planning office on 21/2/02. I was informed that re: the above application, it has expired.

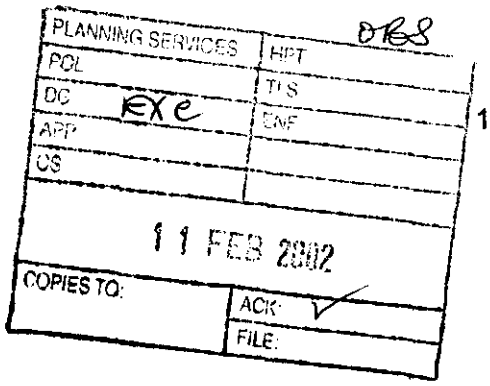
I feel grave concerns re the access point for the proposed road entrace where it meets the A 329 as this is a very dangerous part of the Highway and vision toward Winnersh is impaired because of the Hill.

I my opion this is far from a sensible place to allow a road access, and of course due to other land becoming available more Houses could be built causing even more traffic to enter the A 329 at this unacceptable part

I will write in a further letter in more depth re: the matter in the next few days

Thank you to the officer who allowed me to make this written representation

Received 10·20 11/2/02



158 Reading Road
Wokingham
Berkshire
RG41 1LH

(0118) 978 3880

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

8 Feb 2002

Dear Sirs,

Application No. F/2001/5554

Thank you for your letter re the above application at 157/163 Reading Road, Wokingham. It seems that there is little difference in principle between this application and one submitted earlier under reference F2001/4247, and once again I have similar comments to make concerning the application. I shall be glad if they could be noted prior to consideration of the application:

1. Safety (1). It will be a matter of record that approximately a year ago there was an accident outside the crossover at 157 Reading Road involving a cyclist en route to The Holt School.
2. Safety (2). In recent weeks, Parkman Ltd as agents for the District Council have undertaken improvements to the road markings etc. at the junction between Reading Road and Emmbrook Road This area had been highlighted as having "an above average accident record for personal injury accidents". The "improvements" appear to be largely superficial and in my view are unlikely to have much impact on the safety of the immediate area. The properties proposed for development are less than 100 metres from the junction that is acknowledged to be hazardous.
3. Safety (3). Each morning between 08.00 and 08.45 there is a considerable volume of cycling traffic along the north side of Reading Road with children on their way to the 3 local secondary schools (Holt, Emmbrook, Forest). The volume is such that many of them ride on the pavement as well as in the cycle lanes – and on the north side of Reading Road the cycle lane shares a common area of the footpath. The proposed development will inevitably increase the number of vehicles needing to cross the footpath/cycle lane, most probably at the busiest time of day. I predict that widening the sight line for emerging vehicles will have little bearing on the caution exercised by the cyclists.
4. Safety (4). The proposed development is only a few hundred metres from the crest of a hill on Reading Road to the west. Although the speed limit is 40 mph, it is a daily occurrence for passing vehicles to just miss residents' vehicles entering or leaving their properties. The increase in vehicular traffic as a result of the proposal can only exacerbate the problem.

5. Amenity. The start of the proposed development is immediately opposite my own property, and I object to the proposal on the basis that it will detract from the enjoyment of my situation by the increase in traffic, particularly the congestion, noise, and the car headlights shining into my house after dark as the vehicles leave the proposed site.

6. Precedent. It is common talk amongst my neighbours on the south side of Reading Road that there are development aspirations for a number of properties. Apart from any of the foregoing considerations, one would resist the proposed development if it were likely to thwart any plans submitted to the Council in respect of access to Reading Road from properties on the south side.

I look forward to sight of the eventual outcome of the decision on the application.

Yours faithfully,

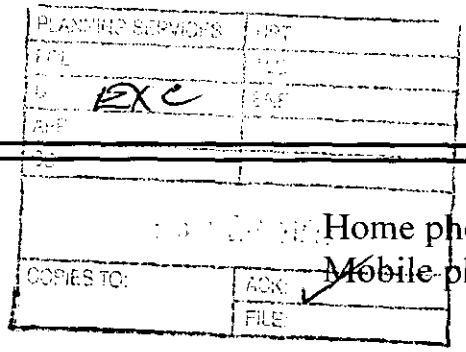


D R Lang

Planning Application No: F/2001/5554

P. A. & L. J. Amor
165 Reading Road,
Wokingham,
RG41 1LJ.

Home phone 0118 9789 240
Mobile phone 0780 1917 204



February 13, 2002

Emy Circuit ,
Planning Services,
Wokingham Unitary,
PO Box No. 157,
Shute End,
Wokingham,
RG40 1WR.

Objections to planning application F/2001/5554.

Dear Sir/Madam,

This letter is to object to the planning application F/2001/5554, the erection of 9 dwellings in the rear gardens of 157 to 163 Reading Road and the demolition of 163 Reading Road, Wokingham.

We would like to object to this application on the following grounds:

1) Access

We have major concerns on safety grounds over the junction of the proposed access road and the Reading Road. Reading Road is extremely busy and has a 40 mile an hour speed limit. A high proportion of vehicles exceed this limit. The access road will meet the Reading Road where 163 currently stands. It is our view that this will cause a major accident risk area, not just for auto vehicles but also for the cycle traffic particularly children travelling to and from the Emmbrook, Holt and Forest Schools. If you stand at the current entrance to 163, vision up the Hill is impaired by the brow of the hill approximately 7 houses up the road. Drivers will be effectively pulling out blind, giving downhill speeding traffic insufficient time to break or take avoiding action. This will be an issue for the access to the new houses but more importantly will become a bigger problem if further development occurs, as allowed for in the proposed road layout.

More thought should be given to the access issues if development of the Reading Road gardens is going to proceed. At the very least the Reading Road speed limit should be reduced down to 30 miles an hour.

2) Drainage

The proposed building site is in an area where there is a thick layer of London Clay. This has caused many problems for the properties up and down the Reading Road over the years. We are concerned that the development will impact the drainage flows on this hillside and cause problems for other properties in the area.

The developers plans state that existing drainage will be utilised. It is our opinion that this will not be sufficient.

3) Wildlife

The area behind the Reading Road houses consists of many mature trees. The area used to be part of the Bearwood Forest and Walter Family Estate. Many of the Oak trees remain from this time. They are mature and support a wide variety of wildlife including several threatened species. We are aware of the presence of protected June Bugs and Slow Worms in the development area. Any development would threaten the habitat and conservation of these species. We understand that the presence of Slow Worms in particular is cause for rejecting planning consent alone.

4) Direct impact on our property, 165 Reading Road.

Having studied the plans we have specific concerns that relate to our property:

The proposed development is next to our property at 165. We are concerned that the new houses and access road will impact the privacy and security of our property and those of our neighbours. The provision for secure fencing on our border is unclear from the plans. We require an input on this demarcation.

We note and support the attempt to plant sympathetic vegetation however we are concerned if the greenery shown close to our property results in large trees which could damage our house and reduce our natural light.

There appear to be rumble strips on the access road immediately adjacent to our property. These will cause constant noise and vibration pollution. This is unacceptable.

We believe that the site lines on the access road junction with the Reading Road may be impaired by the double hedge at the front of our property. This hedge forms both a pollution and noise shield. The pollution shield is particularly important with several members of the family being asthmatic. Any requirement to cut down the hedge will have a major impact on our quality of life.

We are extremely concerned about the impact the proposed development will have on the value of our property.

We hope that you seriously consider the points that we have made above, particularly the access issues when considering this planning application.

Yours Faithfully

Peter Amor and Jane Amor

PLANNING SERVICES	HPT
POL	TLS
DC EAC	ENF
APP	
CS	
0 8 FEB 2002	
COMMENTS	ACK: ✓
	FILE:

190 Reading Road
Wokingham
Berkshire
RG41 1LH

6 February 2002

Dear Planning Officers

Objection to READING ROAD HOUSING DEVELOPMENTS, including O/2001/4747, and F/2001/5554, and "Chatsworth Road"

207-219 Reading Rd Ron 157-163 R Rd 4258

I write to express my serious concern about the number and volume of new housing developments along the Reading Road in Wokingham and Winnersh.

Wokingham has always had a reputation as a pleasant place to live with a high quality of life due to pleasant uncrowded surroundings, strong local employment and yet also with good communication links to London and Heathrow.

Planning controls meant that despite considerable development the density of housing was kept within reasonable bounds. I now get the impression such restraint has been abandoned in favour of a level of development which jeopardises the quality of life of all existing and prospective residents of the town.

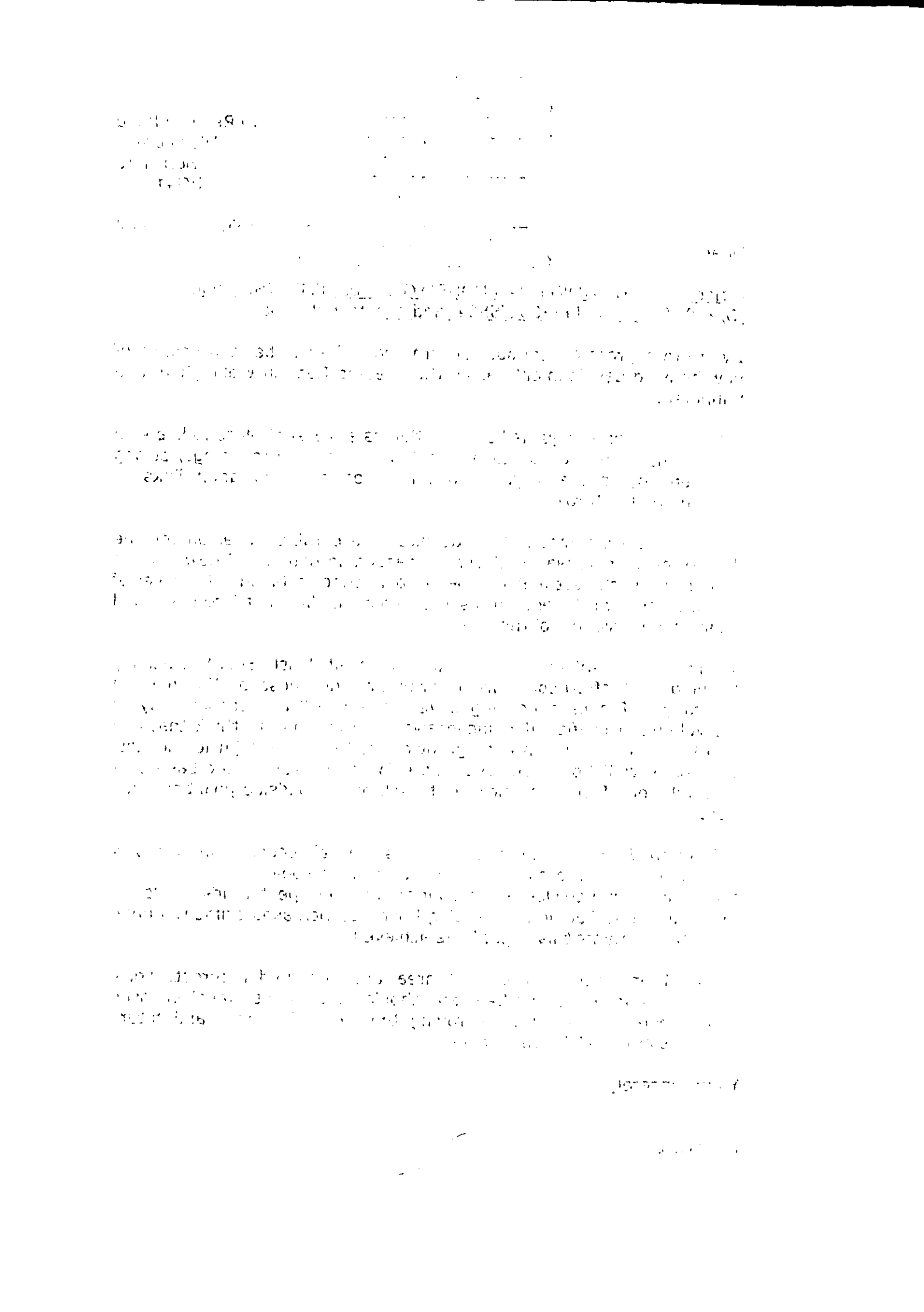
Reading Road suffers serious congestion at least EVERY weekday morning and afternoon during termtime and most of the day on Saturdays. Proposed housing developments will add considerably to the volume of traffic. It is inconceivable in this age to think that any new housing unit will on average own less than 2 cars (including "low cost" or "social" housing). Even more foolish to plan on the basis that they will not. Increasing slow traffic will make roadside pollution even worse.

