4/12 – No SN.
Life card on 12.20.

APPLICATION NO:
O/2001/5307 ✓

LOCATION:
8 Anderson Crescent, Arborfield Cross Reading.

APPLICANT:
R E & J A Maslin C/O DLP Consultants Ltd.

PROPOSAL:
Outline Application for the proposed erection of one detached dwelling with access from school road.

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Natalie Brown**

APPROVED

421

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R E & J A Maslin
C/O DLP Consultants Ltd.
Ritz Plaza House
10 Denton Road
Wokingham
RG40 2DX

Application Number: O/2001/5307

Parish: **ARBORFIELD**

Location: **8, Anderson Crescent, Arborfield Cross, Reading.**

Proposal: **Outline Application for the proposed erection of one detached dwelling with access from School Road.**

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

Condition
1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

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

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

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

Condition
6. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
7. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2 metres by 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

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

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

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

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

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

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

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

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

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

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

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

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

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

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

Informative

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

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: O/2001/5307

Proposal:
Outline Application for the proposed erection of one detached dwelling with access from school road.

Location:
8, Anderson Crescent, Arborfield Cross, Reading.

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 O/2001/5307 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 November 2001

Tel: (0118) 974 6492

Date: 28.12.01

My ref: O/2001/5307

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: O/2001/5307
8, Anderson Crescent, Arborfield Cross, Reading.
Outline Application for the proposed erection of one detached dwelling with access from school road.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 7.01.02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **O/2001/5307**
8, Anderson Crescent, Arborfield Cross, Reading.
Outline Application for the proposed erection of one detached dwelling with access from school road.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cowan

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

11/1/02

Please find enclosed, as requested, a copy of the 'Highways' comments for the application at 8 Anderson Crescent, Arborfield. (O/2001/5307)

Natalie Brown

With Compliments

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

WORK SHEET FOR : Natalie Brown

Application Number : O/2001/5307

Applicant : R E & J A Maslin C/O DLP Consultants Ltd..

Location : 8, Anderson Crescent, Arborfield Cross, Reading.

Proposal : Outline Application for the proposed erection of one detached dwelling with access from school road.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12

NO.

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12

Date Registered : 15/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 10/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Arbor RC: no objection in principle - would set a precedent. Access would be in middle of safe routes to school, close to hump + pinch point in school rd.

Highways: rec. conditional approval

Env Health: no objections

Cons. Office: ✓

Landscape: no objection in principle - see comments on file

Planning Issues : 10d Set

Application Number: O/2001/5307

Appraisal :



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

Application Number O/2001/5307
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C002	R002	OL permission
			Del: 'siting' & 'the means of access thereto'
(2)	C012	R012	Materials to be agreed.
(3)	C017	R017	Boundary treatment
(4)	C100	R100	Site levels.
(5)	C070	R070	Hrs construction
(6)	C120	R120	Parking (O/L)
			Ins parking, garaging + turning
(7)	C125	R125	Vehicular + visibility sprays
			Ins: 2metres by 60m
(8)	C129	R129	Provision for construction vehicles
(9)	C130	R130	No mud during construction
(10)	C137	R137	Turning within site
			Ins: dwelling
(11)	C140	R140.	Surfacing of access
			Ins: 9 metres
(12)	C153	R153	Protection of trees.
(13)	C150	R150	Landscaping details
(14)	C151	R151	Landscaping planting

Informative for approvals

- N16

LODDON AREA LOCAL PLAN POLICIES: LDV1, LBE1, LBE2, LT5

SOUTH-EAST AREA LOCAL PLAN POLICIES: ———

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WT7

GREEN BELT LOCAL PLAN POLICIES: ———

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3

MINERALS LOCAL PLAN POLICIES: ———

- NO7

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 8 Anderson Crescent
Arborfield Cross Reading.

APPLICATION NUMBER: O/2001/5307

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? X

2. DESCRIPTION OF SURROUNDINGS

RES - back on to A. Crescent & School Rd.

3. DESCRIPTION OF SITE/BUILDING

Rear garden Nº 8 backs onto School Rd.
← 2 garages off diff properties (bungs & 2s)
→ garden (rear).
Windows in side elev.
set away from boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

→ currently low fencing / proposed close boarded fencing.
← hedging

5. SITE CONSTRAINTS

TREES some in rear garden

ACCESS/PARKING

LEVELS —

BOUNDARY TREATMENT

OTHERS

Application Number: O/2001/5307 – R/O 8 Anderson Crescent.

Appraisal:

Development

Outline application for the siting and means of access of a detached dwelling to the rear of 8 Anderson Crescent.

The site is located within the identified settlement of Arborfield.

1. Impact upon neighbouring properties

   The proposed dwelling is to be sited in the rear garden of 8 Anderson Crescent. The proposed dwelling would be 22m from No. 8, and oblique to it. No. 8 would therefore have a rear garden of depth 10m, whilst the proposed dwelling would have a garden of 13m (at the shortest point). This is considered to an acceptable distance.

   The side-side distance with Betiscott (to the NW) would be 10m. It is not considered that ere would be any adverse effect to this property. There is a current application at Betiscott for a two-storey side extension (F/2001/5359 – pending). This would have an en-suite in the side elevation at first floor level and windows at ground floor level. It is considered that the proposed development would have no harm to this dwelling should the two-storey extension be allowed.

   It is therefore considered that there would be no adverse effect upon any neighbouring properties in terms of overlooking, overshadowing and being overbearing.

2. Impact upon the character of the area

   The site would have its access along School Road. Currently, there is hedging along this boundary, and the rear gardens of Anderson Crescent are raised above the footpath level of School Road. The site fronts a road designated as a green route and would require the removal of part of the hedging. It is recommended that a condition be added to ensure that the remainder of the hedging is protected, and also a landscape condition be added.

   The proposed dwelling would follow the line of the existing dwellings located to the north west, and would not extend any closer to the highway than the existing dwelling. The proposed dwelling would also be set away from its side boundaries and so would not result in a cramped frontage within the street scene.

   Materials are to be agreed, as well as slab levels.

   It is therefore considered that there would be no adverse impact upon the character of the area.

3. Impact upon highway safety (parking provision)
   Provided that details of the garaging, parking and turning space are submitted and agreed and visibility splays are constructed, and provision made construction vehicles, and that the access is surfaces, the Highway department would haven objection to the propose development.

   The parish council raised concerns over the proposed access being close to the 'pinch' point along school road, however, the Highway department raised no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 29 July 2003
My ref: NB/O/2001/5307

Colin Dawson
Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berks
RG10 9PY

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

Dear Mr Dawson,

APPLICATIONS: O/2001/5703 AND RM/2002/6593
SITE: 8 ANDERSON CRESCENT, ARBORFIELD

I refer to your letter received on the 9 June 2003 with reference to the above application, and apologise for the delay in replying.

I can confirm that a revised slab level as shown on your 1:200 site plan received on the 9 June 2003 to be constructed at 11.50 is considered acceptable and satisfies condition 04 of consent O/2001/5307.

Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

PLANNING SERVICES 69879
POL
DC SAB
APP
CS
09 JUN 2003
COPIES TO
E

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms N Brown

Our Ref; CED/BK/653
6th June 2003

Dear Ms Brown

RE; NEW DWELLING 8 ANDERSON CRESCENT, ARBORFIELD CROSS, READING PLANNING APPROVALS 0/2001/5307 AND RM/2002/6593

Please find attached an extract of the site plan of the above Approvals indicating amendments to the slab level of the proposed building to be constructed at 11.50 as opposed to 11.00 as originally requested.

I would be pleased of you could accept this revised slab level to show conformity with Condition 4 on Planning Consent 0/2001/5307.

I am requesting this change as a foul sewer has been uncovered, previously unknown, which is located in the immediate vicinity of the proposed dwelling and is between .6 and .9 metres below the existing ground level, therefore, to take advantage of the existing drains, I am requesting this amendment to the current Approvals.

In brief, the proposed floor level of the building is in line with the existing ground levels on site as opposed to being dug in as originally presented.

Yours sincerely

Colin Dawson MBIAT, ACIOB, ABEng
Enc;

Front boundary reinforced with additional
6no x 600mm high Hawthorne whips located to infill
O/2001/5307 condition 3

Sight Lines 2.000m x 60.000m with no
obstructions exceeding 0.600m high
O/2001/5307 condition 7

1200 high Close Boarded Fence up to front boundary
O/2001/5307 condition 3

1200 high Close Boarded Fence up to front boundary
O/2001/5307 condition 3

3.600m Drive way Cross over to High Ways Authority Specification

External parking space

2 garage parking spaces

Backing out and turning area

Black Tarmac surface with Red brick paving edgings to drive
O/2001/5307 condition 11

Existing Tree (Fruit) to be removed

MH 4
COVER LEVEL 11.35
INVERT LEVEL 11.05

NEW DWELLING

1800 high Close Boarded Fence
O/2001/5307 condition 3

MH 1
COVER LEVEL
11.85
INVERT LEVEL
11.25

New Building slab level 11.50
O/2001/5307 condition 4

LINE OF EX DRAIN
TO BE DIVERTED

MH5

PATIO

LINE OF NEW DRAIN

MH2

MH3 EXISTING

New shrub planting to L A Conditional Approval

MH2 COVER LEVEL 12.21
INVERT LEVEL 11.15

MH 3 EXISTING
COVER LEVEL 11.75
INVERT LEVEL 10.85

MH 5 COVER LEVEL 11.35
INVERT 11.05

TO EXISTING SEWER

BETISCOTT
Showing extent of Planning Consent F2001/5359 for
Two storey side extension to dwelling and
Raising roof to form first floor

Existing Tree (Ash) to be removed

1800 high Close Boarded Fence
O/2001/5307 condition 3

1800 high Close Boarded Fence
O/2001/5307 condition 3

EXISTING GROUND LEVELS SHOW (12.52)
PROPOSE GROUND LEVELS SHOWN *12.52

PLANNING SERVICES HPT
POL FLS
DC ENF
APP
CS
09 JUN 2003
COPIES TO:

SITE PLAN. SCALE 1:200

0 10 20 30 40 50 60 70 80 90 100

TREE SCHEDULE
New Trees
1 Flowering Cherry
2 New Holly

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 30 JANUARY 2002 FROM 7.00 PM TO 9.50 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. MJ Lennard, Mr. TD McCann and Mrs. D Tomlin.

