APPLICATION NO:
RM/2002/6048

LOCATION:
Land Adjoining Sunrise Eversley Road, Arborfield Cross Reading.

APPLICANT:
Bluelane Developments Ltd

PROPOSAL:
Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.

EARLIEST DATE FOR DECISION: **04/04/2002**
28 Day exp 8/4/02
APPLICATION WILL HAVE EXPIRED ON:
29/04/2002

CASE OFFICER: **Natalie Brown**

APPROVED

1163

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bluelane Developments Ltd
38 The Verne
Fleet
Hants
GU13 0LY

Application Number: RM/2002/6048

Parish: **ARBORFIELD**

Location: **Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.**

Proposal: **Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.**

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. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. O/2001/4265 dated 31/07/01 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

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

Reason
1. The conditions of the outline planning permission remain in force and for the sake of clarity.

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

Informative
1. The applicant is reminded that details still need to be submitted and approved for materials, landscaping and slab level, under conditions 1a, 2 and 4 of outline permission No. O/2001/4265. The proposed landscaping scheme should include a tree to replace the cherry tree to be removed from the front of the site.

Informative
2. *Condition 5 of outline permission No. O/2001/4265 should include retention and* protection of the willow tree at the rear and hedge along the south side boundary of the site (with the Village Hall).

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

Berkshire Structure Plan Policies H5, EN1, EN5 and EN6.
Loddon Area Local Plan Policies LH1, LBE9, LBE13, LBE15 and LBE22.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE11, WHE4 and WHE16B.

Anna Cronin
Head of Planning & Transportation
Date: 19/04/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	RM/2002/6048	NB
BUILDING CONTROL NUMBER	FP 2002/2461A	
APPLICANT/~~AGENT~~	Blue Cave Developments	
ADDRESS OF SITE	Land adj. Sunnie, Eversley Road Bracknell RG42 1RD	
DESCRIPTION OF PROPOSED WORK	Reserved matters on O/2001/4265 for one new detached dwelling, amendment to consent RM/2001/4462 & detached garage - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 17/5/02	rec'd 4/3/02
ELEVATIONS	01-070 E1 C dwg 3 01-070 E2 C dwg 4	01-070 E1C dwg 3 01-070 E2C dwg 4
FLOOR PLANS	1 2	1 2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

6048

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 August 2002
My ref: NB/EXC/RM/2002/6048

Hans Harbord
Bluelane Developments
38 The Verne
Fleet
Hants
GU13 0LY

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 Harbord,

APPLICATION: RM/2002/6048
SITE: LAND ADJOINING SUNRISE, EVERSLEY ROAD, ARBORFIELD

I refer to your brick and tile sample with reference to the above application.

Having discussed the materials with Harold Sanders, I can confirm that the following are acceptable:

Roof Tiles: Ashdowne 'Aylesham Mix' (KE 122)
Bricks: Old Kent Multi (WE041BF)

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

WORK SHEET FOR : Natalie Brown

Application Number : RM/2002/6048

Applicant : Bluelane Developments Ltd .

Location : Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.

Proposal : Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/3 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application will have expired on: 29/04/2002. 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 :

Highways: RMs do not affect highways.

Landscape: applicant will need to submit details of the proposed planting at the front of the site. Weeping willow at rear to be protected during construction

Archaeology: cond re/ written scheme of investigation

Cons. Office: no objection.

Arborfield Parish Council: no objection

Planning Issues :

Application Number: RM/2002/6048

Appraisal :

see attached sheet

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

Application Number RM/2002/6048
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As application RM/2002/4462 (attached)
			but delete information No 3.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining Sunrise Eversley Road Arborfield Cross Reading.

APPLICATION NUMBER: RM/2002/6048

OFFICER: Natalie Brown

DATE OF SITE VISIT: 19/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at front.

2. DESCRIPTION OF SURROUNDINGS

cons area + settlement
Res.

3. DESCRIPTION OF SITE/BUILDING

side gdns (previously Sunrise).
along main Rd

4. RELATIONSHIP TO ADJOINING PROPERTIES

would be detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: RM/2002/6048 – adj Sunrise.

Appraisal:

Development
Reserved Matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.
The site is located within the identified settlement of Arborfield, also designated as Conservation Area.

Relevant Polices
BSP: EN1, LD3, EN5
WDLP (DD): WOS2, WOS3, WBE1, WHE4
LALP: LTV1, LBE1, LBE2, LBE14, LBE15

Planning History

- Application 98/68026/O – O/L for the erection one dwelling, approved
- Application O/2001/4565 – O/L for the erection of one dwelling, renewal of consent 98/68026/O, Approved
- Application RM/2001/4462-R/M on application O/2001/4565, approved.

The principal of a dwelling has been established by the above applications, and the reserved matters have also been accepted by application RM/2001/4462.

This application seeks to vary the previous reserved matter application by resiting the dwelling 2m (measured off 1:200 site plans) closer to 'Sunrise'. It would still be the same width and located the same distance from the highway as previously.

It is not considered that this change would have any adverse impacts upon 'Sunrise' as the proposed dwelling would still be located over 10m at its closest point (corner to corner). There are no windows proposed in the first floor side elevation, so there would be no issue of increased overlooking.

It is not considered that the proposed amendments would have any adverse impact upon the character of the streetscene nor conservation area. The Conservation Officer has no objections to the proposed changes, and considered that the closing of the gap between the two properties will help to minimise the impact of the garages.

Approval: ✓ ~~**Refusal:**~~

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Blue Line Developments Ltd
C/O Halifax Property Services
51 Updown Hill
Windlesham
Surrey
GU20 6DL

Application Number: RM/2001/4462

Parish:	**ARBORFIELD**
Location:	**Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.**
Proposal:	**Application for Reserved Matters on Outline consent 98/68026/O for the erection of one dwelling with detached double garage.**

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

Condition
1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. O/2001/4265 dated 31/07/01 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

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

Reason
1. The conditions of the outline planning permission remain in force and for the sake of clarity.