Safety: children walk and ride to at least 3 local schools along the part of Reading Road where the first 2 developments above will discharge their vehicles - the council recently spent funds on "safer routes to school" along the Reading Road but increased traffic will undo any improvements this might have achieved.

Many other parts of the local area are also under threat. Local politicians and councillors CAN, and should, reject government imposed quotas where these risk destroying the lives of current and future residents of the Wokingham area.

Yours sincerely,

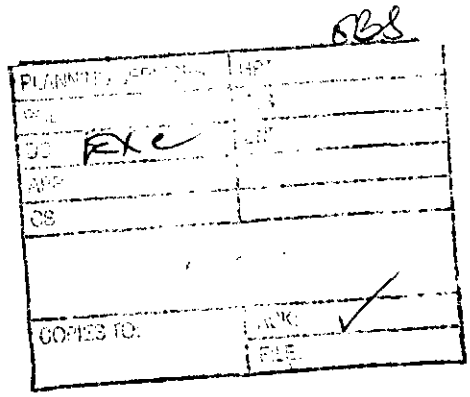
R N West



please record as
obs on these 3
appns –

4747 - file - already determined
~~E554~~ EXC
~~H258~~ BP

R.Marks, FSCA



'Tudor Gables'
166 Reading Road
Wokingham
Berkshire
RG41 1LH

☎ 0118 9787220

29th January 2002

Wokingham District Council
Enviromental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Land Rear of 157 – 163 Reading Road
Application Number: F/2001/ 5554

I would like to lodge an appeal against the above planning application.

Since the opening of Sainsburys at Winnersh the Reading Road has become one huge traffic Jam. At peak periods it is not uncommon for traffic to queue from the Winnersh Traffic Lights back to my house and it is more often than not that way on a Saturday, I have a Daughter living in Lower Early and it can take half an hour sometimes to travel that short distance. All along the Reading Road older properties have been demolished and two erected in their place, There are apartments where the old Bulldog Service Station once stood, apartments where the old ambulance station stood. Traffic wise the road is at saturation point.

This also severely affects the existing properties and their prices, I have had my property on the market for 6 months and am having great difficulty selling it, the main reason being the congestion that already exists, prospective buyers come on a Saturday to view and are immediately put off when they see a traffic queue outside my drive.

Until something is done to improve the traffic flow it is utter madness to consider erecting even more houses and adding to the congestion.

Yours faithfully

R.Marks

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Emy Circuit
Development Control

Your Ref: F/2001/5554

From: John Mullaney
Environmental Heath

Date. February 4, 2002

PROPOSED: ERECTION OF 9 DWELLINGS

LOCATION: 157-159 READING ROAD

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

(i) Development shall not begin until a scheme for protecting the proposed dwellings 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) The scheme shall include details of noise mitigation measures, including window glazing and room ventilation provisions. The proposed dwellings must be subject to an assessment of the impact of the vibration from the railway prior to commencement of development. This assessment to include details of recommended remedial measures should vibration levels be found to be unacceptable. This assessment must be supplied to and approved by the Local Planning Authority prior to commencement of development. The assessment shall be carried out in accordance with the method and rating system as detailed in British Standard BS 6472:1992, and raw data gathered shall be presented as an appendix to such an assessment.

(iii) Generally the design and site layout should aim to reduce the impact of railway noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

(iv) Standard planning condition c070 regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

emailed re (iii) 5/2/02.

Emy Circuit
From: Andy Glencross
Sent: 29 January 2002 12:56
To: Emy Circuit
Subject: Planning Application F/2001/5554 Land at rear of 157-163 Reading Rd Wokingham

Hi Emy

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

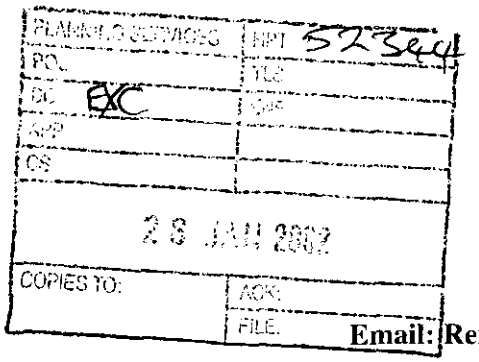
I have not visited the site, and I couldn't find any Wildlife observations with the application paperwork?

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP



35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Tel: 01628 788682
Fax: 01628 788795

Email: Rereynoldspdp@aol.com

Our Ref: RER/18.4/L7

24th January 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG41 1WR

F/2001/5554
EC

Dear Sirs

Re: Planning Application for development of 9 houses on land at 157 – 163 Reading Road, Wokingham

I note that an error has occurred in my presentation of the housing mix in *paragraph 3.2* of my Statement accompanying the above application. The correct figures are 22% (4 bed), 44% (3 bed) and 34% (2 bed). Please accept my apologies for the mistake.

Yours faithfully

P.P.S. Reynolds

R E REYNOLDS

SUPPORTING STATEMENT TO APPLICATION TO ERECT 9 NEW HOUSES AT 157-163 READING ROAD, WOKINGHAM.

1.0 Introduction

1.1 The current application follows discussions with officers of the Authority on an earlier draft scheme, and takes account of the findings of the Local Plan Inspector and emerging policy advice on the effective use of land within identified settlements.

1.2 The Authority is asked to consider not only the merits of the current scheme, but also the implications for accessing additional adjoining land with the prospects of its future development.

2.0 Site Layout

2.1 Nine houses are proposed to the rear of properties in Reading Road, all of which retain ample rear gardens in excess of normal guidelines, but which complement their scale and local character. No. 163 Reading Road is to be demolished to enable construction of a new access road.

2.2 The new houses are arranged around a turning head from the new access, and compose 2 detached 4 bedroom units with layouts, 2 pairs of 3 bedroomed units and a short terrace of 3 x 2 bedroomed units. All have dedicated garages and parking space in accordance with Local Plan standard guidelines. Each has a private garden to meet local guidelines.

2.3 The four 3 bedroomed units take access from a short private drive, in accordance with the locally adopted Berkshire Highway Design Guide.

2.4 All units are arranged and designed to avoid overlooking of adjacent properties, and to present a cohesive design frontage to public views.

2.5 Views from Reading Road will enable main frontages of the detached units to be glimpsed, but will not compromise the existing street scene along Reading Road.

3.0 Design and Housing Mix

3.1 Each unit is designed to reflect local character, making use of hipped tiled roofs, brick and rendered elevations and high quality fenestration design.

3.2 The nine units represent a mix of 22% x 4 bed, 44% x 3 bed and 34% x 2 bed. This preponderance of smaller units reflects local needs, and the advice of the

Local Planning Inspector that it is appropriate for developers to endeavour to provide a mix and balance of styles, types and densities on development sites.

3.3 The proposed development of 9 units in the large settlement of Wokingham does not fall within the criteria recommended by the Inspector, or the threshold in the current Draft Policy, where affordable housing is to be provided.

4.0 Access

4.1 Access is proposed in accordance with our advice from Transportation Consultants (Michael Stuart Associates), on the basis that the specification, width and alignment of the road is appropriate to serve a larger development than is currently proposed in this application. The design of the access also includes attractive planning to landscape either side of the route, which also serves to protect amenities of adjoining residential properties.

5.0 Provision of future development on adjoining land

5.1 In accordance with the principles of good comprehensive planning, provision has been made for easy access to adjoining land of a similar character and configuration to the application site.

5.2 We understand that the Council has given consideration to this larger area of land within the context of the Urban Capacity Study. With proper planning and design, it can provide a pleasant living environment and an opportunity for much needed new homes in an accessible location within a major settlement. The use of such land for residential purposes is endorsed and promoted by current planning policy, in particular **PPG3** and the emerging Local Plan. The ability of this proposal to provide access to additional land, and to establish a pattern for appropriate development of that land, is a significant attribute. The Authority will be aware of other related proposals further west in Reading Road where this principle has been established.

6.0 Conclusions

6.1 The application represents an effective and attractive use of residential garden land, within an established settlement, well provided with a full range of facilities and transport opportunities. It will cause no harm to local character, and provides much needed housing of the required size and mix. The access is safe and convenient, and can be used to access additional land in due course. The detailed design of the houses is of a high quality, and reflects local character and appearance.

6.2 The proposal therefore conforms with Local and National Planning Policies and deserves consent.

Received by Wokingham District Council

Application No: F/2001/5554

Proposal:
Proposed erection of 9 dwellings with garages. Demolition of no 163 to form access.

Location:
Land Rear Of 157 - 163, Reading Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5554 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

24 January 2002

Application Number : F/2001/5554	**Map No :** 68
Case Officer : EXC	**Site Area :** 0.40
Valid Date : 18 JAN 2002	**Received Date: 20/12/2001**

Level : Delegated Application

Description : Proposed erection of 9 dwellings with garages. Demolition of no 163 to form access.

Location : Land Rear Of 157 - 163, Reading Road, , Wokingham.

Parish : WK **Ward : EMM**

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

Fee Required: £1710 **Fee Received: £1710**

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Plots 6 & 7 : windows & doors in rear elevation do not agree with those on floor plan (drawings 1587-06 & -07)	9/1 + [illegible]	18 JAN 2002
FLOOR PLANS	Plot 8 Utility room door + bathroom window shown on floor plans — not shown on side elevations		
NO SCALE OR SCALE IS IMPERIAL	Plot 9 En Suite window on 1st floor plan, not shown on side elevation.		
ENCROACHMENT LETTER REQUIRED	Detached Garage Floor plans & elevs not supplied		
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Sinton Pastures (re demolition of house + wildlife observations made concerning previous application) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone

Railtrack ✓ Southern Region

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map.....

.....+ addresses on attached list ✓

.....

No pre-apps.