PART I

174. MINUTES

The Minutes of the meeting of the Committee held on 9th January 2002 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No. 154, page 2036. That the answer to Mr D Ball's supplementary be amended to read "I am grateful for the question submitted , but most of the issues do not fall within the purview of the Development Control Committee. *This provides the framework under which the report is considered.*"

2) Minute No. 160, page 2038. Delete reference to Mrs M Robertson as local Member amend to state *"Members spoke about the parking situation in the area";*

3) Minute No. 164, page 2040. Delete reference to Mr. SR Conway as local Member speaking for the application;

4) Minute No. 165, page 2041, condition 14 amend "years" to *cars*,

5) Minute No. 169, page 2043, delete reference to Mr Dredge as local Member.

6) Minute No. 173, page 2044, resolution 2) amend "masks" to *masts*.

175. APOLOGIES

An Apology for absence was submitted from Mr. RH Cundy.

183. APPLICATION: 2001/5307, OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELIING WITH ACCESS FROM SCHOOL ROAD, 8 ANDERSON CRESCENT ARBORFIELD, FOR R.E. & J.A MASLIN

The Committee considered a report about this application set out on Agenda pages 2242 to 2251.

With the Chairman's permission, Mr. AJ Ross read out the comments of the local Member Mr. G Cowan against the proposal.

RESOLVED: That Application No: 2001/5307 be approved subject to the conditions set out on Agenda pages 2245 to 2247.

Development Control Ref No:	Received	Listed by:	Parish
O/2001/5307	15 November 2001	Cllr Cowan	Arborfield

Applicant: R.E & J.A. Maslin
Location: 8 Anderson Crescent, Arborfield
Proposal: Outline application for the proposed erection of one detached dwelling with access from School Road.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. **Planning History** –
There is no relevant planning history relating to the residential garden area to the rear of 8 Anderson Crescent.

2. **Proposal** –
Is (in outline) for the erection of one detached dwelling located to the rear of 8 Anderson Crescent, with access onto school road. The site is located within the identified settlement of Arborfield. The application seeks approval for the siting and means of access, with design, external appearance and landscaping reserved for subsequent approval.

The application has been listed by Councillor Cowan on the grounds that the new access would lead on to the hump, yellow lines and the pinch point along School Road put in as part of the 'safe routes to school' and that the remaining houses in Anderson Crescent would apply to do the same.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Arborfield Parish Council*** –Do not object in principal but are concerned it would set a precedent with other dwellings, and concerns over the access being within the safe routes to school.
   - ***Landscape*** – Hedgerow should remain as intact as possible
   - ***Environmental Health*** – No objections
   - ***Highways*** – No objections subject to conditions
   - ***Conservation Officer*** – Considers that a bungalow would have no major visual impact but that enclosing site with 1.8m fence would introduce an alien enclosure
   - ***Letters of representation*** – None received

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      Loddon Area Local Plan Policies: LBE1, LBE2
      Wokingham District Local Plan Policies: WOS3, WBE1
   B. Impact upon the character of the area
      Loddon Area Local Plan Policies: LBE1, LBE2
      Wokingham District Local Plan Policies: WOS3, WBE1
   C. Impact upon highway safety
      Loddon Area Local Plan Policies: LT5
      Wokingham District Local Plan Policies: WT7
   D. Flood Issues
      Berkshire Structure Plan: EN3
      Loddon Area Local Plan: LPS2 & LPS3
      Wokingham District Local Plan: WIC16
      PPG25
   E. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Impact upon neighbouring properties

The proposed dwelling would be sited in the rear garden of 8 Anderson Crescent. The proposed dwelling would be 22m from No. 8, and oblique to it. No. 8 would therefore have a rear garden of depth 10m, whilst the proposed dwelling would have a garden of 13m (at the shortest point). This is considered to an acceptable distance.

The side-side distance with Betiscott (to the NW) would be 10m. It is not considered that there would be any adverse effect to this property. There is a current application at Betiscott for a two-storey side extension (F/2001/5359 – pending). This would have an en-suite in the side elevation at first floor level and windows at ground floor level. It is considered that the proposed development would have no harm to this dwelling should the two-storey extension be allowed.

It is therefore considered that there would be no adverse effect upon any neighbouring properties in terms of overlooking, overshadowing and being overbearing.

B. Impact upon the character of the area

The site would have its access onto School Road. Currently, there is hedging along this boundary, and the rear gardens of Anderson Crescent are raised

above the footpath level of School Road. The site fronts a road designated as a green route and would require the removal of part of the hedging. It is recommended that a condition be added to ensure that the remainder of the hedging is protected, and also a landscape condition be added.

The proposed dwelling would follow the line of the existing dwellings located to the north west, and would not extend any closer to the highway than the existing dwelling. The proposed dwelling would also be set away from its side boundaries and so would not result in a cramped frontage within the street scene.

It is therefore considered that there would be no adverse impact upon the character of the area.

C. Impact upon highway safety

Provided that details of the garaging, parking and turning space are submitted and agreed and visibility splays are constructed, and provision made for construction vehicles, and that the access is surfaced, the Highways Officer have no objection to the proposed development.

The parish council raised concerns over the proposed access being close to the 'pinch' point along School Road, however, the Highway department raised no objection to the proposed development, because the proposed access is in such a position that the 'pinch point' in School Road is sufficiently far away to allow access to /egress from the property without the necessity for any works to the highway, other than the creation of the access.

D. Flood Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Inspector's Report on Part Two of the Wokingham District Local Plan.

The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. Conclusion –

The proposed development is not considered to have any adverse impact upon the character of the area, neighbouring properties nor the highway safety.

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

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

6. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

7. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2 metres by 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of

any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

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

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

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

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

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

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

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety
7. In the interests of highway safety and convenience.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. In the interests of visual amenity.
14. In the interests of visual amenity

INFORMATIVES

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

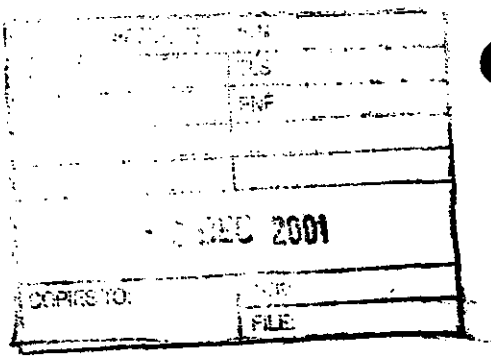
2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies: EN1, LD3
   Loddon Area Local Plan policies: LTV1, LBE1, LBE2, LT5
   Deposit Draft Wokingham District Local Plan policies: WOS2, WOS3, WBE1, WT7

Natalie Brown

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

6th November 2001



Ms N Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Reference: O/2001/5307, 8, Anderson Crescent

Although the Parish Council do not object in principal to an additional dwelling in the Arborfield settlement this proposal would set a precedent that could be repeated in all the back gardens of Anderson and Emblen Crescent.

Access would be via School Road in the middle of the 'Safe Routes to School' measures and the limited school parking opposite the school could be lost.

No. 8, Anderson, in particular would access very close to the hump and pinch point on School Road.

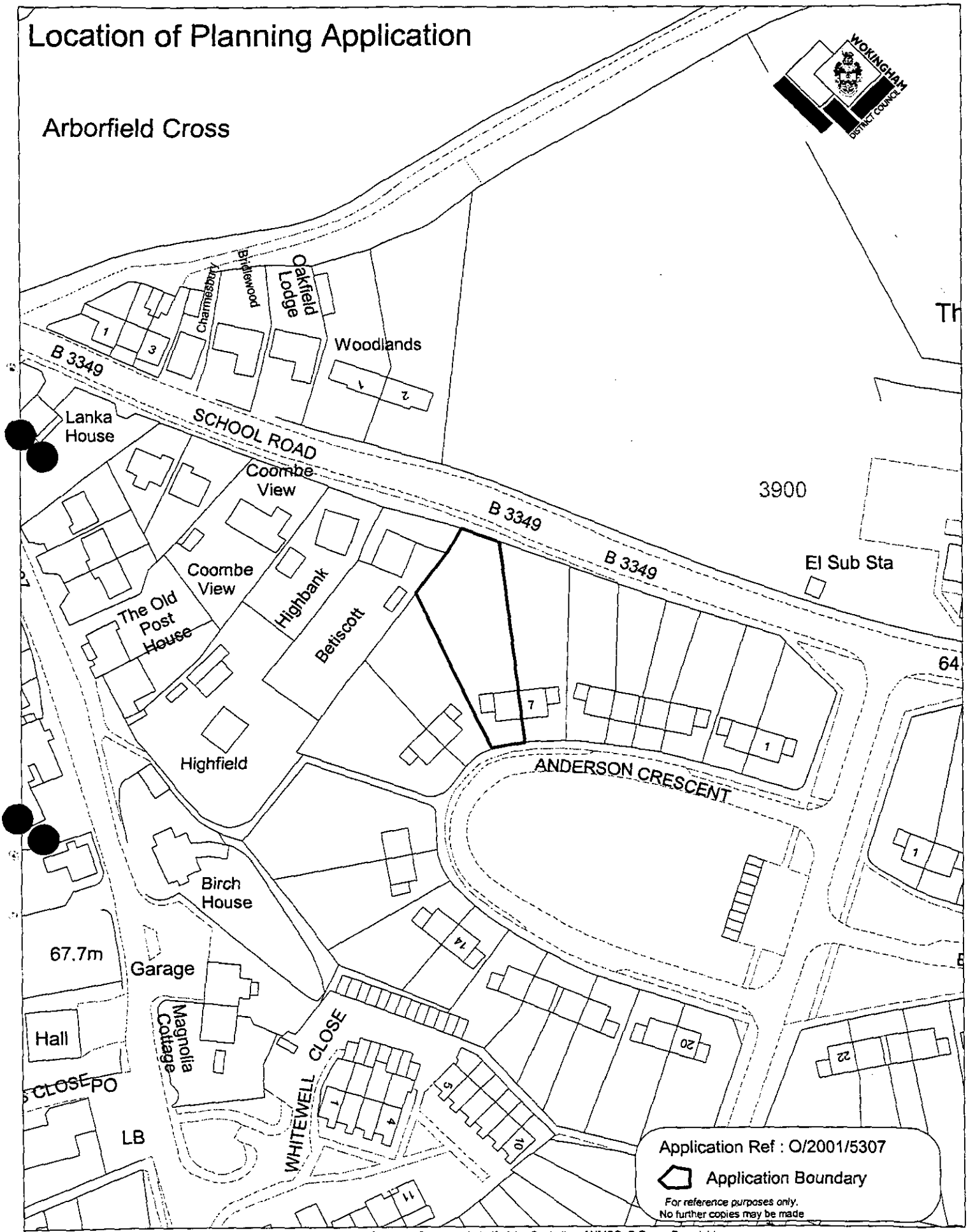
At the time of writing no planning notification was posted on the property.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

Location of Planning Application

Arborfield Cross



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Development Control Section, Environmental Services, Wokingham District Council.