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

Informative
1. The applicant is reminded that details still need to be submitted and approved for materials, landscaping and slab level, under conditions 1a, 2 and 4 of outline permission No. O/2001/4265. The proposed landscaping scheme should include a tree to replace the cherry tree to be removed from the front of the site.

Informative
2. Condition 5 of outline permission No. O/2001/4265 should include retention and protection of the willow tree at the rear and hedge along the south side boundary of the site (with the Village Hall).

Informative
3. This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 21st August 2001, showing reduction in roof pitch of dwelling and garage to 45° and change in roof design to show hipped gable end, and additional drawing received by the Local Planning Authority on 7th September 2001 showing section through proposed dwelling, and does not approve the proposals as originally submitted.

Informative
4. 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:

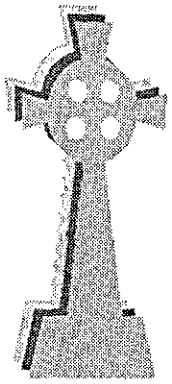
Berkshire Structure Plan Policies H5, EN1, EN5 and EN6.
Loddon Area Local Plan Policies LH1, LBE9, LBE13, LBE15 and LBE22.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE11, WHE4 and WHE16B.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/09/2001

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.



PLANT	PART
POL	TLS
DK	ENF
AP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

Arborfield & Newland Parish Council

Parish Office
Arborfield Village Hall
Eversley Road
Arborfield
Berkshire
RG2 9PQ

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

27 March 2002

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

Dear Ms Brown

Reference: PA RM/2002/6048, Land adjoining Sunrise, Eversley Road, Arborfield

The Parish Council has no objections to the reserved matters on application O/2001/4265.

Yours sincerely

Zoe Bolton
Clerk to the Council

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 11 March 2002 13 MAR 2002

Application Number: RM/2002/6048

Proposal: Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462..

Site Address:
Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.

Applicant:
Bluelane Developments Ltd .

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

I UNDERSTAND THIS APPLICATION RELATES TO THE RE-LOCATION OF THE PROPOSED DWELLING 1.5M. NEARER TO THE EXISTING HOUSE ON THE SITE (SUNRISE)

THE ORIGINAL DESIGN AND LAYOUT IS TO REMAIN 'AS APPROVED' 20. SEPTEMBER 01. —. NOTE - THE ROOF TO THE SIDE ELEVATIONS APPEARS TO HAVE BEEN MODIFIED. I DO NOT OBJECT TO THIS AMENDMENT.

I CONSIDER THE CLOSING OF THE SPACE BETWEEN THE TWO PROPERTIES WILL HELP TO MINIMISE THE VISUAL IMPACT OF THE GARAGES. LANDSCAPE PROPOSALS (TREES TO CLARIFY DRIVEWAYS) SHOULD ALSO BE PART OF THE PROPOSALS

Harold Sanders

27.03.02

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 20 March 2001

Location:	Land adjoining Sunrise, Eversley Road, Arborfield Cross
Proposal:	Reserved Matters on Application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462
Application Number:	RM/2002/6048

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

The applicant will need to submit details of the -proposed planting at the front of the site, showing location, full species name, size of plant at time of planting and planting densities.

The weeping willow in the rear garden will need to be protected during the construction period to BS 5837. The applicant will need to submit a plan showing the location and the details of protective fencing to be erected before any work commences on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

18th March 2002

PLANNING SERVICES	HPT 54394
POL	TLS
DC NAB	ENF
APP	
CS	
19 MAR 2002	
COPIES TO	ACK:
	FILE:

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

Dear Natalie,

APPLICATION RM/2002/6048
Sunrise, Land adj, Eversley Road, Arborfield Cross

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for Watching Brief issued 12/07/01

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 March 2002

Application Number: RM/2002/6048

Proposal: Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.

Parish: ARBORFIELD PARISH

Site Address:
Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.

Applicant:
Bluelane Developments 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).

Reserved matters do not affect highways.

Signed: _____ **Print name:** Adam 13/03/02.

Application Number : RM/2002/6048	Map No : 89
Case Officer : NAB	Site Area : 0.13
Valid Date : 4/03/02	Received Date: 04/03/2002

Level : Delegated Application

Description : Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.

Location : Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.

Parish : AB Ward : ABR

Applicant : Bluelane Developments Ltd .

Fee Required: £0 Fee Received: £0 Resubmission

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	SCALE	12/03	5/4
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one ARBORFIELD CROSS

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No 12/03

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

THAMES WATER

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

3/N + see map

OTHERS

No pre-app?

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 11 March 2002

My ref: RM/2002/6048

WOKINGHAM UNITARY
Aiming for Excellence

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: RM/2002/6048
Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.
Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **RM/2002/6048**
Land Adjoining Sunrise, Eversley Road, Arborfield Cross, Reading.
Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cowan

**********FILE COPY**********

Received by Wokingham District Council

Application No: RM/2002/6048

Proposal:
Reserved matters on application O/2001/4265 for the erection of one dwelling. Amendment to consent RM/2001/4462.

Location:
Land Adjoining Sunrise, Eversley Road, 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 RM/2002/6048 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 04/04/2002. 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.