10.JAN.2002 5554

Applicationo	Name & Address
F/2001/4247	P A and L J Amor 165 Reading Road Wokingham Berks RG41 1LJ
F/2001/4247	D R Lang 158 Reading Road Wokingham Berks RG41 1LH
F/2001/4247	Mr and Mrs Foote 155 Reading Road Wokingham Berks Rg41 1JL
Application withdrawn	Letters sent 05/09/01

18 JAN 2002 5554



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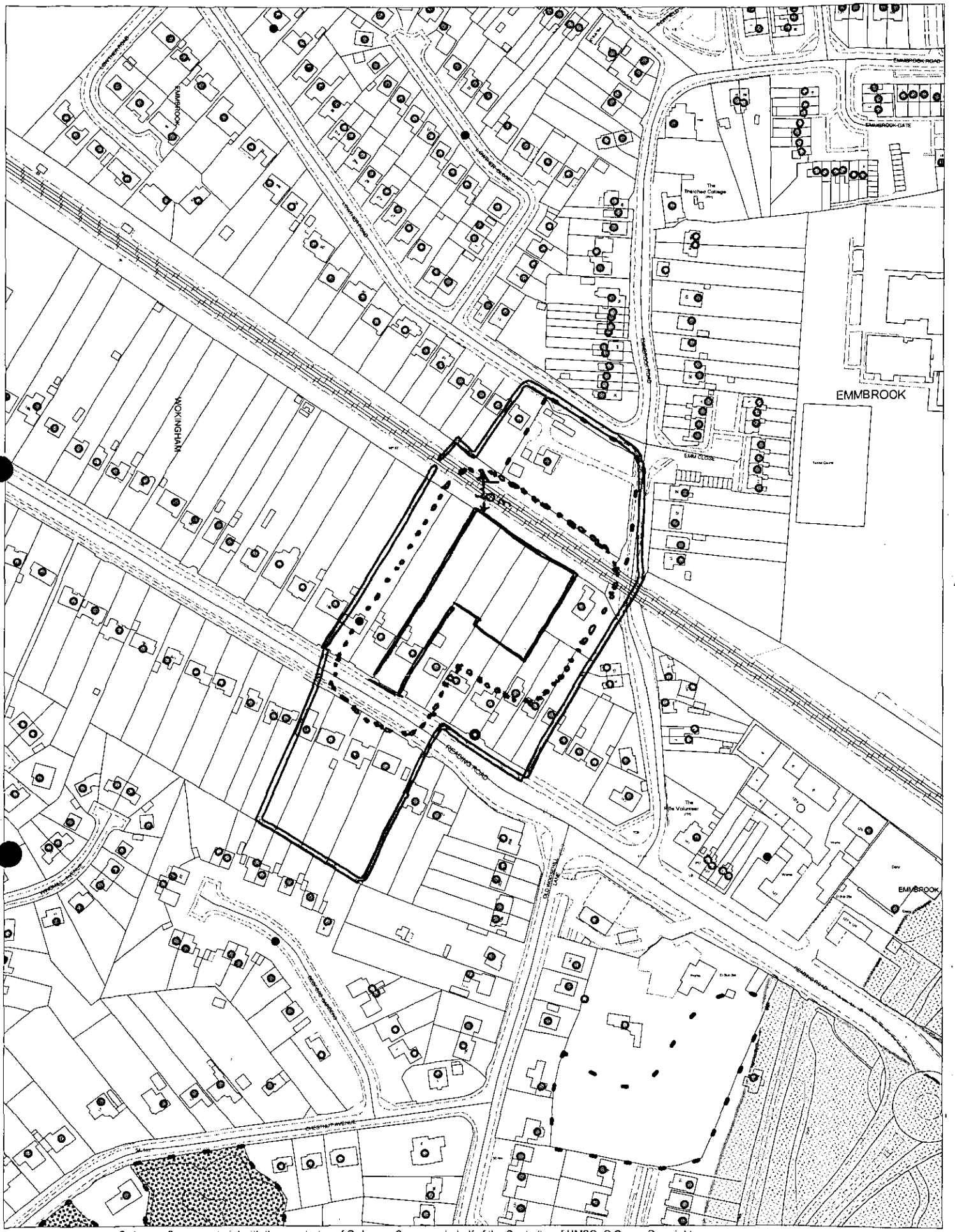
Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002 Scale: 1 : 1250

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002 Scale: 1 : 2500

N
W E
S

Recd PM 19.12.01

18 JAN 2002 5554

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

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

Our Ref: WAH/mm

19th December 2001

Dear Sirs,

Land at 157-163 Reading Road Wokingham. Proposed access road and 9-houses with garaging.

We enclose our detailed planning application for the above-mentioned site between Nos. 161 and 165 Reading Road, which provides a mix of 2, 3 and 4-bedroomed properties.

It is felt the proposal meets all the current criteria, and you will see that provision is made for the further future extension of the site in a westerly direction. Should you have any queries at all please do not hesitate to contact our architect.

You will be hearing in the near future from our planning consultant Bob Reynolds of PDP who will be making further submissions regarding our application.

Yours faithfully,

W A Holloway

Encs.

Amo

10 JAN 2002

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

5554

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP

PDP

35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Tel: 01628 788682
Fax: 01628 788795

Email: Rereynoldspdp@aol.com

Our Ref: RER/23.9/L6
7th January 2001

F/2001/5554

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG41 1WR

Dear Sirs

Re: Application for residential development at 157-163 Reading Road, Wokingham

You received a planning application for the above development from my client, Luff Homes Ltd, by letter dated 19th December 2001.

I would be grateful if you could attach the accompanying Statement of Support to that application and ensure that the matters addressed are taken into account in the determination of the application.

Please do not hesitate to call me if you need to discuss the contents of the Statement.

Yours sincerely

P.P. S. Pease

R E REYNOLDS

c.c. Mr W Holloway – Luff Homes Ltd
Mr S Kalik – Andrews Kalik

18 JAN 2002 5554

SUPPORTING STATEMENT TO APPLICATION TO ERECT 9 NEW HOUSES AT 157-163 READING ROAD, WOKINGHAM.

1.0 Introduction

1.1 The current application follows discussions with officers of the Authority on an earlier draft scheme, and takes account of the findings of the Local Plan Inspector and emerging policy advice on the effective use of land within identified settlements.

1.2 The Authority is asked to consider not only the merits of the current scheme, but also the implications for accessing additional adjoining land with the prospects of its future development.

2.0 Site Layout

2.1 Nine houses are proposed to the rear of properties in Reading Road, all of which retain ample rear gardens in excess of normal guidelines, but which complement their scale and local character. No. 163 Reading Road is to be demolished to enable construction of a new access road.

2.2 The new houses are arranged around a turning head from the new access, and compose 2 detached 4 bedroom units with layouts, 2 pairs of 3 bedroomed units and a short terrace of 3 x 2 bedroomed units. All have dedicated garages and parking space in accordance with local plan standard guidelines. Each has a private garden to meet local guidelines.

2.3 The four 3 bedroomed units take access from a short private drive, in accordance with the locally adopted Berkshire Highway Design Guide.

2.4 All units are arranged and designed to avoid overlooking of adjacent properties, and to present a cohesive design frontage to public views.

2.5 Views from Reading Road will enable main frontages of the detached units to be glimpsed, but will not compromise the existing street scene along Reading Road.

3.0 Design and Housing Mix

3.1 Each unit is designed to reflect local character, making use of lipped tiled roofs, brick and rendered elevations and high quality penetration design.

3.2 The nine units represent a mix of 22% x 4 bed, 33% x 3 bed and 22% x 2 bed. This preponderance of smaller units reflects local needs, and the advise of the

16 JAN 2002 5554

Local Planning Inspector that it is appropriate for developers to endeavour to provide a mix and balance of styles, types and ? on development sites.

3.3 The proposed development of 9 units in the large settlement of Wokingham does not fall within the criteria recommended by the Inspector, or the threshold in the current Draft Policy, where affordable housing is to be provided.

4.0 Access

4.1 Access is proposed in accordance with our advise from Transportation Consultants (Michael Stuart Associates), on the basis that the specification, width and alignment of the road is appropriate to serve a larger development than is currently proposed in this application. The design of the access also includes attractive planning to landscape either side of the route, which also serves to protect amenities of adjoining residential properties.

5.0 Provision of future development on adjoining land

5.1 In accordance with the principles of good comprehensive planning, provision has been made for easy access to adjoining land of a similar character and configuration to the application site.

5.2 We understand that the Council has given consideration to this larger area of land within the context of the Urban Capacity Study. With proper planning and design, it can provide a pleasant living environment and an opportunity for much needed new homes in accessible location within a major settlement. The use of such land for residential purposes is endorsed and promoted by current planning policy, in particular PPG3 and the emerging Local Plan. The ability of this proposal to provide access to additional land, and to establish a pattern for appropriate development of that land, is a significant attribute. The Authority will be aware of other related proposals further west in Reading Road.

6.0 Conclusions

6.1 The application represents an effective and attractive use of residential garden land within an established settlement well provided with a full range of facilities and transport opportunities. It will cause no harm to local character, and provides much needed housing of the required size and mix. The access is safe and convenient, and can be used to access additional land in due course. The detailed design of the houses is of a high quality, and reflects local character and appearance.

6.2 The proposal therefore conforms with Local and National Planning Policies and deserves consent.

10 JAN 2002 * 5554

Tel. (0118) 974 6429 or 6433

Date: 09 January 2002

Your Ref:

My Ref: F/2001/5554

WOKINGHAM UNITARY
Aiming for Excellence

Luff Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks

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

Dear Sir/Madam

Reference Number: 2001/5554

Site Address: Land Rear Of 157 - 163, Reading Road, , Wokingham.

Proposal: Proposed erection of 9 dwellings with garages. Demolition of no 163 to form access.

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

Plots 6 & 7: Windows and doors on rear elevation are not the same as on floor plans, ground floor and first floor. Which is correct?

Plot 8: Utility room door and bathroom window shown on floor plans, not shown on side elevations. Which is correct?

Plot 9: En-suite window on 1st floor plan not shown on side elevation.

Detached garage: All elevations and a floor plan are required.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

10. JAN. 2002 - 5554

Tel. (0118) 974 6429 or 6433

Date: 09 January 2002

Your Ref:

My Ref: F/2001/5554

RECEIVED
10 JAN 2002
BY:----------

WOKINGHAM UNITARY
Aiming for Excellence

Luff Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks

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

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✓ **Plot 8: Utility room door and bathroom window shown on floor plans, not shown on side elevations. Which is correct?**

✓ **Plot 9: En-suite window on 1st floor plan not shown on side elevation.**

✓ **Detached garage: All elevations and a floor plan are required.**

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

PLOT 6 & 7 REAR ELEVATION OPENINGS MIRRORED
PLOT 8 DOOR & WINDOW TO SIDE ELEVATION ADDED
PLOT 9 EN-SUITE WINDOW ADDED
DWG 1587-010 ADDED (GARAGE, PLOT 3 & 4)

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

18.JAN.2002 5554
18 JAN 2002

SK/SS/1587

16th January 2002

Ms Carol Hurst
Senior Technical Officer
Development Control
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Hurst,

LAND REAR OF 157 – 163 READING ROAD, WOKINGHAM

Further to your letter of 9th January 2002, we have now corrected the drawings to ensure that both plans and elevations read together and we have prepared a drawing showing the detached garage.

5 sets of the revised drawings and plans are now enclosed and the drawings submitted are 1587-01A, 02A, 03A, 04, 05, 06, 07A, 08A, 09A and 010.

Whilst writing, I would just like to comment on your new headed paper and I must say that I am extremely disappointed in the piece of scribble with its' unclear message that you have replaced the previous logo with.

Yours sincerely,

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 3453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

18. JAN. 2002 5554

SUPPORTING STATEMENT TO APPLICATION TO ERECT 9 NEW HOUSES AT 157-163 READING ROAD, WOKINGHAM.

1.0 Introduction

1.1 The current application follows discussions with officers of the Authority on an earlier draft scheme, and takes account of the findings of the Local Plan Inspector and emerging policy advice on the effective use of land within identified settlements.

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2.0 Site Layout

2.1 Nine houses are proposed to the rear of properties in Reading Road, all of which retain ample rear gardens in excess of normal guidelines, but which complement their scale and local character. No. 163 Reading Road is to be demolished to enable construction of a new access road.

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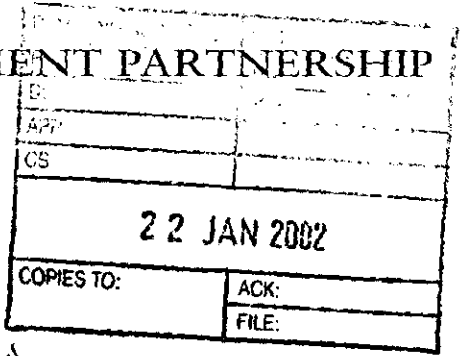
18. JAN. 2002 5554

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP



35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Tel: 01628 788682
Fax: 01628 788795

Email: Rereynoldspdp@aol.com

157-163 Reading Road, Wokingham

Further to my letter dated 7th January, please find attached amended Support Statement.