30 January 2002

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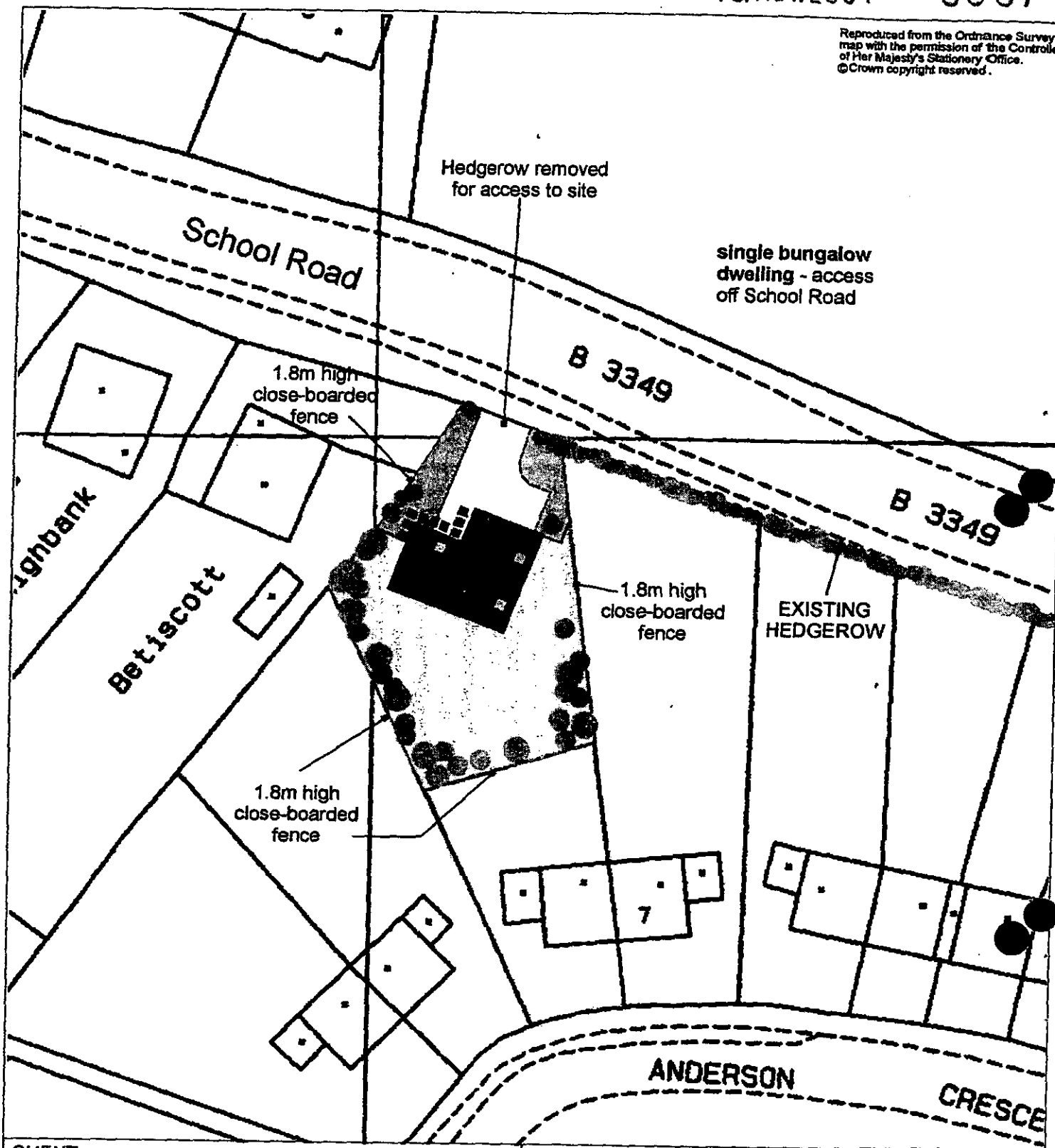

CLIENT

R.E & J.A Maslin

PROJECT

8 Anderson Cresent, Aborfield

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD, WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE : (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

Date 12/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:500	Drawing no. 2	Checked jb	2250 SITE PLAN
Job no. BKS322	Rev.		

15.NOV.2001 * 5507

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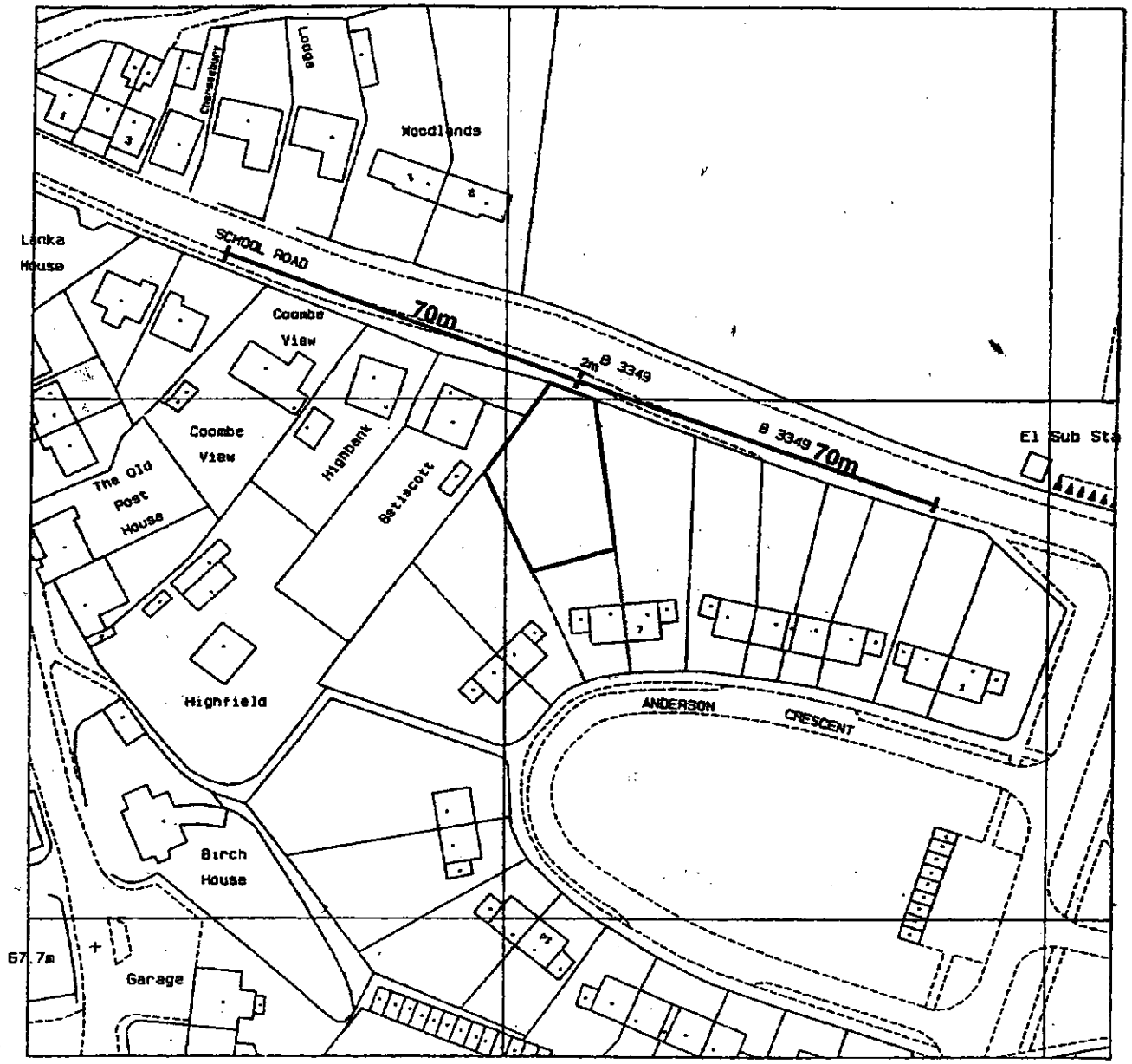

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Date 12/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:1250	Drawing no. 1	Checked jb	2271 LOCATION PLAN
Job no. BKS322	Rev.		

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

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies: EN1, LD3
   Loddon Area Local Plan policies: LTV1, LBE1, LBE2, LT5
   Deposit Draft Wokingham District Local Plan policies: WOS2, WOS3, WBE1, WT7

Natalie Brown

Development Control Ref No:	Received	Listed by:	Parish
O/2001/5307	15 November 2001	Cllr Cowan	Arborfield

Applicant: R.E & J.A. Maslin
Location: 8 Anderson Crescent, Arborfield
Proposal: Outline application for the proposed erection of one detached dwelling with access from School Road.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. **Planning History** –
   There is no relevant planning history relating to the residential garden area to the rear of 8 Anderson Crescent.

2. **Proposal** –
   Is (in outline) for the erection of one detached dwelling located to the rear of 8 Anderson Crescent, with access onto school road. The site is located within the identified settlement of Arborfield. The application seeks approval for the siting and means of access, with design, external appearance and landscaping reserved for subsequent approval.