Trevor Watson
Development Control Manager

11 March 2002

Organisation_Name	Building_Name	address1	Postcode
		16CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		18CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		20CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		22CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		24CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		26CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		28CHAMBERLAIN'S GARDENSREADING	RG2 9QA
	BIRCH HOUSE	BIRCH HOUSEEVERSLEY ROADREADING	RG2 9PG
	MAGNOLIA COTTAGE	MAGNOLIA COTTAGEEVERSLEY ROADREADING	RG2 9PG
	BEECH HOUSE	BEECH HOUSEEVERSLEY ROADREADING	RG2 9PQ
	SUNRISE	SUNRISEEVERSLEY ROADREADING	RG2 9PQ
ARBORFIELD GARAGE			RG2 9PG
VILLAGE HALL			RG2 9PQ
		1BRANT CLOSEREADING	RG2 9PF
		2BRANT CLOSEREADING	RG2 9PF
POST OFFICE COUNTERS LTD	ARBORFIELD CROSS POS	ARBORFIELD CROSS POST OFFICEEVERSLEY ROAI	RG2 9PQ
POST OFFICE			RG2 9PQ
SWAN INN			RG2 9PQ
~~LAND ADJOINING~~	~~SUNRISE~~		

Neighbour consultation List

1509/ab Rec'd 12.00 Noon 1.3.02

04.MAR2002* 6048 6048

PLANNING APPLICATION PART 1

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

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

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

For office use only
Application No.

1.	YOUR NAME	BWEANE DEVELOPMENTS LTD
	ADDRESS	38 THE URNE
		FLEET HANTS
	POST CODE	GU13 0LY Tel No. 07811 40 1120
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	/
	POST CODE	Tel No.
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND ADJOINING SUNRISE, EVERSLEY RD, ARBORFIELD CROSS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	APPROX 01 ha.s
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 1 DWELLING & DETATCHED DOUBLE GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted. POTTON, LTD SITE PLAN. FRONT REAR & SIDE ELEVATIONS, FLOOR PLAN ~~STREET SCENE~~.

PLANS/DRAWINGS

1:25000 Location Plan	☐	1:100 Floor Plan	☐
1:500 Block Plan	☐	Other	☐
1:100 Elevations	☐		

8. Does the application involve any of the following

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

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	☐
OTHER	RESITING PROPERTY 1.5M TO RIGHT.		

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

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

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

EXTERNAL APPEARANCE	✓	SITING	✓
MEANS OF ACCESS	☐	DESIGN	✓
		LANDSCAPING	☐

RESITING OF DWELLING APPROVAL NO 0/2001/4265.

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

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~ WILLOW (TO STAY)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK TIMBER & RECLAIMED CLAY ROOF TILES

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

YES / ~~NO~~ AS EXISTING

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

YES / ~~NO~~

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

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+1

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

N/A ~~YES / NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ /

HAVE BEEN ADVISED THERE IS NO FEE.

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

SIGNED [signature] ON BEHALF OF BLUELANDS DEVELOPMENTS LTD DATE 28-2-02

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

1789/a

SECTION 66 CERTIFICATE

Application No. 04.MAR2002* 6048

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . BLUELAND DEVELOPMENTS . . . . .

Date . . . 28 - 02 - 02 . . . . . .

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

(1) SUNRISE

ADDRESS EVERSLEY RD PARISH ARB

PLOT No. ORD. SHEET No.

BUILDER ✓ R/39/60 Miss Druitt. New garage. 10/5/60 C

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/60/72	Miss D Druett	Ext W.C. + coal store	17.2.72	APP IN
98/68026/O	Trustees to Miss Druett Deceased	O/A - 1 Dwelling + rev. access	30.9.98	C
98/68064/O	"	6 Dwellings + Parking + access	5.10.98	RE
98/68590/CA	"	Demolish Dwelling	31.12.98	RE
98/68614/F				
99/70800/F	Bluelane Developments Ltd	2st/rear extn, alt. to roof - extn. of replacement garage	04.01.00	R
F/2000/0444	" " "	2st. ext + replacement garage	5.4.00	A
F/2000/1397	Bluelane Developments Ltd	details comp. con 06 consent (app of boundaries)	24/7/00	C