Deirdre Wells

NEW
F/2001/5554

With Compliments

18 JAN 2002* 5554

Local Planning Inspector that it is appropriate for developers to endeavour to provide a mix and balance of styles, types and densities on development sites.

3.3 The proposed development of 9 units in the large settlement of Wokingham does not fall within the criteria recommended by the Inspector, or the threshold in the current Draft Policy, where affordable housing is to be provided.

4.0 Access

4.1 Access is proposed in accordance with our advice from Transportation Consultants (Michael Stuart Associates), on the basis that the specification, width and alignment of the road is appropriate to serve a larger development than is currently proposed in this application. The design of the access also includes attractive planning to landscape either side of the route, which also serves to protect amenities of adjoining residential properties.

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5.1 In accordance with the principles of good comprehensive planning, provision has been made for easy access to adjoining land of a similar character and configuration to the application site.

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6.0 Conclusions

6.1 The application represents an effective and attractive use of residential garden land, within an established settlement, well provided with a full range of facilities and transport opportunities. It will cause no harm to local character, and provides much needed housing of the required size and mix. The access is safe and convenient, and can be used to access additional land in due course. The detailed design of the houses is of a high quality, and reflects local character and appearance.

6.2 The proposal therefore conforms with Local and National Planning Policies and deserves consent.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

18. JAN. 2002 - 5554

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	LUFF HOMES LTD
	ADDRESS	THE GRANARY, ASHRIDGEWOOD FARM WARREN HOUSE RD., WOKINGHAM, BERKS.
	POST CODE	RG40 5RD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON RD, READING
	POST CODE	PHONE 0118 9507700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	157-163 READING RD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 9 NEW HOUSES WITH GARAGES AND DEMOLITION OF ONE EXISTING HOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.4 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASERS' OWNERS
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1587-01 ÷ 1587-09

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

		SITING
EXTERNAL APPEARANCE		DESIGN
MEANS OF ACCESS		LANDSCAPING

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

RESIDENTIAL AND GARDEN

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

~~YES~~/NO

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

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

YES/~~NO~~

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK TO L.A. APPROVAL
PLAIN TILES —"—

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

NEW HEDGES AND NEW FENCES TO L.A. APPROVAL /SEE SITE PLAN/

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

NEW PEDESTRIAN AND VEHICULAR ACCESS /SEE SITE PLAN/

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

ACCESS AT GROUND FLOOR LEVEL

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	9 / 42 *	— / — *	1 / *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

~~YES~~/NO

If YES, complete Part 2 of the form

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

~~YES~~/NO

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

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

£ 1710

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

SIGNED [signature] ON BEHALF OF LUFF HOLLET LTD DATE 14/12/2001

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

1789/a

SECTION 66 CERTIFICATE

Application No. 16.JAN.2002 5554

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
P.H. GOODEY AND R.C. GOODEY	161, READING RD WOKINGHAM BERKS. RG41 1LW	

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . CLIFF HOMES LTD . . . . . .

Date . . 14/12/01 . . . . . .

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

157 Reading Road

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	8416X		Erection of greenhouse				
	8819X	19.4.72	Erection of large garage (2 cars)		26.5.72		
R/105/72		1.5.72	Erection of garage with flat roof at side of house.	5.7.72C			
	BR 3411		S/storey ext. (Mr A.J. Bayfield)		18.9.75 App.		
03400			" " " "	30.10.75 C/A			
	BR 12788		ENLARGE SITTING ROOM - ADD. BEDROOM (MR A. BAYFIELD)		11.3.80 R		
12644			Land R/O. "	13.3.80 C/A			
F/2001/4247			(Luff Homes)				
			TPO 1022/2001				

ADDRESS 159 READING ROAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10093	MR & MRS. E. WILLMOTT	S/STOREY & EXT. TO GARAGE	5.7.79	N/A REF.
15571	"	DEM. OF GARAGE: 2/ST. EXT. INCL. NEW GARAGE	8.5.81	N/A C/A
BR. 17817	" "	2 storey extn.	27.11.81	app N/A
F/2001/4247	Luff Homes Land R/O. W/D			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

161 READING ROAD "Hill Rise" CHESTNUT COTTAGE

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
V/15/68			Wells/ Temp Station of corovan	13/11/58	13/5/59 TP		
	8554X	5.10.71	Demo of existing single garage and erection of double garage		10.10.71		
	BR1820		5/storey extension (Mr P.E.V. Collins)		11 12 74		
01883			" " "	20 2 75 C/A			

163 READING ROAD

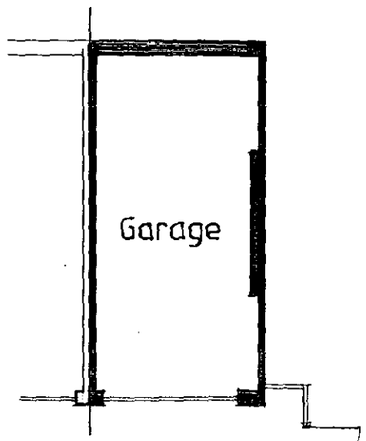
PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
B/R/83/72		10.4.72	2/storey extension to existing house	8.6.72C	22.5.72		
	8800X	10.4.72	ditto				

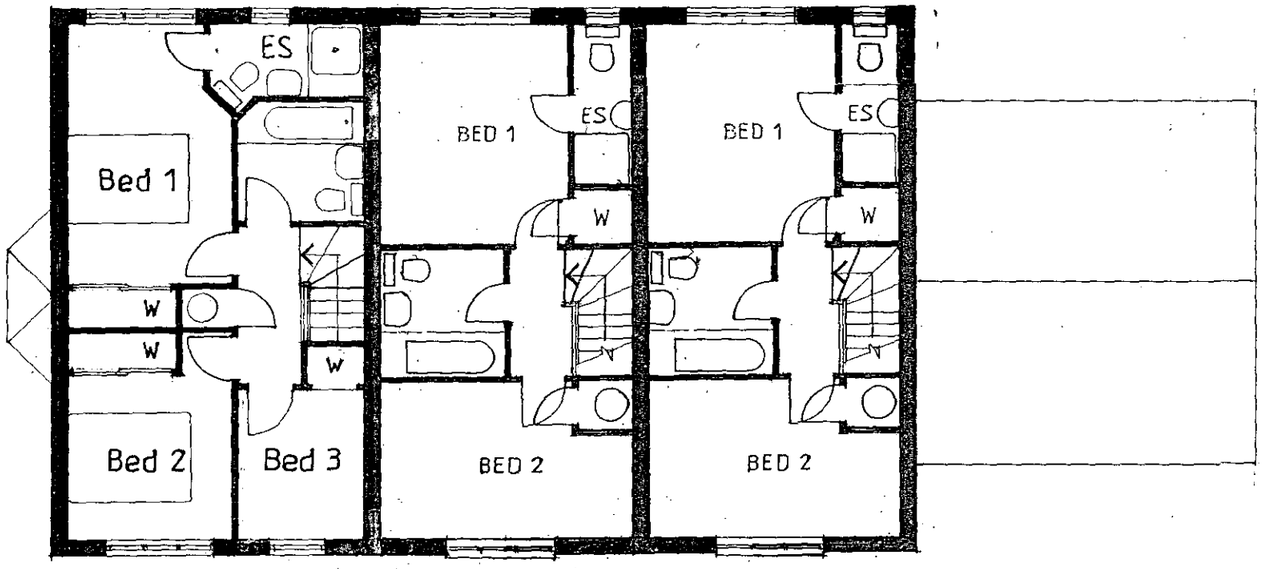
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5554**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

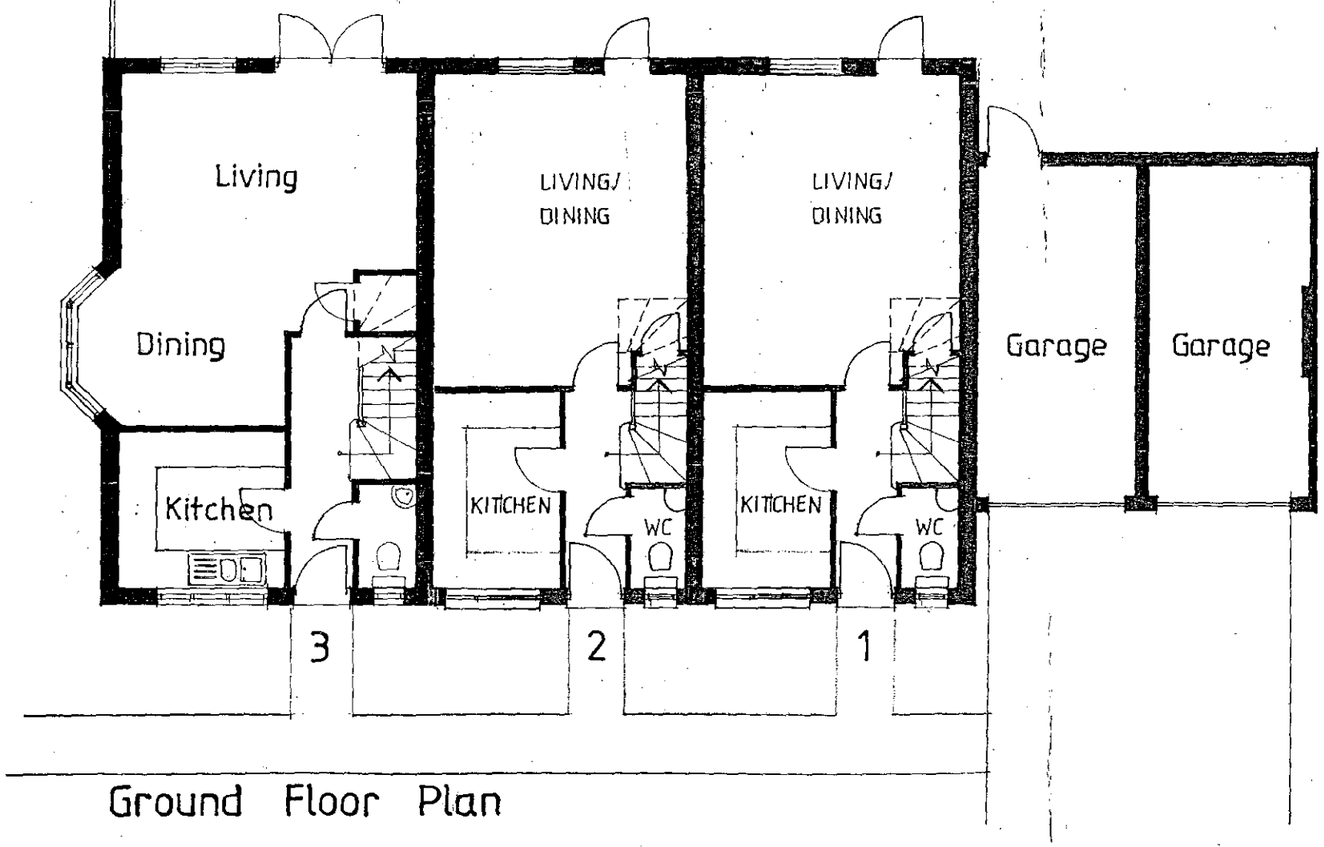
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