   The application has been listed by Councillor Cowan on the grounds that the new access would lead on to the hump, yellow lines and the pinch point along School Road put in as part of the 'safe routes to school' and that the remaining houses in Anderson Crescent would apply to do the same.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -

- ***Arborfield Parish Council*** –Do not object in principal but are concerned it would set a precedent with other dwellings, and concerns over the access being within the safe routes to school.
- ***Landscape*** – Hedgerow should remain as intact as possible
- ***Environmental Health*** – No objections
- ***Highways*** – No objections subject to conditions
- ***Conservation Officer*** – Considers that a bungalow would have no major visual impact but that enclosing site with 1.8m fence would introduce an alien enclosure
- ***Letters of representation*** – None received

4. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
Loddon Area Local Plan Policies: LBE1, LBE2
Wokingham District Local Plan Policies: WOS3, WBE1
B. Impact upon the character of the area
Loddon Area Local Plan Policies: LBE1, LBE2
Wokingham District Local Plan Policies: WOS3, WBE1
C. Impact upon highway safety
Loddon Area Local Plan Policies: LT5
Wokingham District Local Plan Policies: WT7
D. Flood Issues
Berkshire Structure Plan: EN3
Loddon Area Local Plan: LPS2 & LPS3
Wokingham District Local Plan: WIC16
PPG25
E. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Impact upon neighbouring properties

The proposed dwelling would be sited in the rear garden of 8 Anderson Crescent. The proposed dwelling would be 22m from No. 8, and oblique to it. No. 8 would therefore have a rear garden of depth 10m, whilst the proposed dwelling would have a garden of 13m (at the shortest point). This is considered to an acceptable distance.

The side-side distance with Betiscott (to the NW) would be 10m. It is not considered that there would be any adverse effect to this property. There is a current application at Betiscott for a two-storey side extension (F/2001/5359 – pending). This would have an en-suite in the side elevation at first floor level and windows at ground floor level. It is considered that the proposed development would have no harm to this dwelling should the two-storey extension be allowed.

It is therefore considered that there would be no adverse effect upon any neighbouring properties in terms of overlooking, overshadowing and being overbearing.

B. Impact upon the character of the area

The site would have its access onto School Road. Currently, there is hedging along this boundary, and the rear gardens of Anderson Crescent are raised

above the footpath level of School Road. The site fronts a road designated as a green route and would require the removal of part of the hedging. It is recommended that a condition be added to ensure that the remainder of the hedging is protected, and also a landscape condition be added. 6. 1.

The proposed dwelling would follow the line of the existing dwellings located to the north west, and would not extend any closer to the highway than the existing dwelling. The proposed dwelling would also be set away from its side boundaries and so would not result in a cramped frontage within the street scene.

It is therefore considered that there would be no adverse impact upon the character of the area.

C. Impact upon highway safety
Provided that details of the garaging, parking and turning space are submitted and agreed and visibility splays are constructed, and provision made for construction vehicles, and that the access is surfaced, the Highways Officer have no objection to the proposed development. 2.

The parish council raised concerns over the proposed access being close to the 'pinch' point along School Road, however, the Highway department raised no objection to the proposed development, because the proposed access is in such a position that the 'pinch point' in School Road is sufficiently far away to allow access to /egress from the property without the necessity for any works to the highway, other than the creation of the access. 3.

D. Flood Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding. 4.

E. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications. 5.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with. 6.

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – 7.
The proposed development is not considered to have any adverse impact upon the character of the area, neighbouring properties nor the highway safety.

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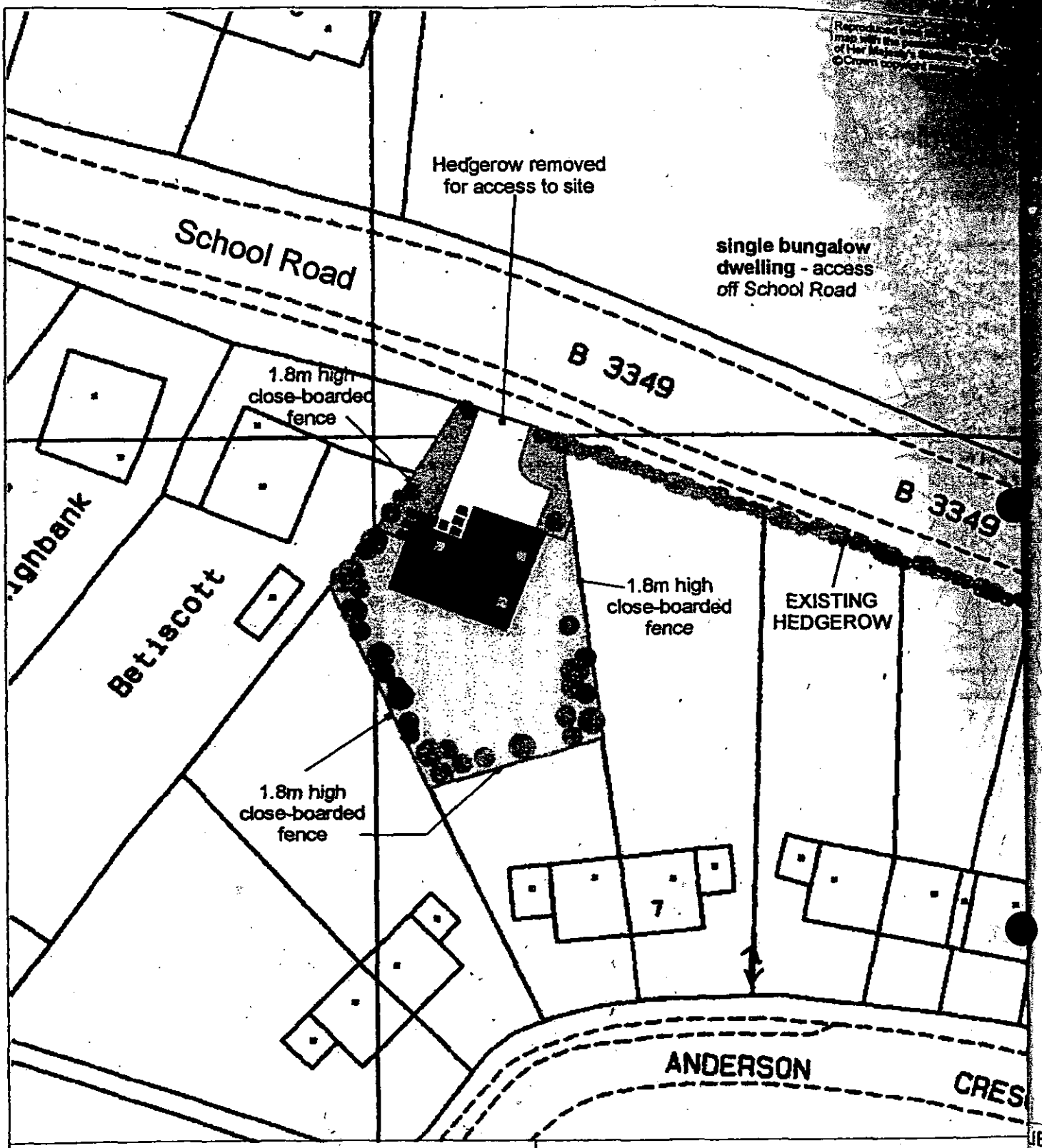