DATE OF COMPLETION 98/68614/F & 98/68590/CA &

MINISTRY DECISION 98/68064/O – APPEALS DISMISSED - 22/4/99

SPECIAL ORDERS

DRAINAGE

1933

(2) SunRise

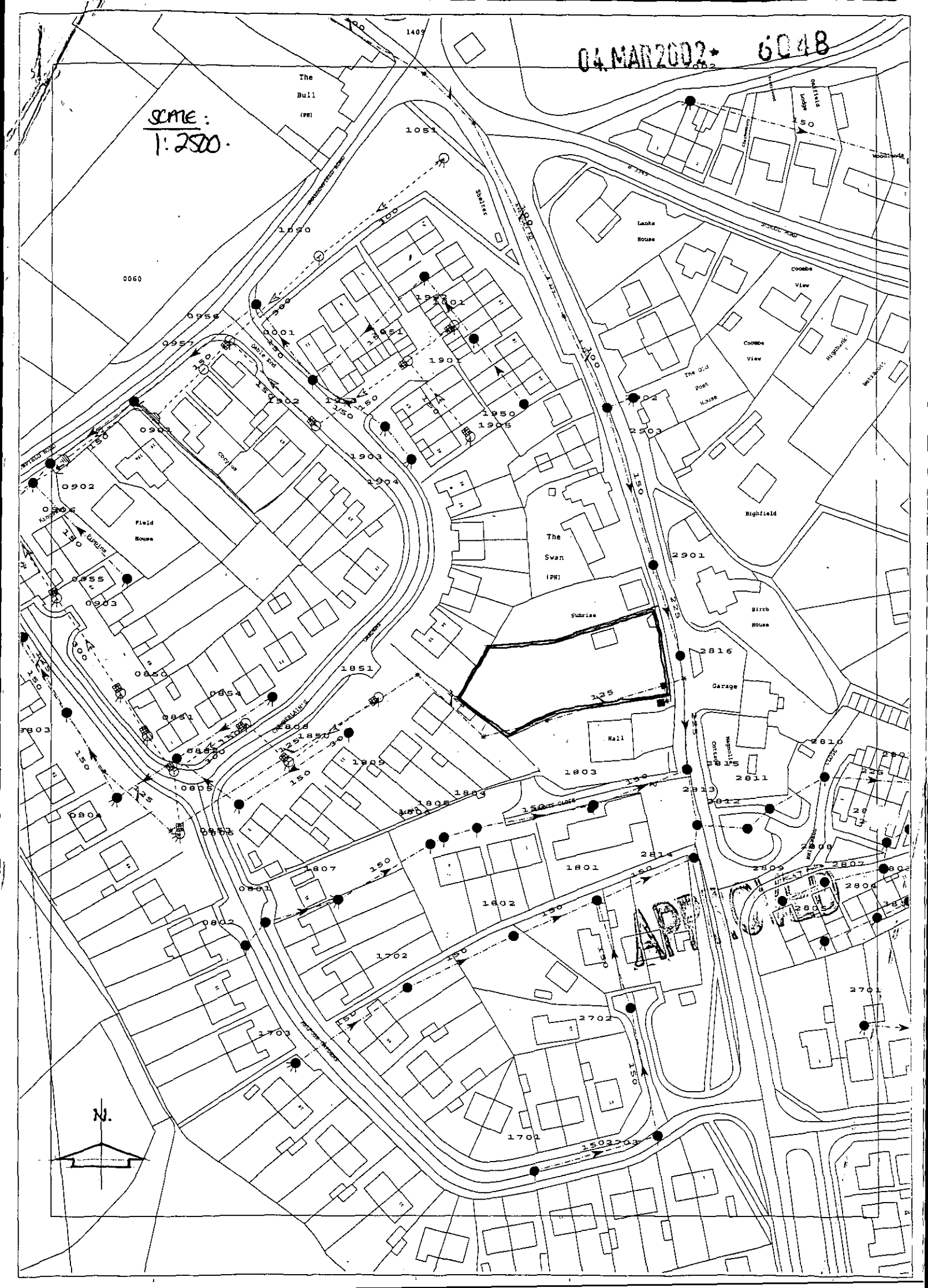
ADDRESS Eversley Road PARISH Arborfield

PLOT No. ORD.SHEET No.

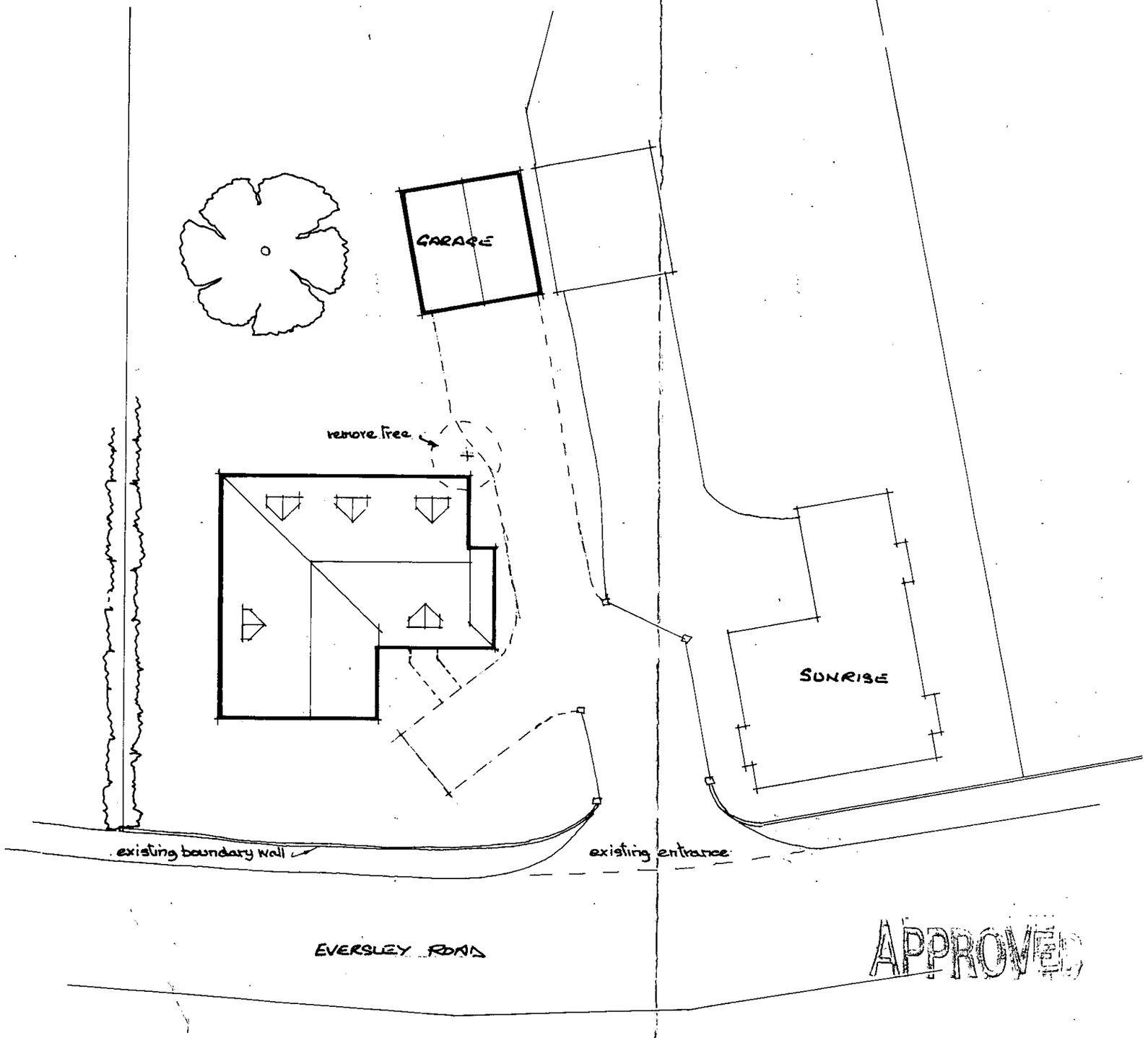
Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
O/2001/4265		Blue Lane Dev	Land adj erection of dwell. + form of rev. acc. (removal of cons. 98/68)	31.07.01		C/A
RM/2001/4462		" " "	Land adj 68026 app. for R.M. on for erection of 1 dwelling + double garage	20.9.01		C