10 JAN 2002 5554

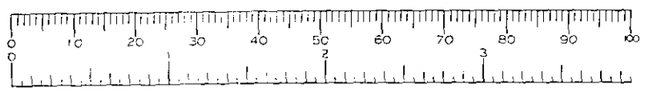




First Floor Plan



Ground Floor Plan



WITHDRAWN

letter	date	revision
A	18·12	PLANNING

job RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client Luff Homes

drawing FLOOR PLANS
PLOT 1, 2 & 3

scale 1:100

date Nov. 2001

1587-02 A

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101 LONDON ROAD
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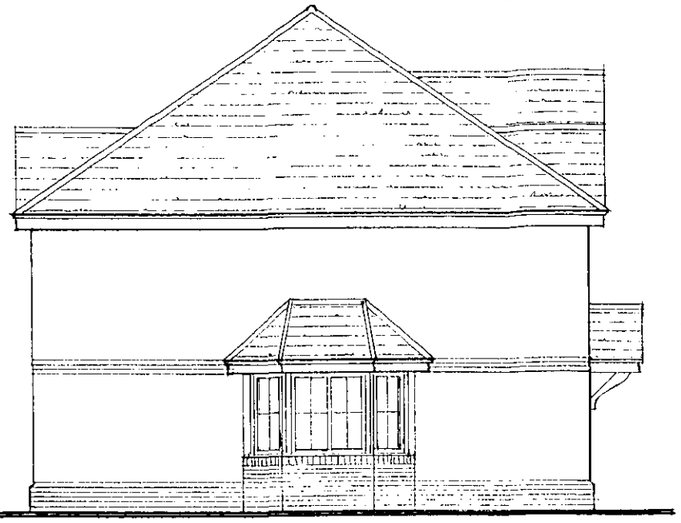
18 JAN 2002 5554

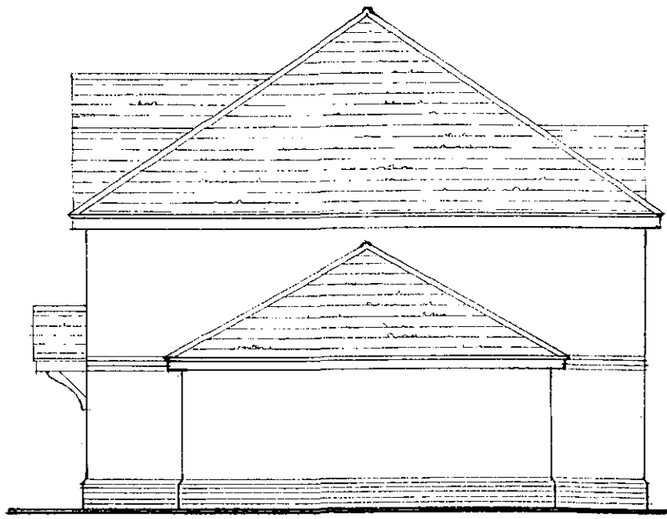


3 2 1

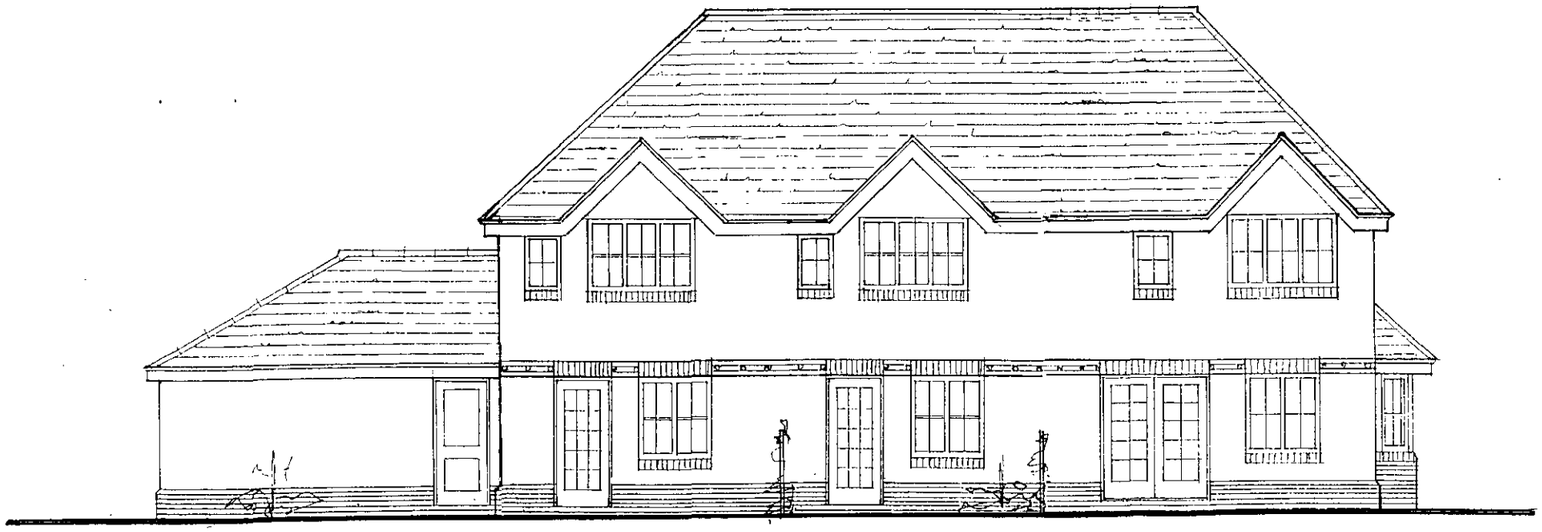
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

WITHDRAWN
A 18-12 PLANNING

0 10 20 30 40 50 60 70 80 90 100

0 2 3

RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client: Luff Homes

drawing: ELEVATIONS
PLOT 1, 2 & 3

scale: 1:100

date: Nov. 2001

1587-03 A

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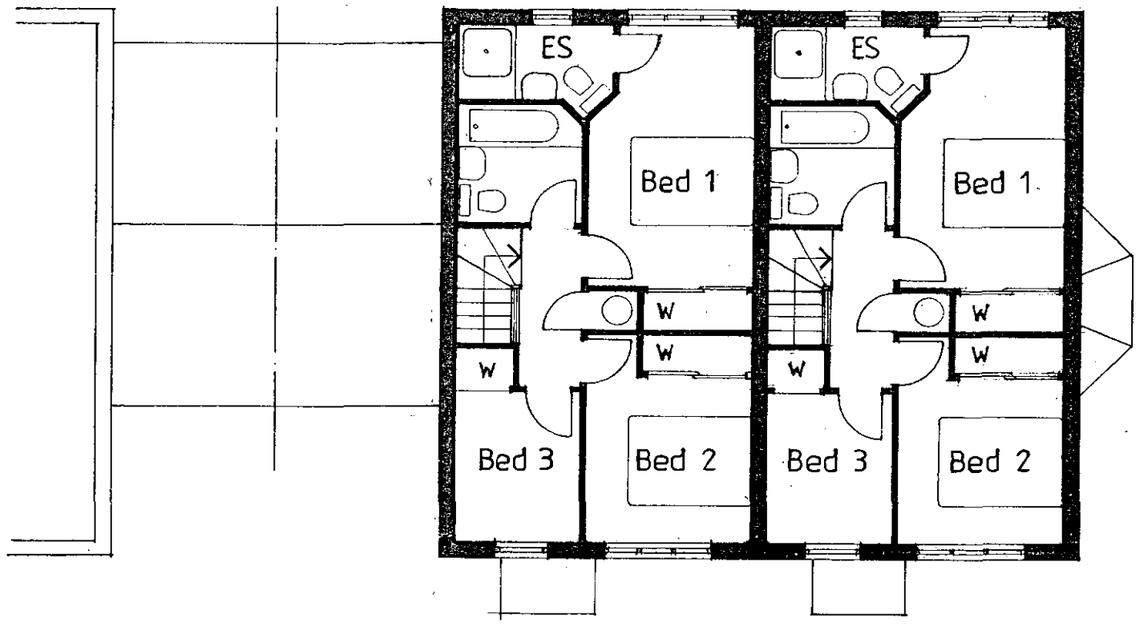
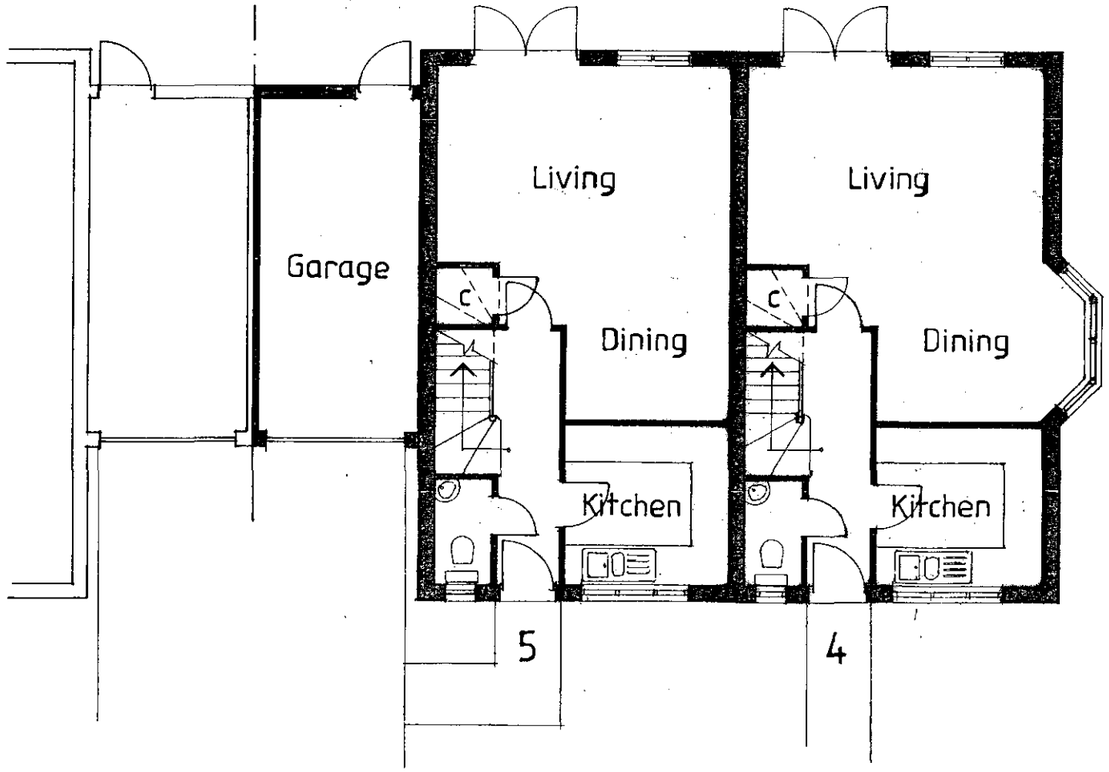
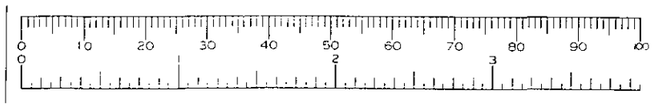