CLIENT

R.E & J.A Maslin

PROJECT

8 Anderson Cresent, Aborfield

DEVELOPMENT LAND & PLANNING
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Date 12/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
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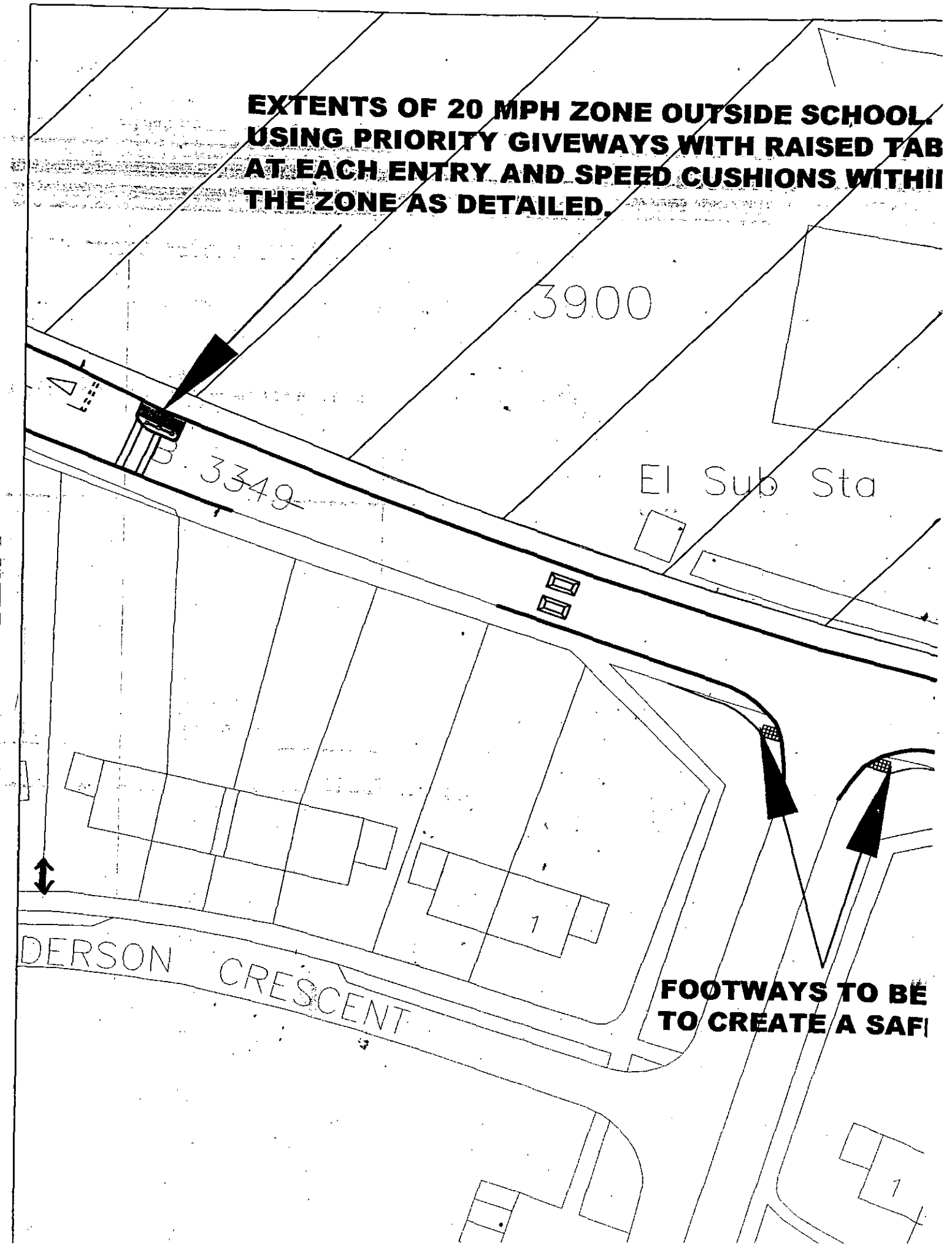
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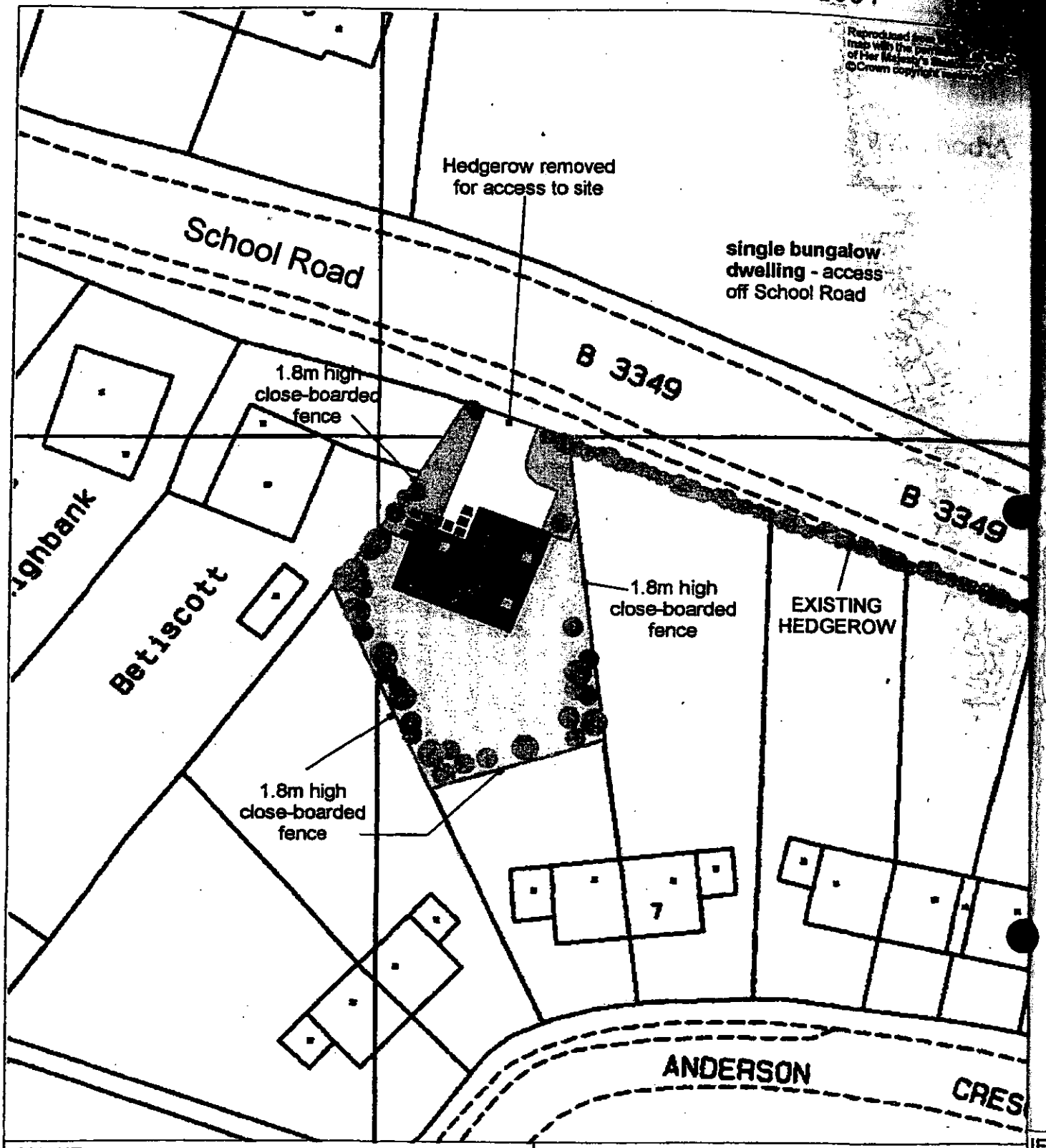

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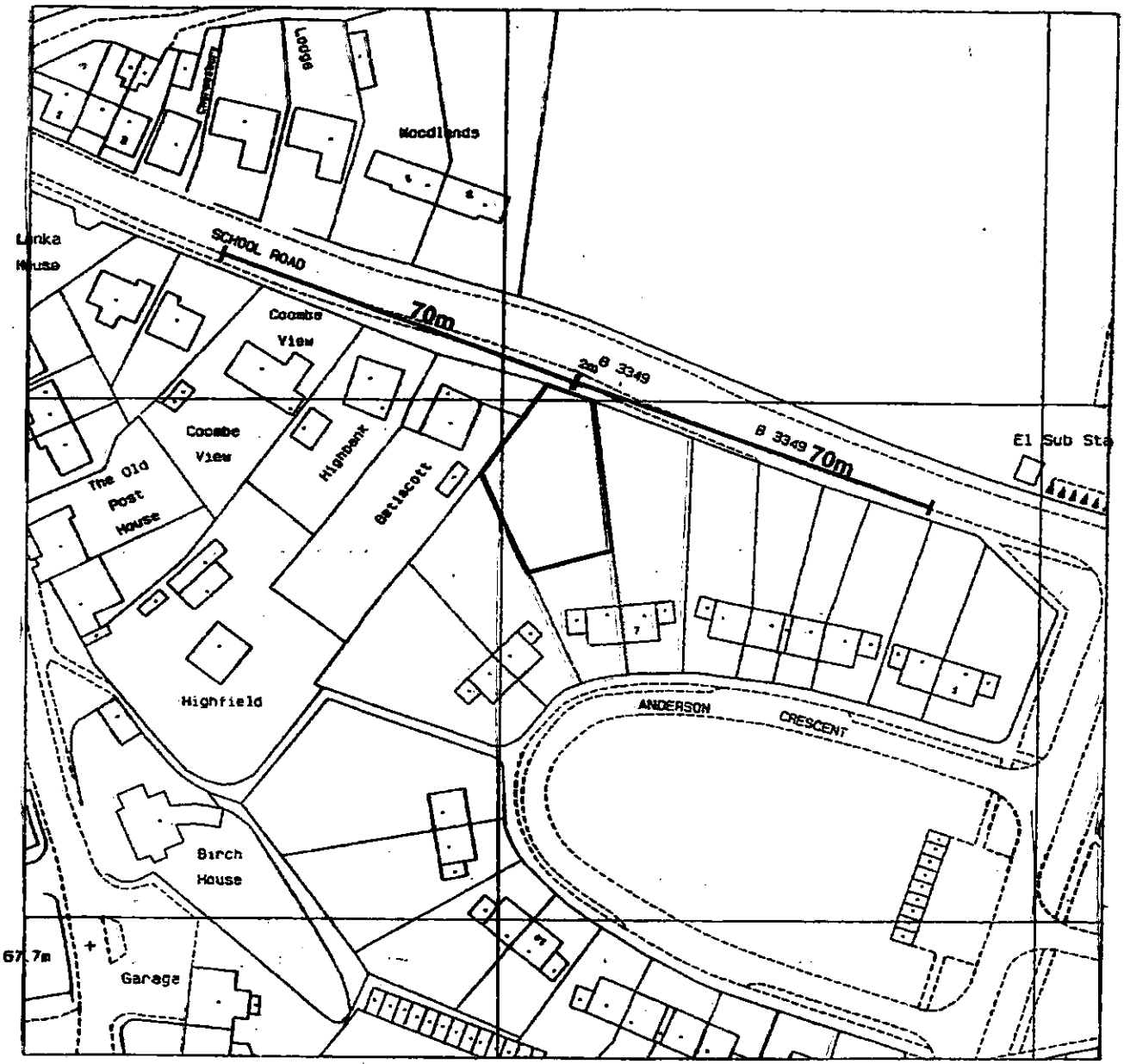

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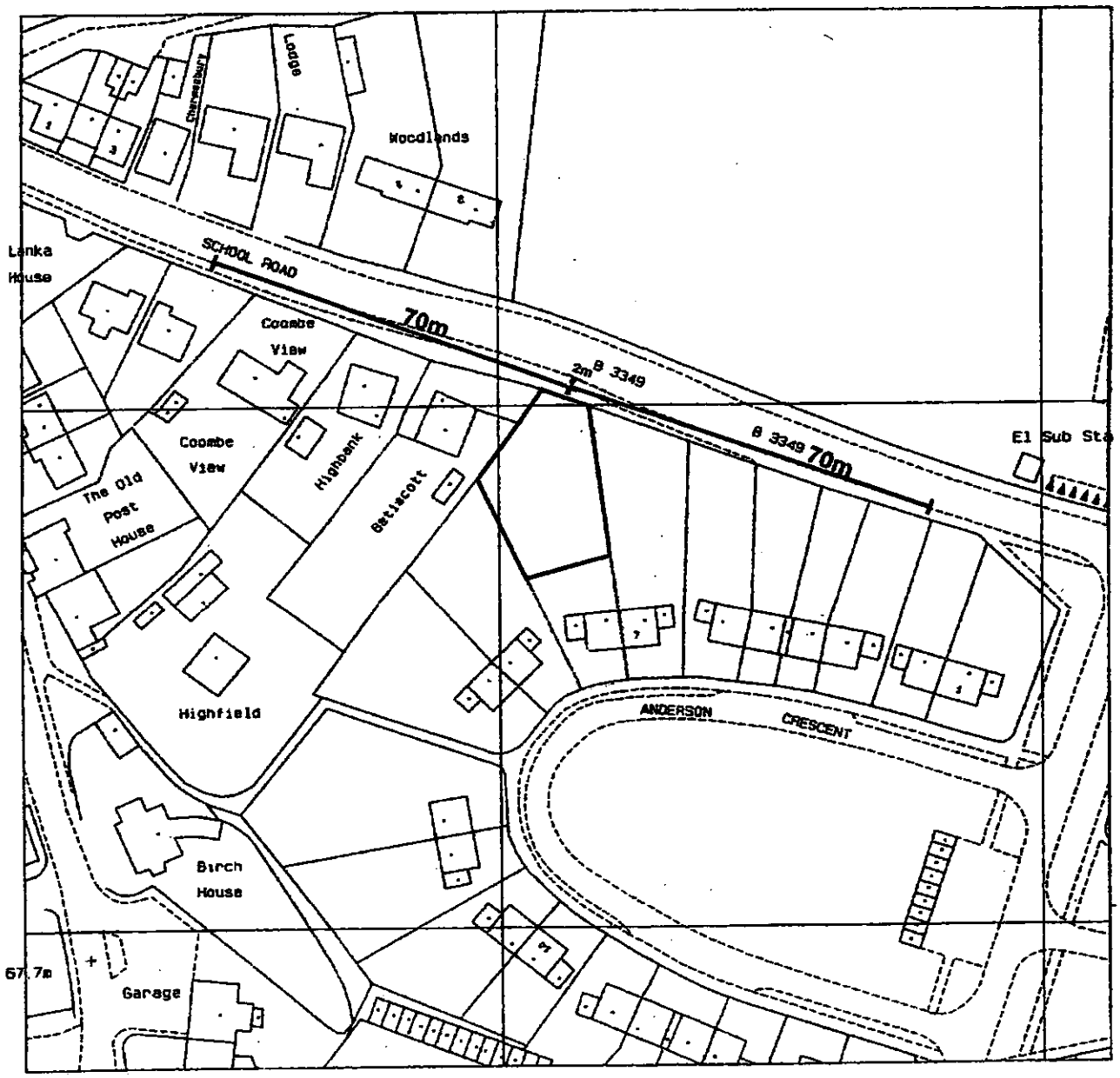