MINISTRY DECISION:

SPECIAL ORDERS: PDEng - change of use of garden - Mrs Lavelle 20.2.02


04.MAR2002 6048
SCALE: 1:2500.
The Bull (PH)
Shelter
Lanks House
Coombe View
The Old Post House
Highfield
Field House
The Swan (PH)
Sunrise
Birch House
Garage
Hall
Cottage
Magnolia
Gable End
Cocylus
Kingsbury
Pippins
N.
APPROVED

04.MAR2002* 6048



APPROVED

NEW HOUSE ADJACENT TO SUNRISE EVERSLEY RD. ARBORFIELD
SITE PLAN (SCALE 1:200)

NOTE: site details taken from Pollon Ltd. "Preliminary site Layout" drawing.

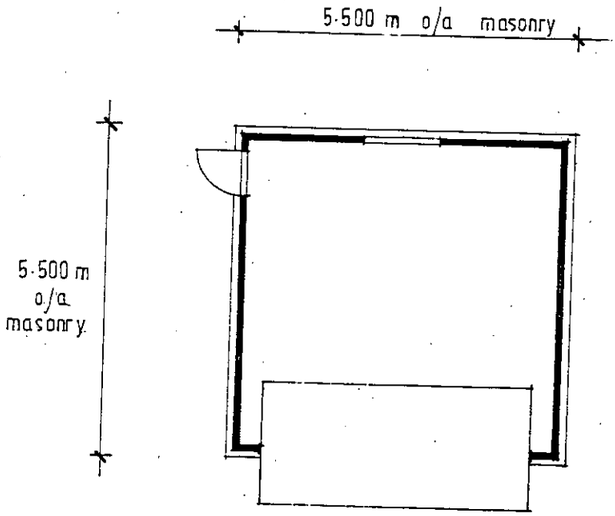
20/3/02

04.MAR2002 6048

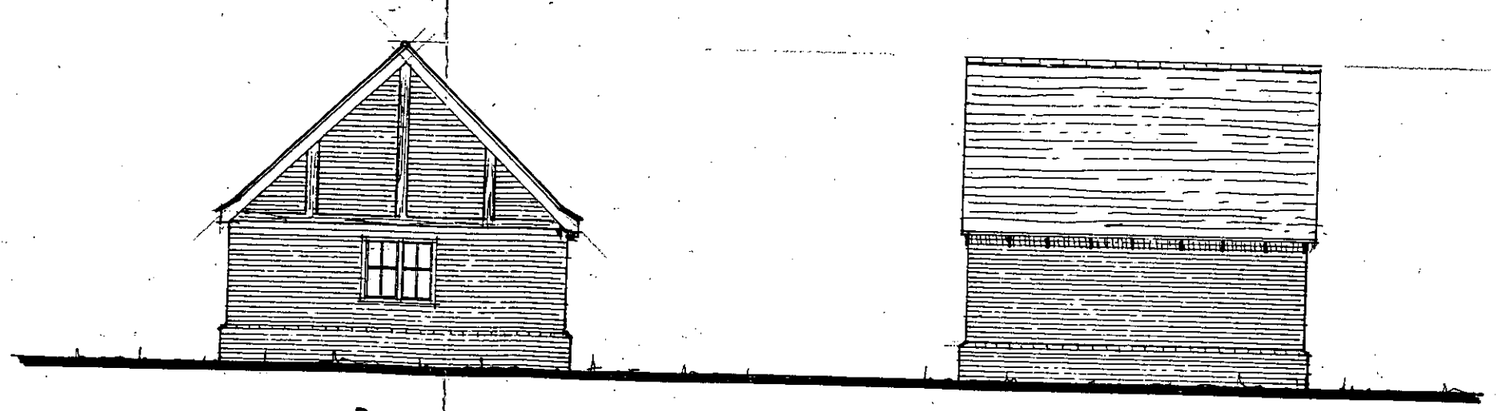


Front

Side



Plan



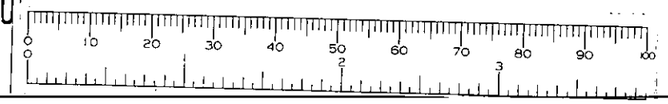
Rear

Side

APPROVED