First Floor Plan



Ground Floor Plan



WITHDRAWN

letter	date	revision

job RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client Luff Homes

drawing FLOOR PLANS
PLOT 4 & 5

scale 1:100

date Nov. 2001

1587-04

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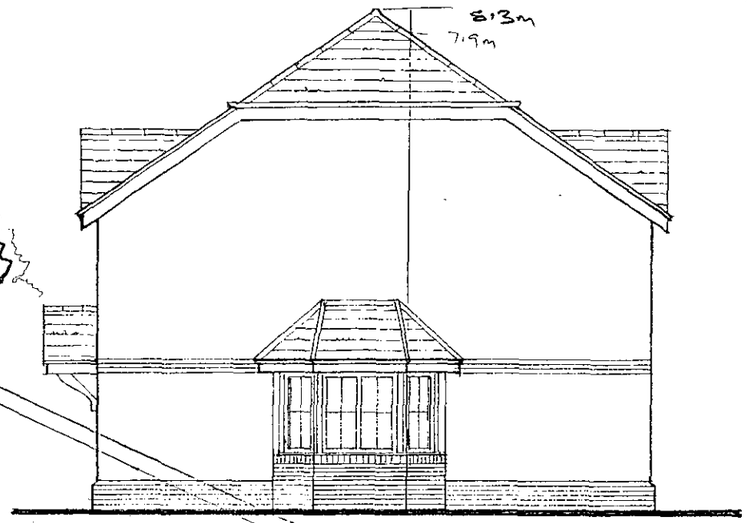
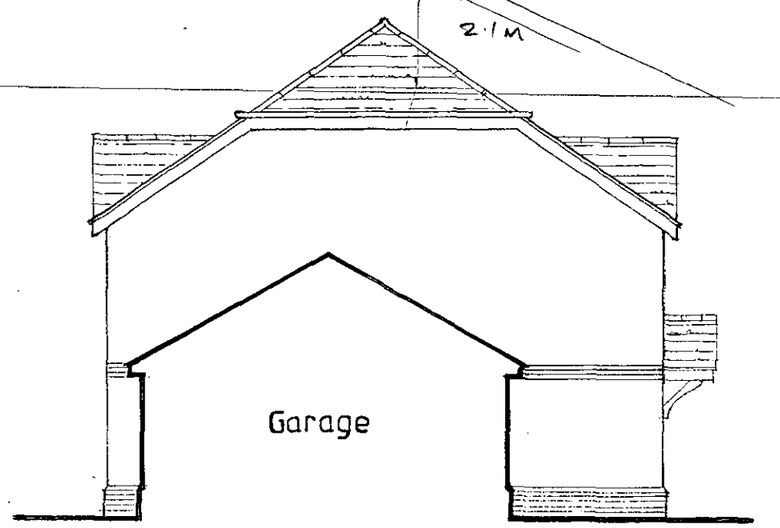
18 JAN 2002 - 5554



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

WITHDRAWN

job	RESIDENTIAL DEVELOPMENT 157–163 Reading Road WOKINGHAM
client	Luff Homes
drawing	ELEVATIONS PLOT 4 & 5
scale	1:100
date	Nov. 2001
	1587-05

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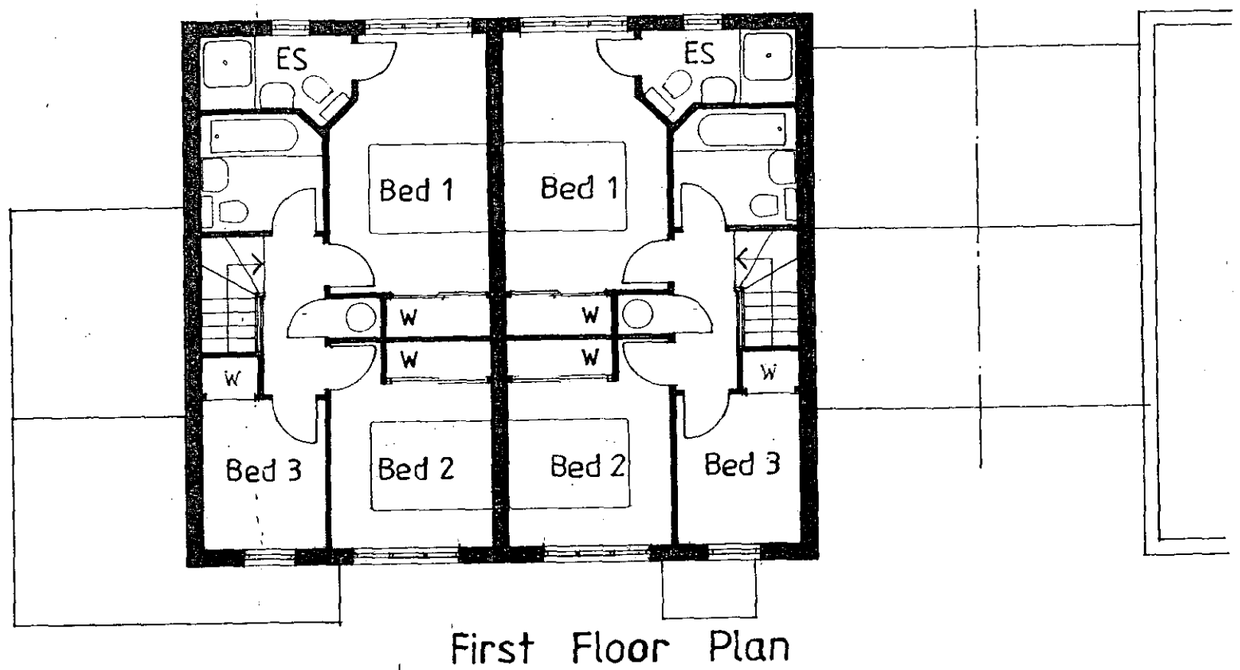
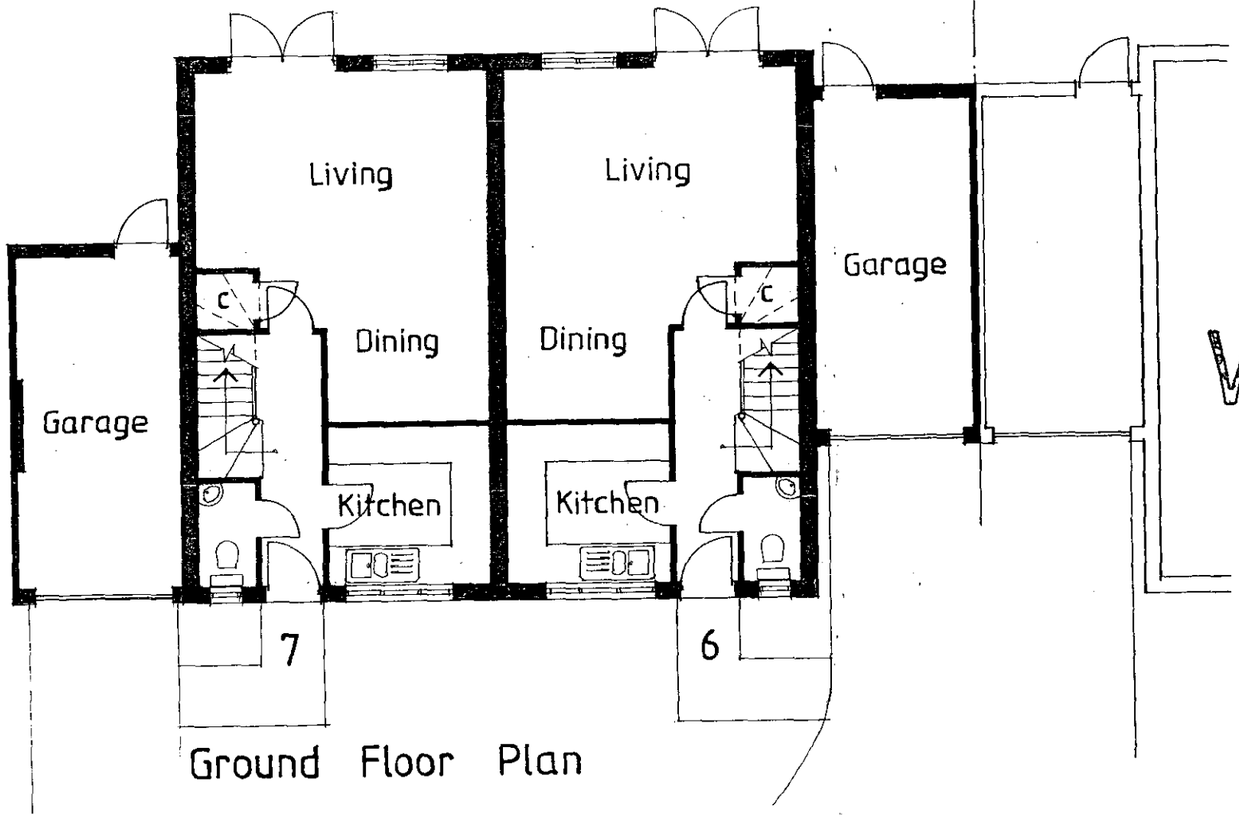
18.JAN.2002 5554



First Floor Plan



Ground Floor Plan

WITHDRAWN

letter	date	revision

job RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client Luff Homes

drawing FLOOR PLANS
PLOT 6 & 7

scale 1:100

date Nov. 2001

1587-06

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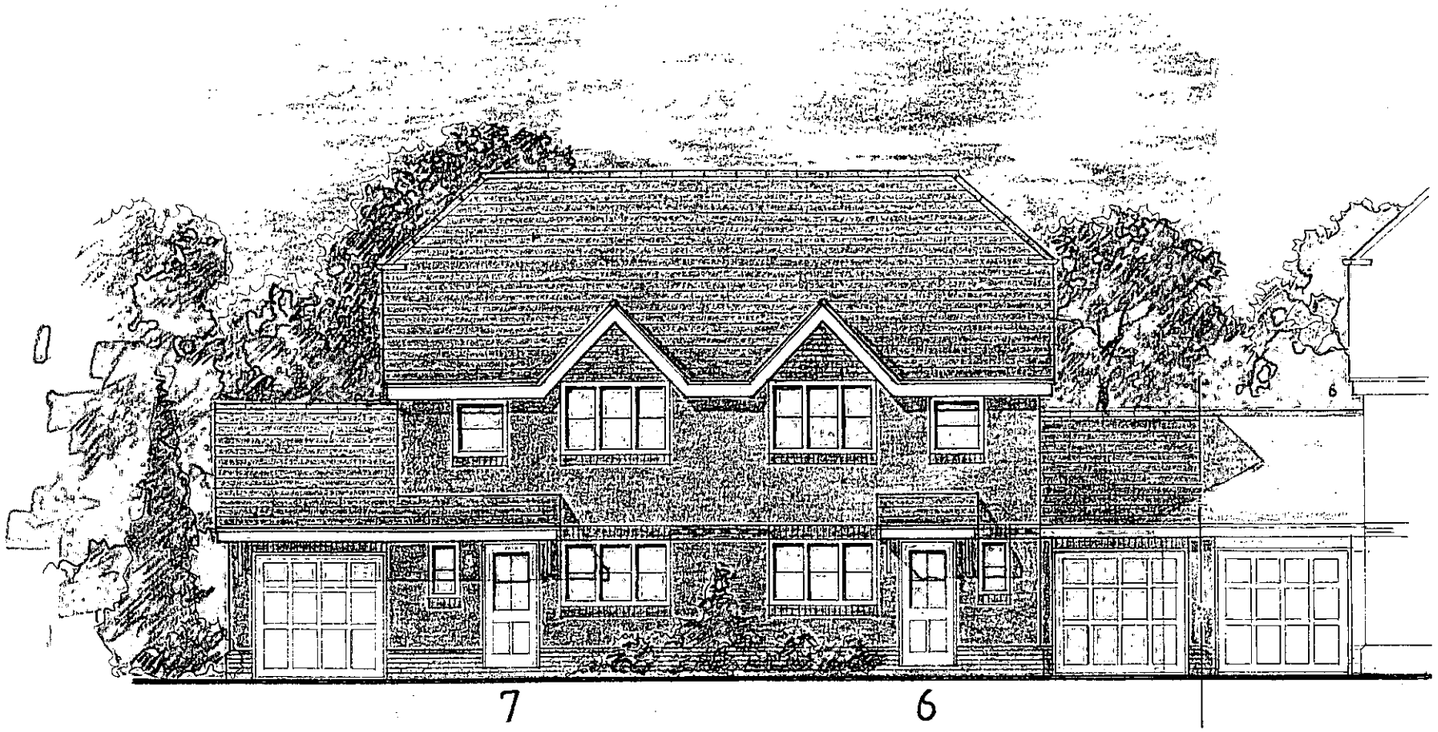
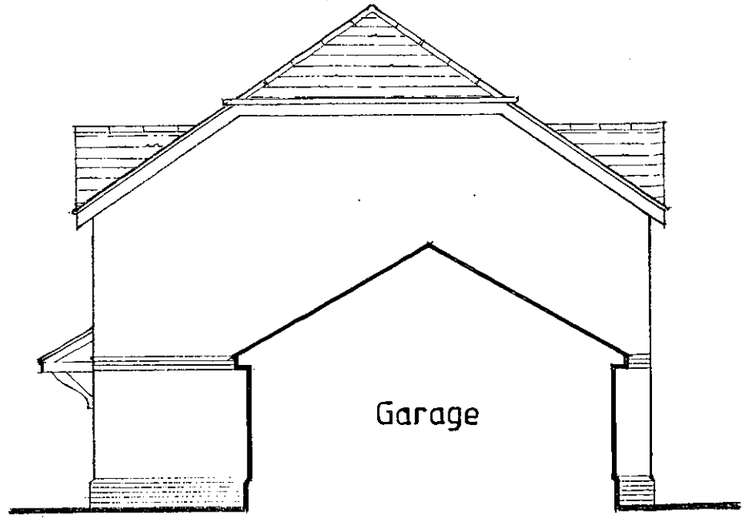
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