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DEVELOPMENT LAND & PLANNING
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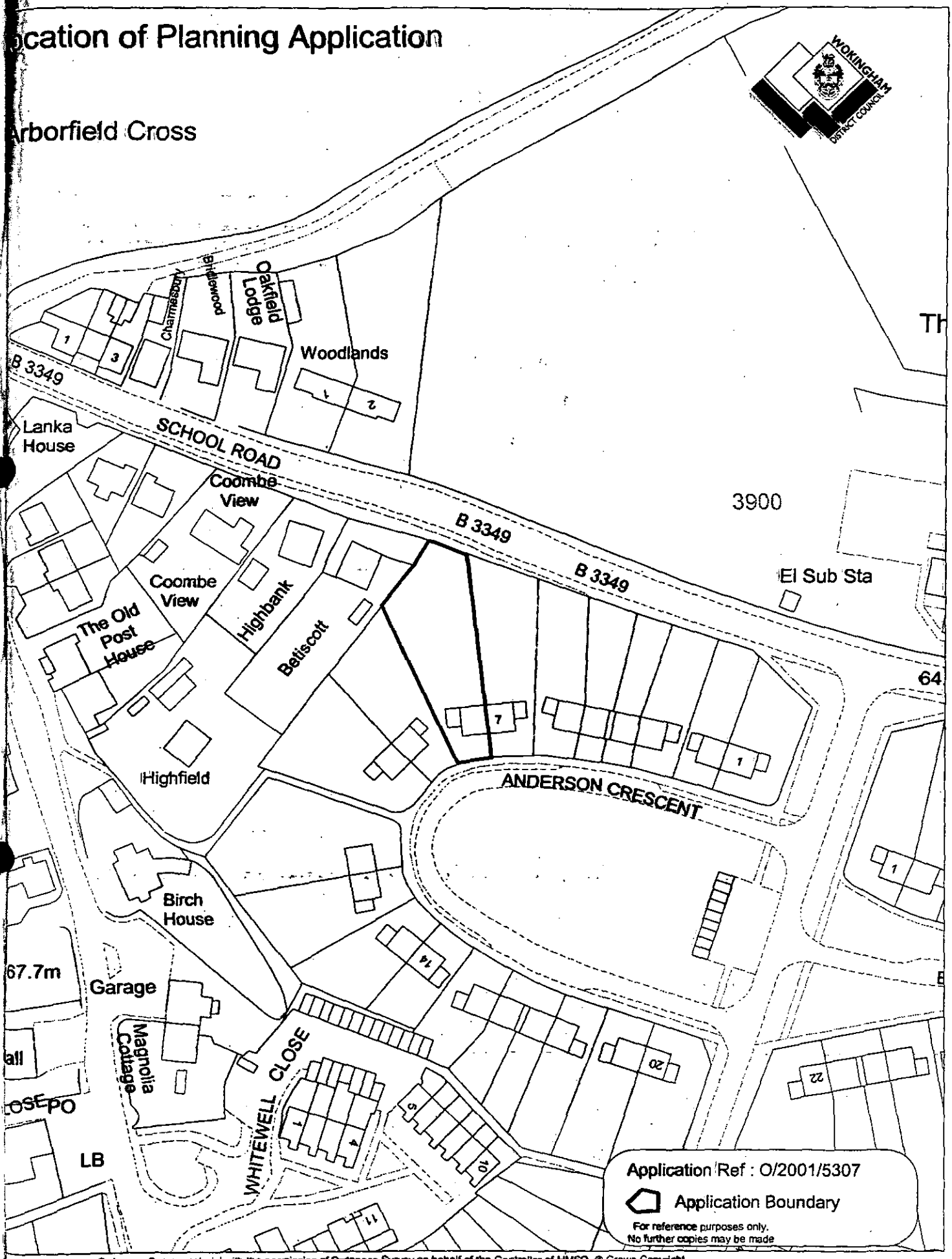
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

e 12/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
le 1:1250	Drawing no. 1	Checked jb	22 LOCATION PLAN
no. BKS322	Rev.		

ocation of Planning Application

Arborfield Cross



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

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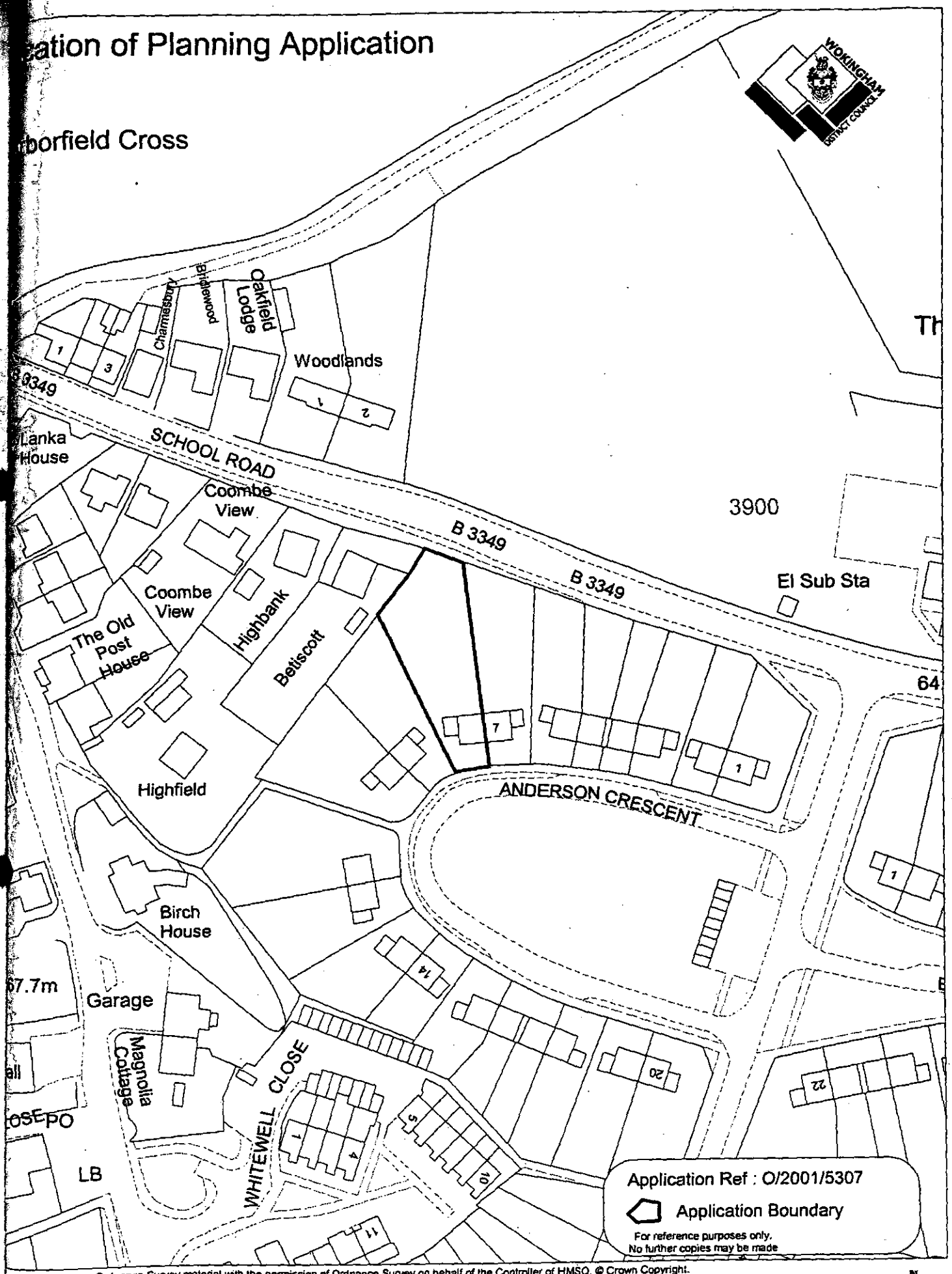
...borfield Cross



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January 2002

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TRANSMITTAL NOTE

TRANS. NOTE No.

PARKMAN

Date 30/1/02

Sheet no:

Scheme: Coombes Infant SRTS

Job no: 29335

Client: WDC

To: Natalie Brown

From: Tom Gradon (Name)
Wokingham (Office)
26-28 Market Pl (Address)
0118 935 7303 (Tel. No.)

Please receive the undermentioned documents/drawings forwarded to you —

For Approval*
For information
~~Returned~~
Other Purposes (state below)

*Please return within 7 days of Transmittal Date

DOC. OR DRG. NO.	REV.	NO. OFF	TITLE
29335/OA/053	B	1	As built drawing

Above documents also forwarded to:

Copies of transmittal form only to:

Please sign and return copy to sender at the above address

Yours faithfully
for PARKMAN
CONSULTING ENGINEERS

Received by: [signature]
For: W.D.C
Date: 30/1/02

C.24.