0 10 20 30 40 50 60 70 80 90 100
0 2 3

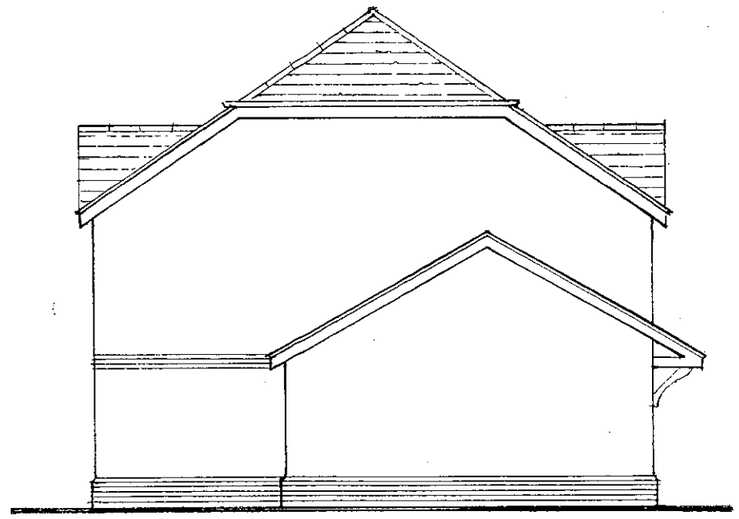
18.JAN.2002 5554



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

WITHDRAWN

letter	date	revision
A	15.01.02	REAR ELEVATION REVISED

job: RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client: Luff Homes

drawing: ELEVATIONS
PLOT 6 & 7

scale: 1:100

date: Nov. 2001

1587-07A

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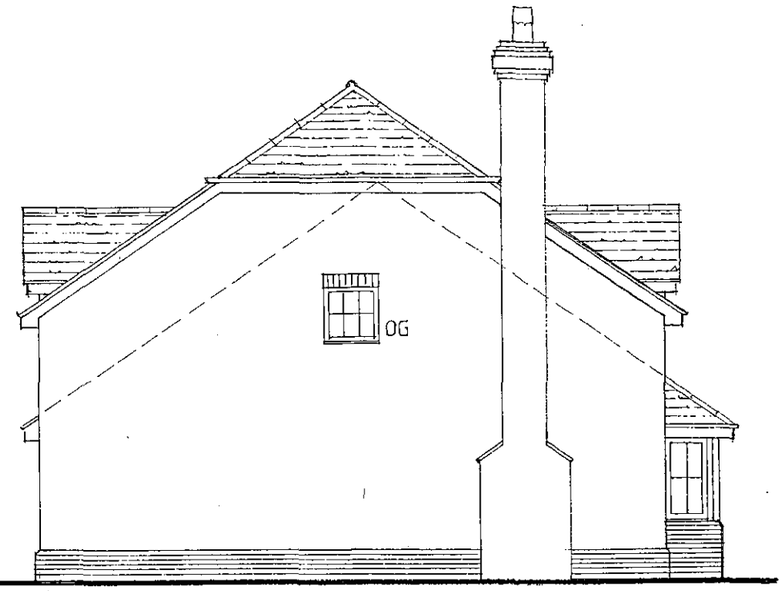
10 JAN 2002 * 5554