TOP COPY: ACKNOWLEDGEMENT YELLOW COPY: RECIPIENT PINK COPY: ORIGINATOR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2001
Officer: NAB	Application No. O/2001/5307

Map No. 89. Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(O.) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELLING WITH ACCESS FROM SCHOOL ROAD

Location: 8 ANDERSON CRESCENT

Parish: ARBORFIELD Ward: ARBORFIELD

Applicant: RE & JA MASLIN

Fee (3) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps .....

.....

.....

NEIGHBOURS:

S/N + see map .....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 26 November 2001

Application Number: O/2001/5307

Proposal: Outline Application for the proposed erection of one detached dwelling with access from school road.

Parish: ARBORFIELD PARISH

Site Address:
8, Anderson Crescent, Arborfield Cross, Reading.

Applicant:
R E & J A Maslin C/O DLP Consultants Ltd..

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C120, R120.
C125 (INSERT : 2metres by 60 metres), R125.
C129, R129.
C130, R130.
C133, R133.
C137 (INSERT : dwelling), R137.
C140 (INSERT : 9metres). R140.

NOT.

Signed: _____ **Print name:** AC 03/12/01

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 12 December 2001

Location:	8 Anderson Crescent, Arborfield Cross, Reading
Proposal:	Outline application for the proposed erection of one detached dwelling with access road from School Road.
Application Number:	O/2001/5307

In response to your consultation dated 26 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the principle of erecting a house within the site. However there are a number of issues that will need to be clarified at the detailed stage:

- The sightline will not require the removal of any of the hedgerow on the embankment except where to get access.
- The ash tree within the site on the boundary with Betiscott is not shown on the drawing. This could be retained with careful siting of the dwelling.
- The access into the site will need to cut through an embankment that runs along School Road and therefore there may be a need to remove more of the hedgerow in order for the levels to work.

The hedgerow along School Road should be retained as intact as possible as it is an important landscape feature of the area.

Catherine Brimble

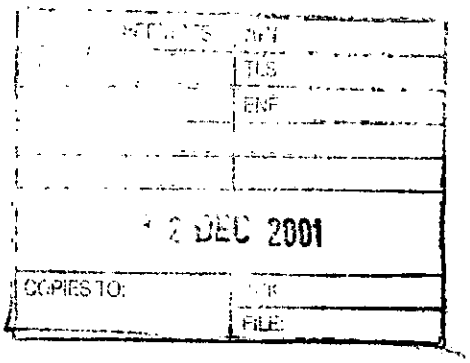
Catherine Brimble
Landscape Architect

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

6th November 2001

Ms N Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Ms Brown

Reference: O/2001/5307, 8, Anderson Crescent

Although the Parish Council do not object in principal to an additional dwelling in the Arborfield settlement this proposal would set a precedent that could be repeated in all the back gardens of Anderson and Emblen Crescent.

Access would be via School Road in the middle of the 'Safe Routes to School' measures and the limited school parking opposite the school could be lost.

No. 8, Anderson, in particular would access very close to the hump and pinch point on School Road.

At the time of writing no planning notification was posted on the property.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

Natalie Brown

From: John Mullaney
Sent: 03 December 2001 17:00
To: Natalie Brown
Subject: Coombes Lane, School Road, F/2001/5312

I HAVE NO ENVIRONMENTAL HEALTH OBJECTIONS TO THIS APPLICATION.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 26 November 2001 28 NOV 2001

Application Number: O/2001/5307

Proposal: Outline Application for the proposed erection of one detached dwelling with access from school road..

Site Address:
8, Anderson Crescent, Arborfield Cross, Reading.

Applicant:
R E & J A Maslin C/O DLP Consultants Ltd..

Your observations are required in respect of this application within **7 days** of the above date.

THE ACCESS APPEARS TO BE THE MAJOR CONSIDERATION, AS THIS SECTION OF SCHOOL ROAD HAS BEEN SUBJECT TO MANY TRAFFIC-CALMING SCHEMES, IN ASSOCIATION WITH THE SCHOOL.

THE ADDITION OF A BUNGALOW IN THIS LOCATION WILL NOT HAVE A MAJOR VISUAL IMPACT. TO ENCLOSE THE SITE WITH 1800 CLOSE BOARDED FENCING WILL INTRODUCE AN ALIEN ENCLOSURE WHICH WILL ADD TO THE GENERAL SPREAD OF DEVELOPMENT AND LIMIT VISABILITY AT THE ENTRANCE.

IF THE ACCESS CAN BE RESOLVED, THEN THE MASS, BULK AND GENERAL DESIGN OF THE DWELLING COULD INFLUENCE THE ACCEPTABILITY OF PROPOSAL.

Harold Sanders.

29. NOV. 01.

15.NOV.2001 5307

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS322

14 November 2001

M Thorp Esq
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mr Thorp

RE: 8 ANDERSON CRESCENT, ARBORFIELD

I enclose for your attention an outline planning application for the erection of a detached bungalow at the above site. I enclose the following:

- 6 copies completed planning application form
- I copy Section 66 Certificate A
- 6 copies location plan, drawing no. 1
- 6 copies site plan, drawing no. 2
- Fee cheque for £190

As you will be aware, the site lies within the settlement of Arborfield, where there is a general presumption in favour of residential development. The bungalow is shown sited in line with existing bungalows with frontages on School Road. Access directly on to School Road can be taken and will involve the removal of a small amount of existing hedgerow. This greenery can be replaced as part of a landscaping scheme, to be agreed at the reserved matters stage.

The location plan shows that visibility splays of 2 metres x 70 metres can be achieved in either direction. These are considered to be adequate, given the fact that traffic calming has recently been installed along this stretch of School Road and vehicle speeds are low.

We also consider that the relationship of the bungalow with properties on Anderson Crescent will be satisfactory, given the distance between dwellings, the fact that the dwelling will only be single storey and the installation of 1.8-metre-high close-boarded fences around the site boundaries. There will not, in our opinion, be any problems of overlooking or loss of privacy for existing properties or, indeed, the proposed dwelling.

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD

We consider that this proposal for a single bungalow on this site, with access on to School Road, is acceptable in planning and highway terms and should be granted planning permission. It is hoped that the application can be dealt with in an expeditious manner and I look forward to receiving acknowledgement of the application and a site notice in the near future. However, if you or your officers have any queries, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc R Maslin Esq

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

15.NOV.2001* 5507

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	R E & J A Maslin
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DLP Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
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	8 Anderson Crescent, Arborfield
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of detached bungalow with access off School Road
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.058 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1) Location plan 2) Site plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]

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

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

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

		SITING	[X]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[X]	LANDSCAPING	[ ]

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

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be agreed with LPA

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.

1.8 metre close-boarded fences

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

None

New access off School Road

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

Yes

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	/ *	/ *	/ *
BUNGALOW	1 / 5 *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

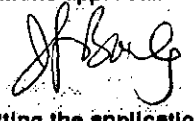
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

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.

£190

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  ON BEHALF OF R E & J A Maslin DATE 14.11.01

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 15.NOV.2001 + 5507

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

(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).

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . R E & J. A. Maslin . . . . . .

Date . . . 14.11.01 . . . . . .

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

✓ADDRESS 8 ANDERSON CRESCENT PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DRA 1175	MRS. S. JOHNSON	INT. ALTS.	21.7.86	RBF
PP99/9197	Mr. R. MASLIN	Loft Con. / Garage Ext	12.10.99	C/A
99/70690F	Mr R Maslin	s/st side ext. + r. ext conserv.	13.12.99	C/A
F/2000/1588	Mr R Maslin	s/st side ext s/st r ext		
		conserv. + garden shed.	19/07/00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. Mr R. Maslin. Loft conversion & s/st/extn (new garage).

DRAINAGE 29/9/99. PD Eng - Conservatory - 29/10/99

091074

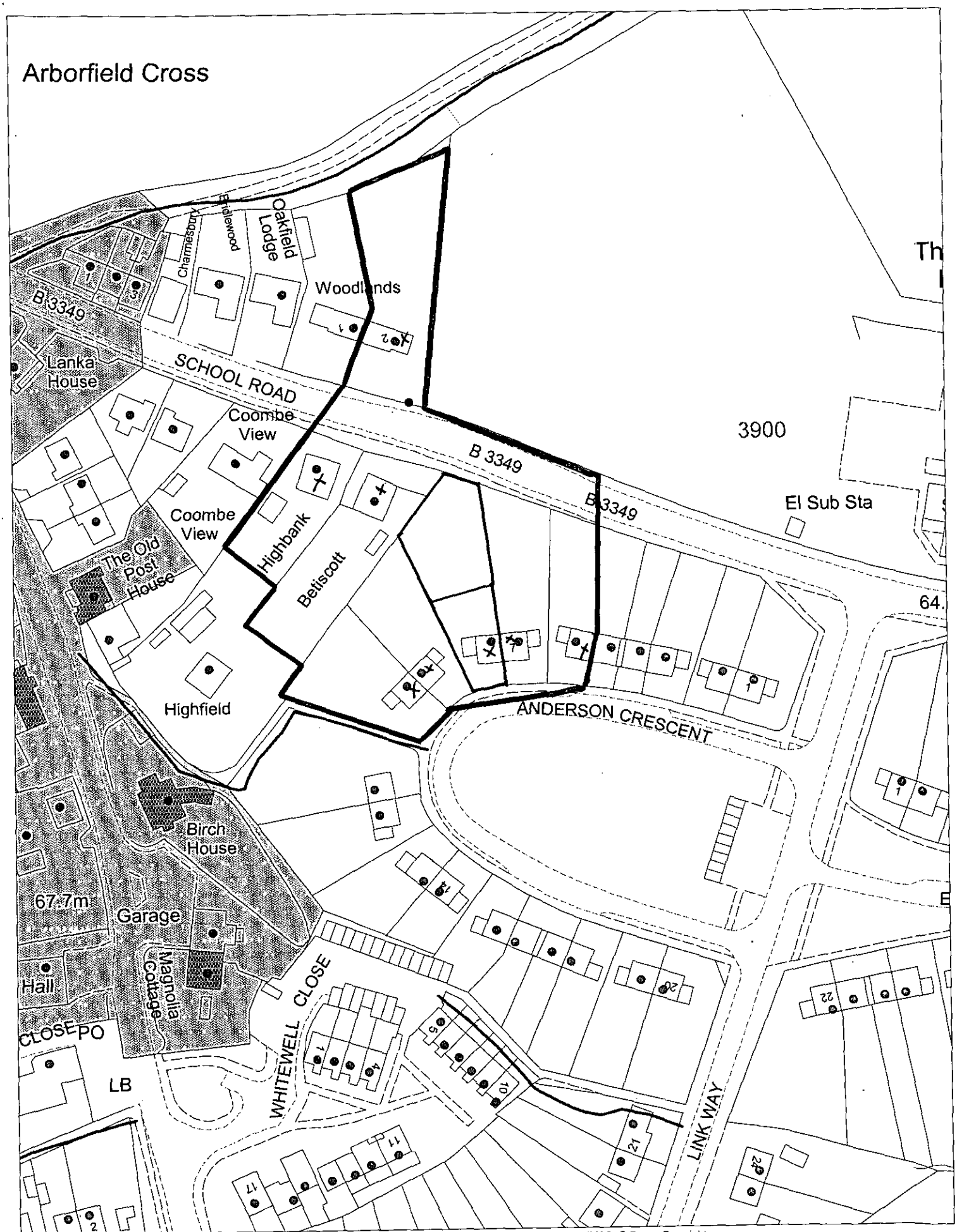
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2001/5307**
CASE OFFICER: **Natalie Brown**
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				