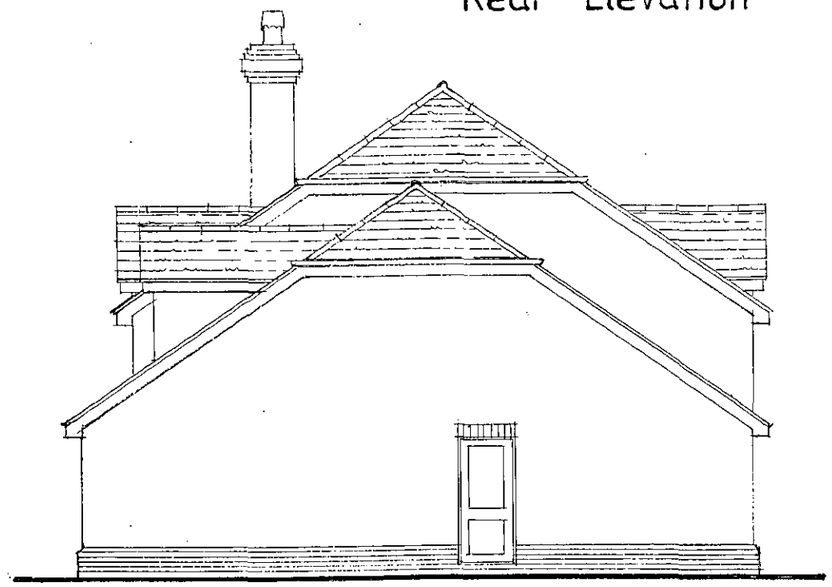
Front Elevation



Side Elevation

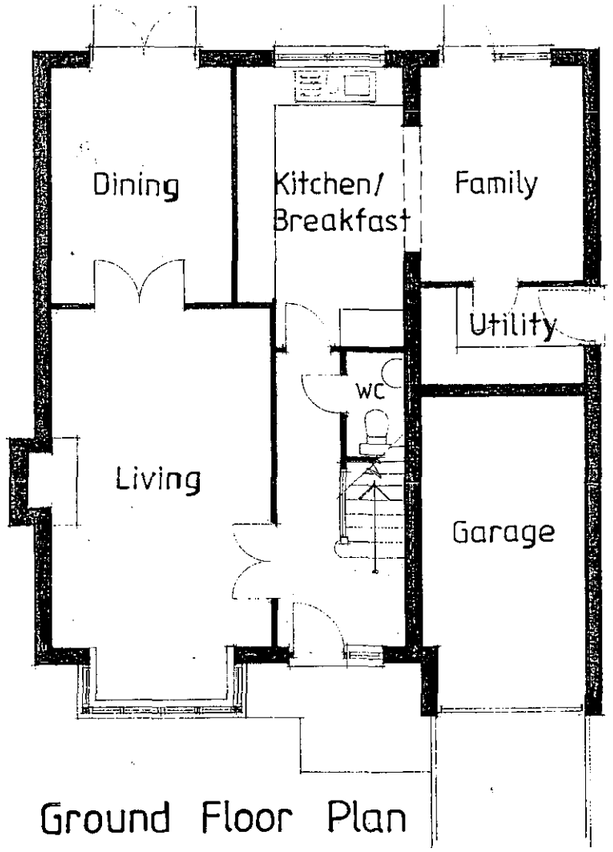


Rear Elevation

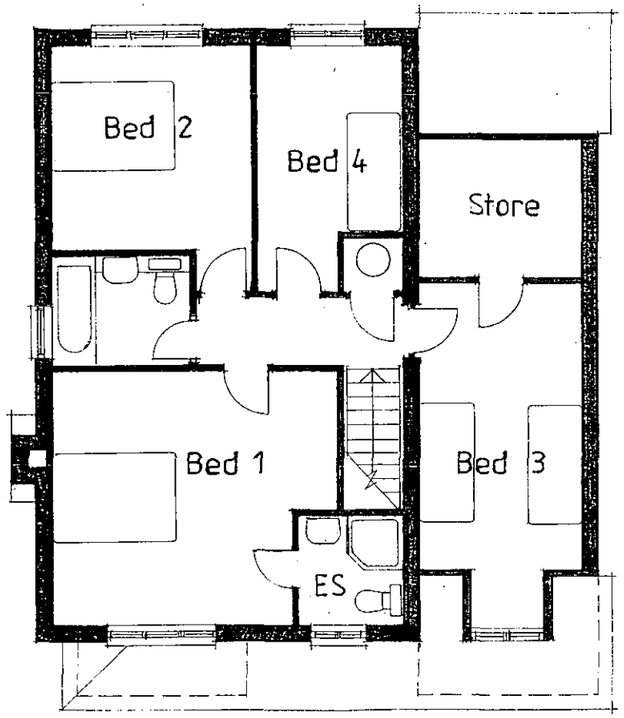


Side Elevation

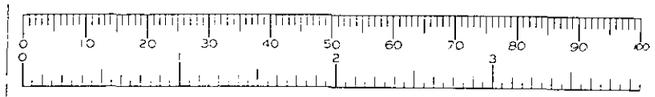
WITHDRAWN



Ground Floor Plan



First Floor Plan



letter	date	revision
A	15.01.02	WINDOW, DOOR ON SIDE ELEVATION ADDED

job RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client Luff Homes

drawing FLOOR PLANS & ELEVATIONS
PLOT 8

scale 1:100

date Nov. 2001

1587-08A

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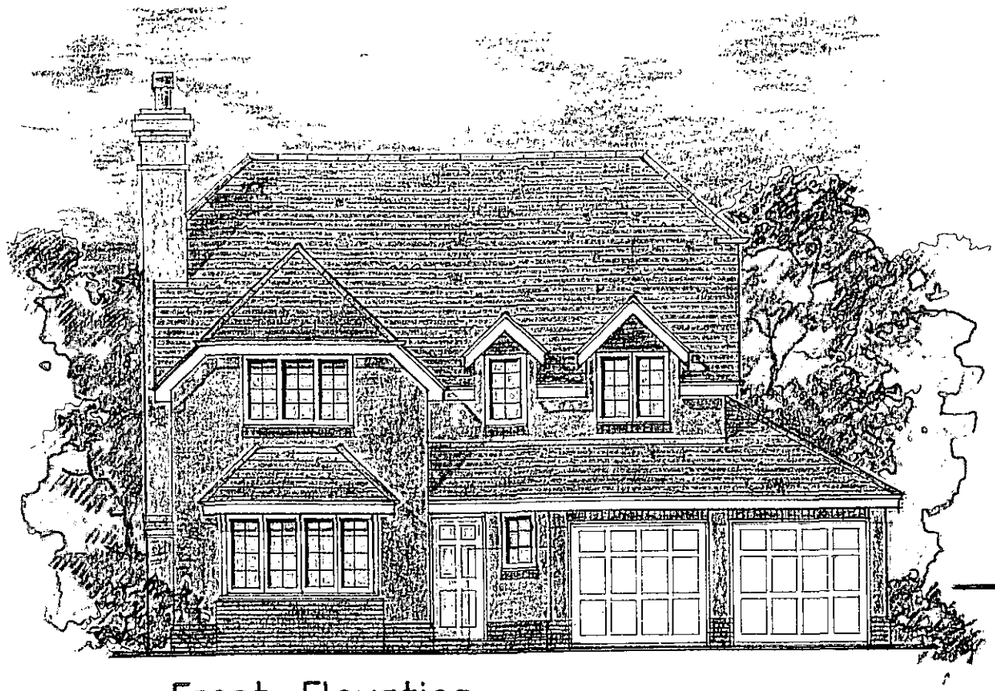
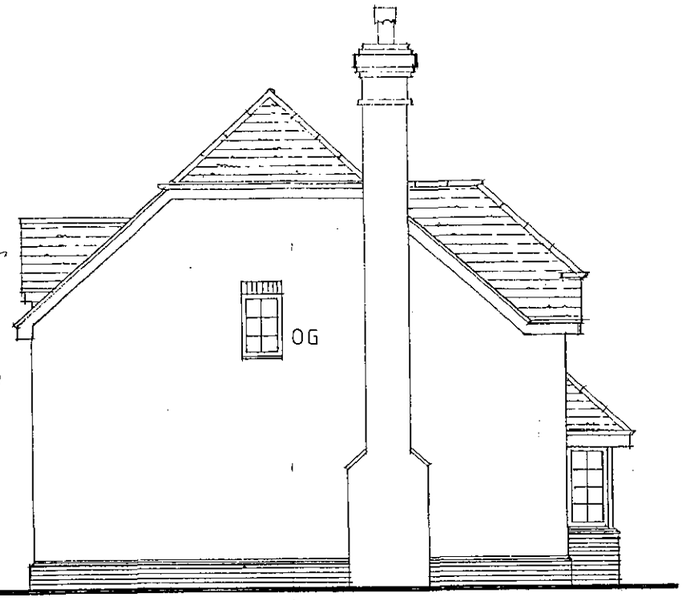
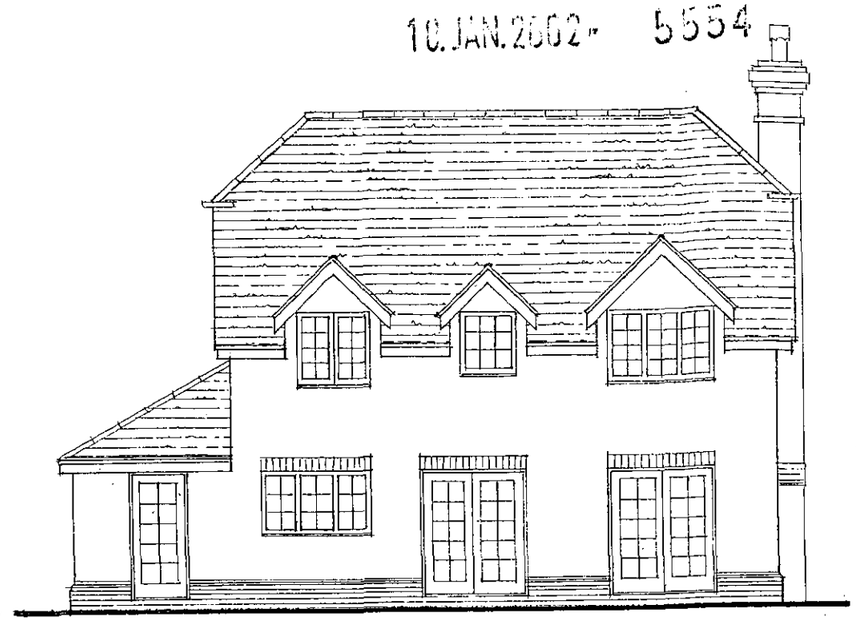


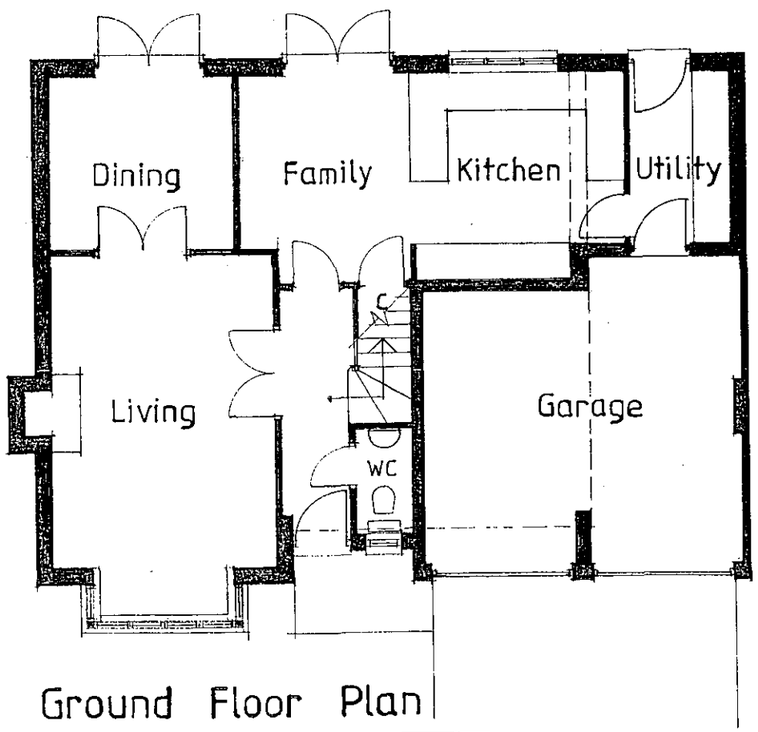
Front Elevation



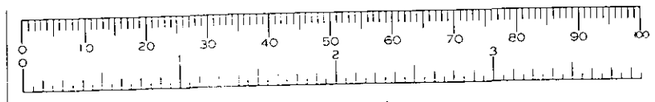
Side Elevation

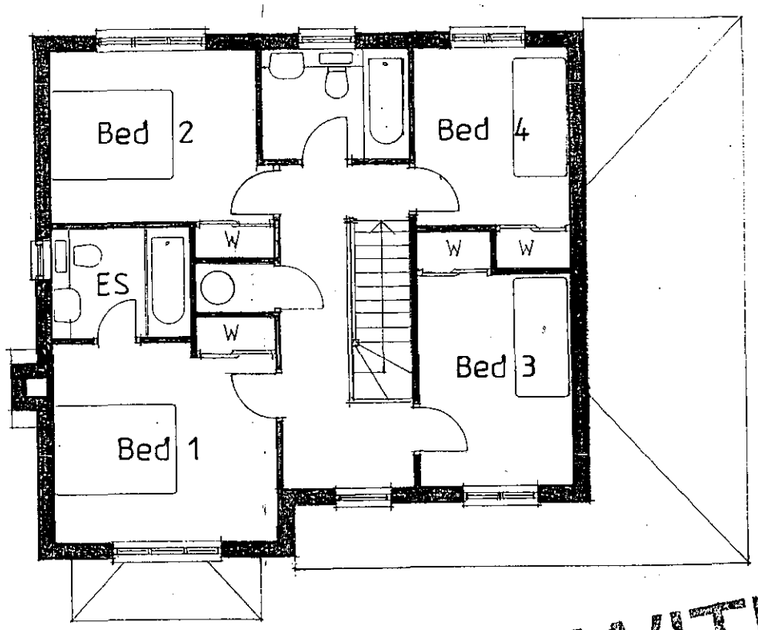


Rear Elevation

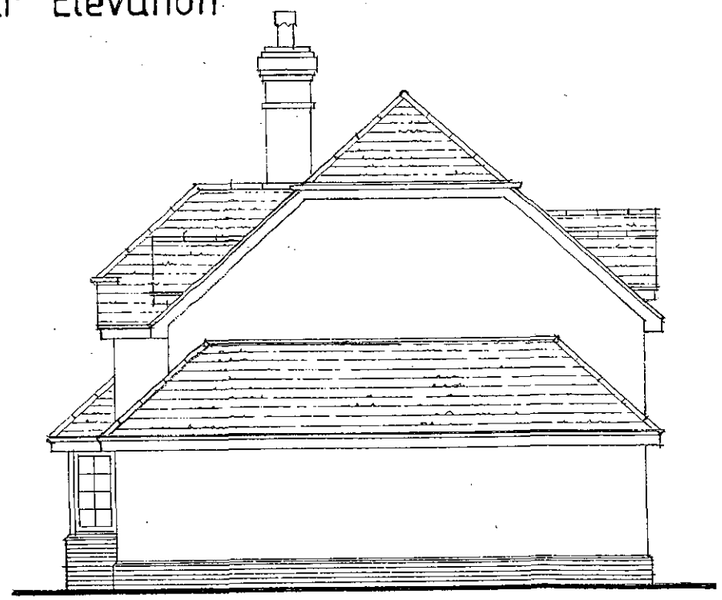


Ground Floor Plan





First Floor Plan



Side Elevation

WITHDRAWN

letter	date	revision
A	15.01.02	WINDOW TO SIDE ELEVATION ADDED

job: RESIDENTIAL DEVELOPMENT
157–163 Reading Road
WOKINGHAM

client: Luff Homes

drawing: FLOOR PLANS & ELEVATIONS
PLOT 9

scale: 1:100

date: Nov. 2001

1587-09A

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READING, BERKSHIRE
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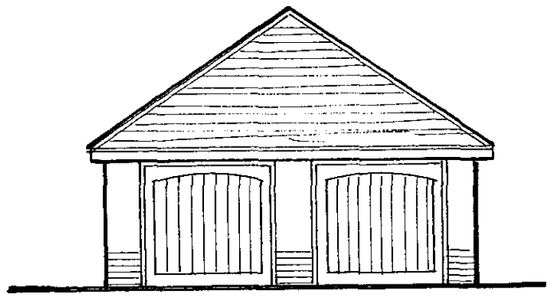
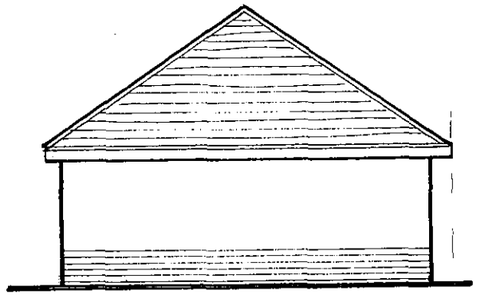
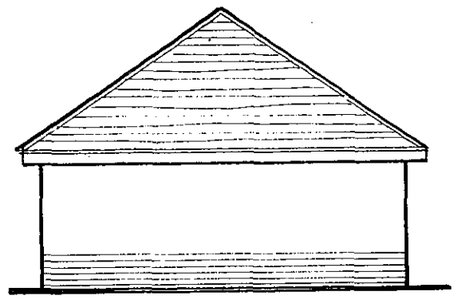


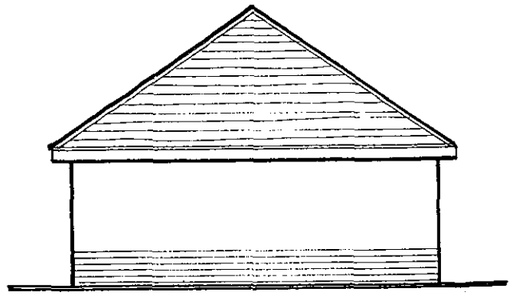
Front Elevation



Side Elevation

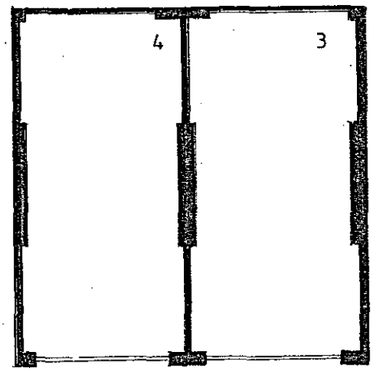


Rear Elevation

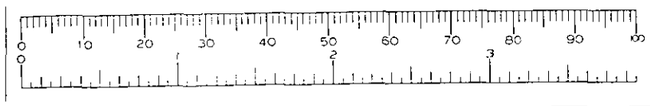


Side Elevation

PLOT 3&4



Ground Floor Plan



WITHDRAWN

letter	date	revision

job RESIDENTIAL DEVELOPMENT
157-163 Reading Road
WOKINGHAM

client Luff Homes

drawing PLANS & ELEVATIONS
GARAGE PLOT 3 & 4

scale 1:100

date Jan. 2002

1587-010

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