15.NOV.2001* 5507

Arborfield Cross



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Development Control Section, Environmental Services, Wokingham District Council.
22 November 2001

Scale: 1 : 1250

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15.NOV.2001 * 5307

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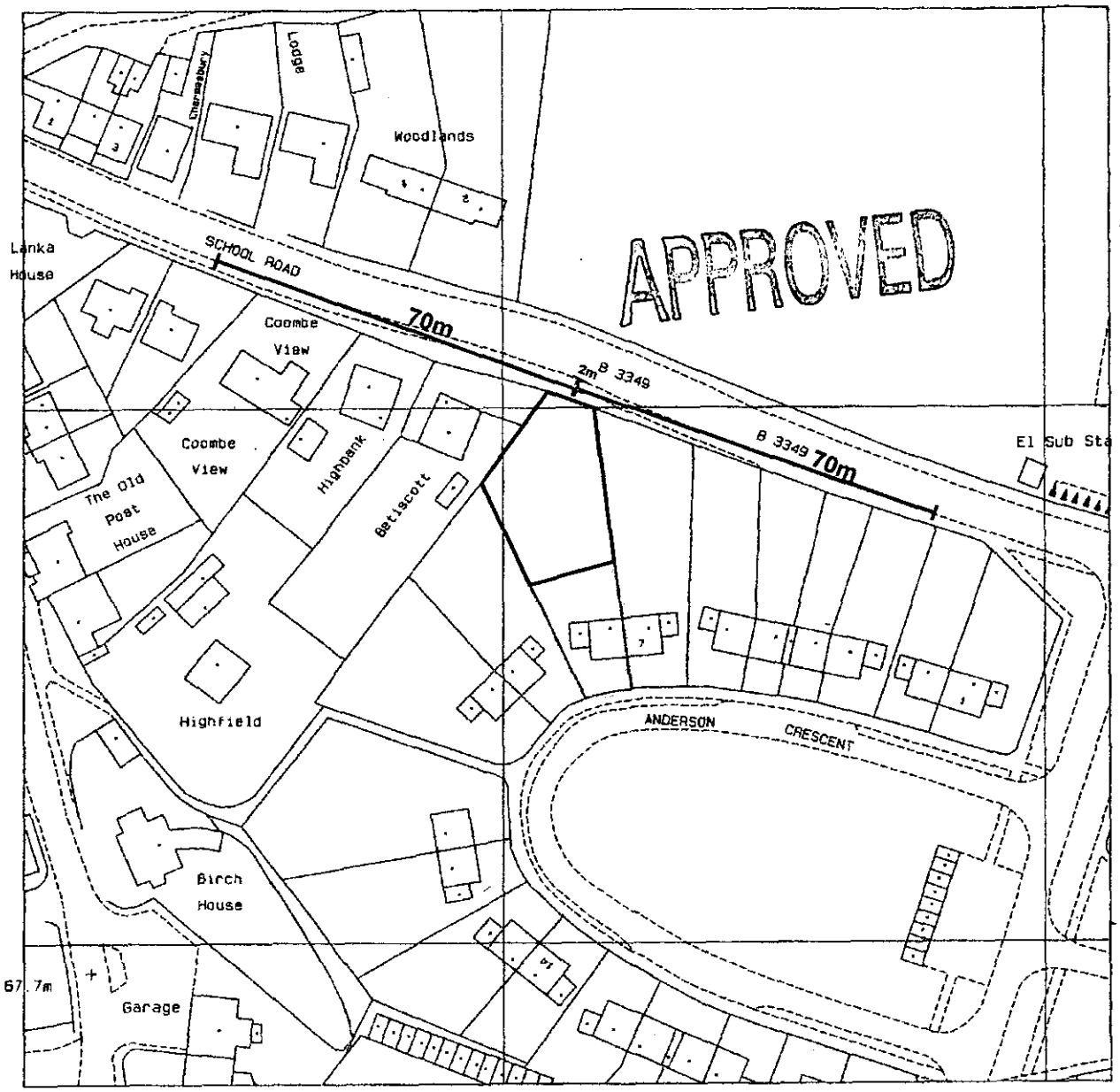

CLIENT

R.E & J.A Maslin

PROJECT

8 Anderson Cresent, Aborfield

DEVELOPMENT LAND & PLANNING
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RITZ PLAZA HOUSE, 10 DENTON ROAD,
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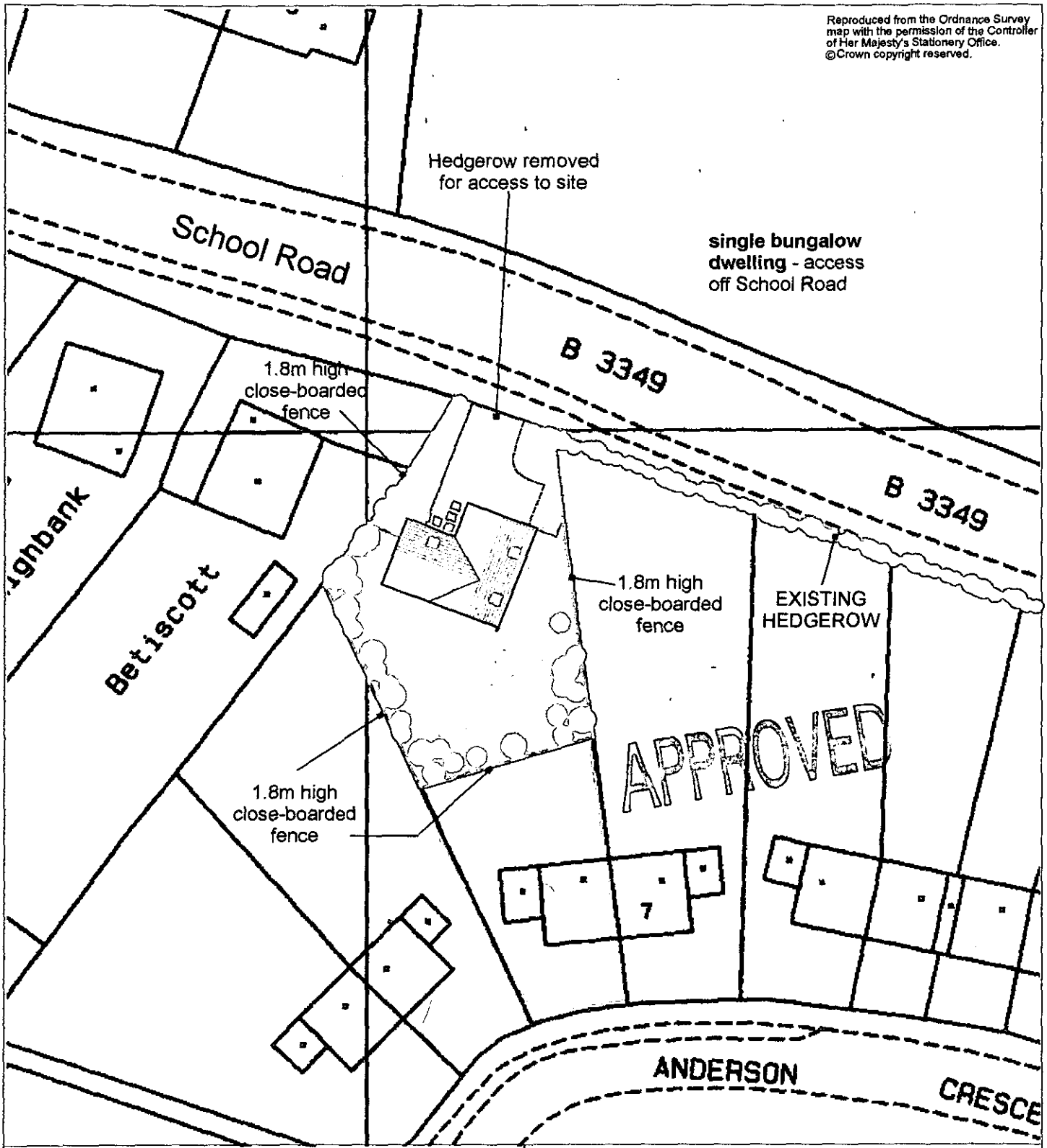
Date 12/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:1250	Drawing no. 1	Checked jb	**LOCATION PLAN**
Job no. BKS322	Rev.		

15.NOV.2001 • 5307



CLIENT R.E & J.A Maslin	DEVELOPMENT LAND & PLANNING CONSULTANTS LTD RITZ PLAZA HOUSE, 10 DENTON ROAD, WOKINGHAM, BERKS, RG 40 2DX TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551 email wokingham@dlpconsultants.co.uk Offices also at Bedford, Bristol, and Sheffield
PROJECT 8 Anderson Cresent, Aborfield	

Date 12/11/01	OS Ref.	Drawn by sj	DRAWING TITLE **SITE PLAN**
Scale 1:500	Drawing no. 2	Checked jb	
Job no. BKS322	Rev.		