Client : Blue Lane Developments Ltd

Scale : 1:10



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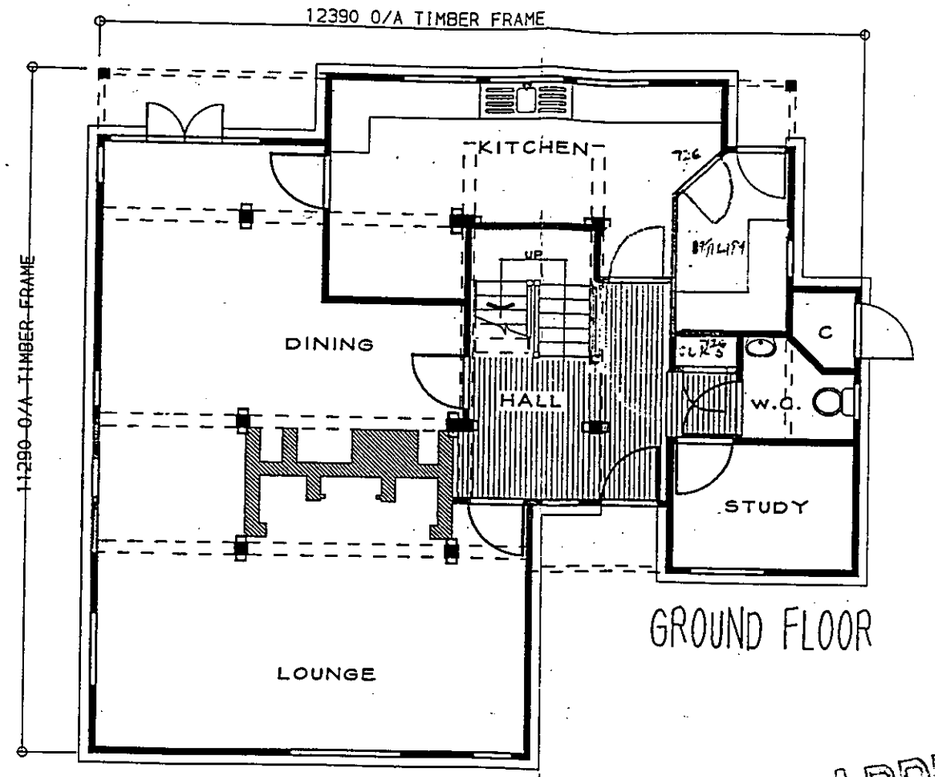

GROUND FLOOR

04.MAR2002* 6048

APPROVED

20/3/02

Revisions:

29 OCTOBER 2001.-MLP- (REV B)
HOUSE TYPE CHANGED.
BUILDING REGS COMPLIED.

30 Oct 2001-Rev.C-KDH
Dormer added to bed.4.

Checked by:	Date checked:
***	********

Title:
GRANSDEN B
****

HERITAGE

Handing:
LOUNGE LEFT

Client Name:
BLUE LANE DEVS
BERKS

Drawn By:	Date:
MLP	25-OCT-2001
Scale: 1:100	Size: A3
Job No: 01-070	Type: P / Rev: C
Drawing No: 1	

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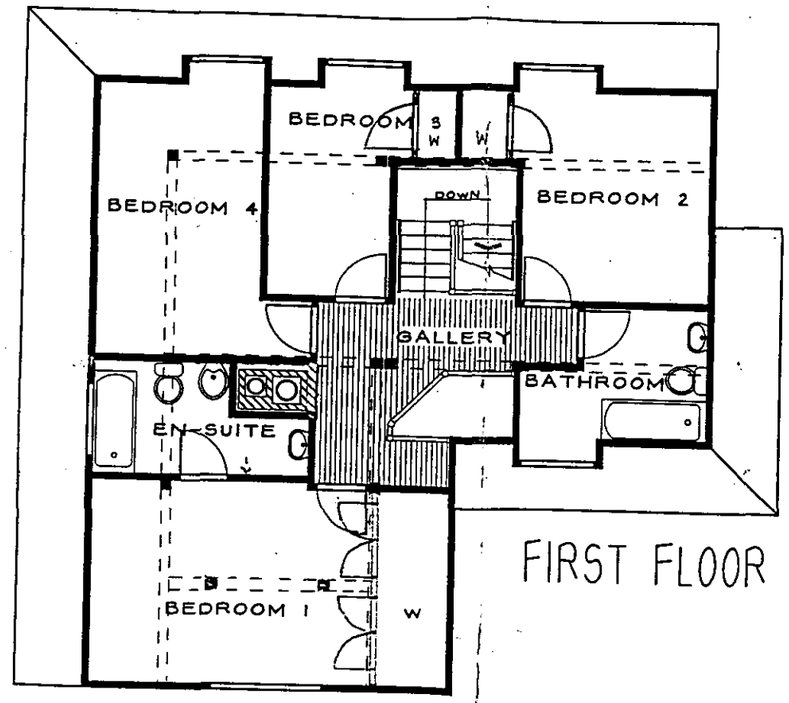
Web site: www.potton.co.uk



FIRST FLOOR

APPROVED

CD 20/3/02

Revisions:

29 OCTOBER 2001.-MLP- (REV B)
HOUSE TYPE CHANGED.
BUILDING REGS COMPLIED.

30 Oct 2001-Rev.C-KDH
Dormer added to bed.4.

04.MAR2002* 6048

Checked by:	Date checked:
***	********

Title:
GRANSDEN B
****

HERITAGE

Handing:
LOUNGE LEFT

Client Name:
BLUE LANE DEVS
BERKS

Drawn By:	Date:
MLP	25-OCT-2001

Scale:	Size:
1:100	A3

Job No:	Type:	Rev:
01-070	P	C

Drawing No: 2

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TIMBER & BRICK QUALITY MARK

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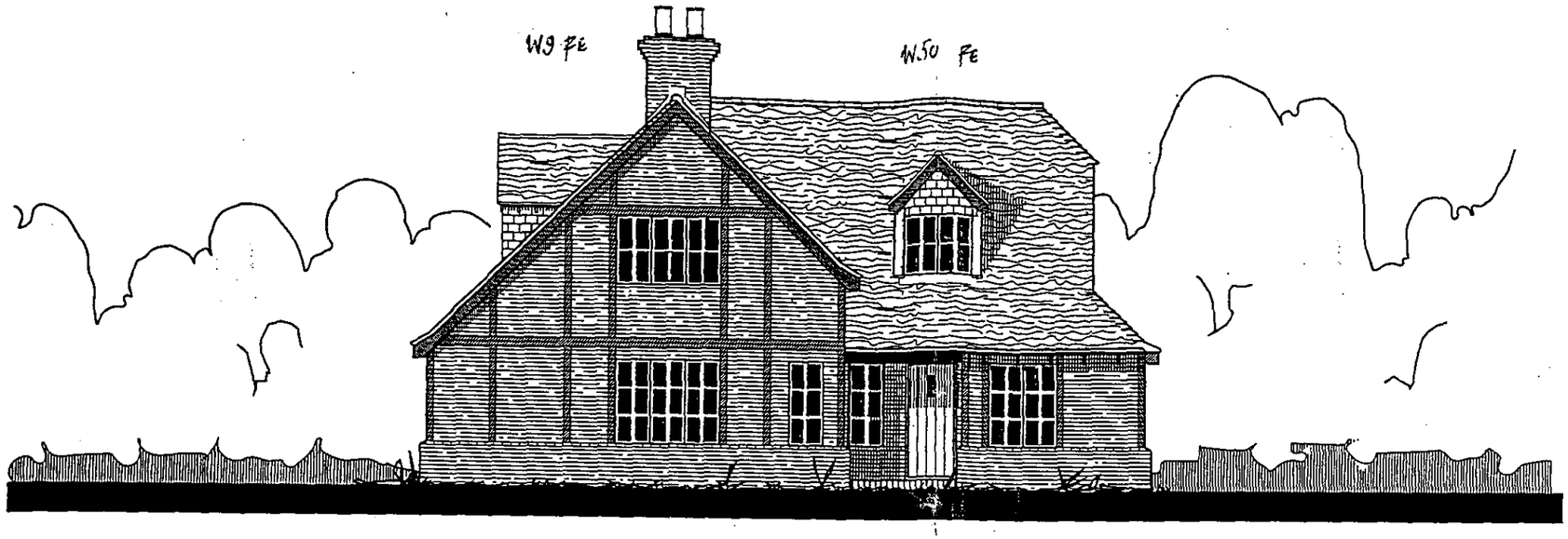
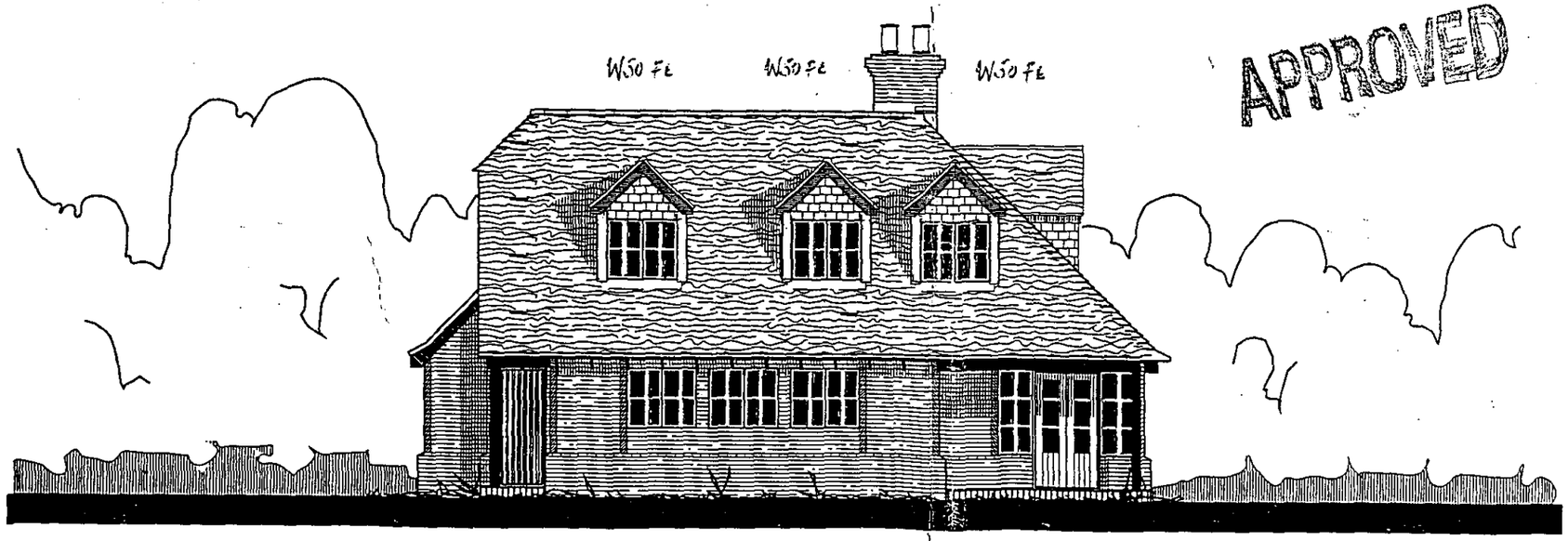
0 2 3



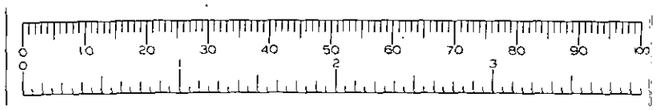
FRONT ELEVATION

W12 W10 H W10 DF13 W08 W11
A



REAR ELEVATION

DF14 W50 W50 W50 W17
C E



APPROVED

30/3/02

04 MAR 2002 6048

Revisions:

29 OCTOBER 2001.-MLP- (REV B)
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Dormer added to bed.4.

Checked by:	Date checked:
***	**********

Title:

GRANSDEN B
****

HERITAGE

Handing:
LOUNGE LEFT

Client Name:

BLUE LANE DEVS
BERKS

Drawn By:	Date:
MLP	26-OCT-2001

Scale:	Size:
1:100	A3

Job No:	Type:	Rev:
01-070	E1	C

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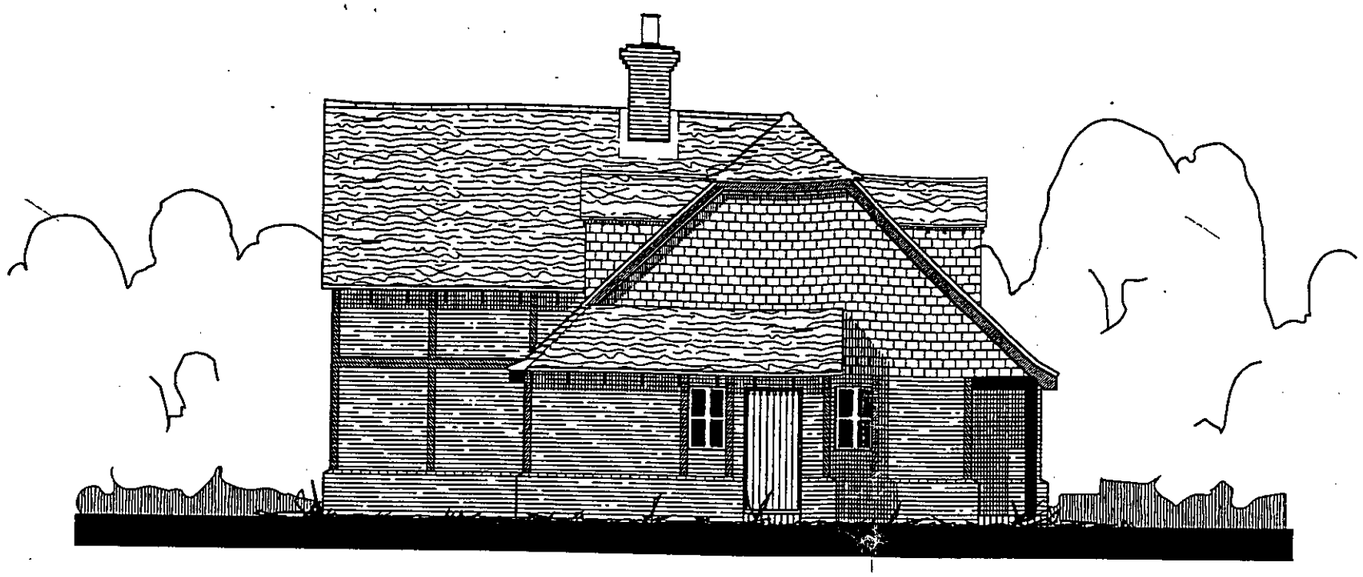
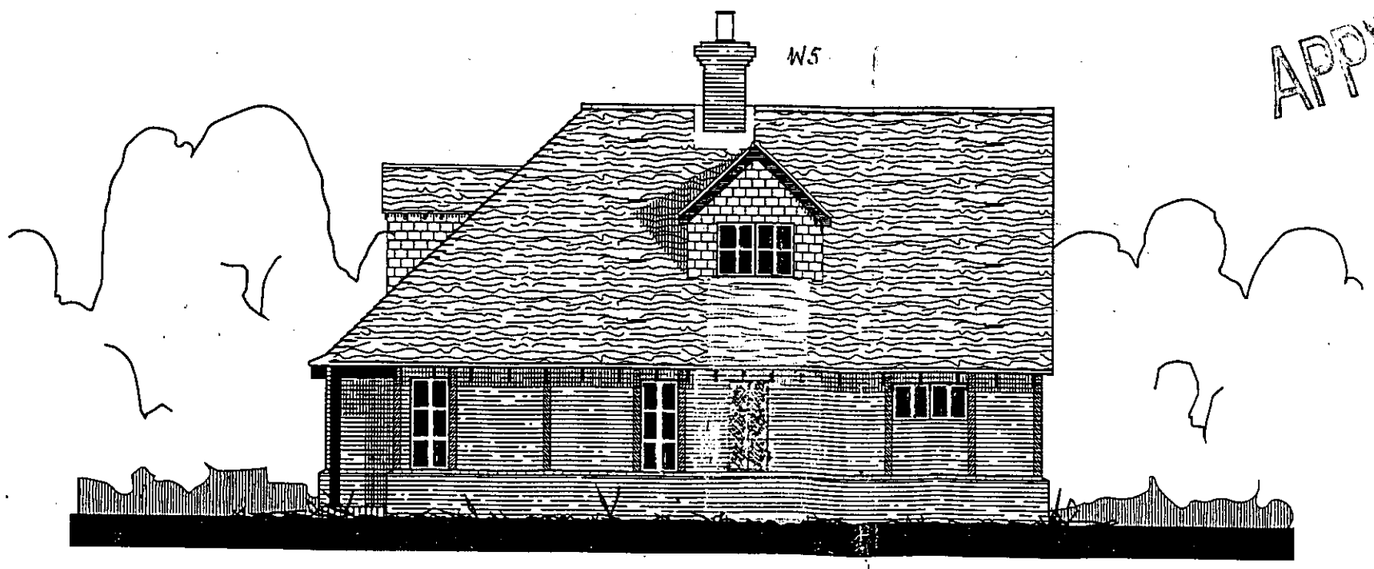


SIDE ELEVATION

W44 DP16 W44

F



SIDE ELEVATION

W5

W10 W10 H W10 W2

APPROVED

04.MAR2002 6048

Revisions:

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HOUSE TYPE CHANGE
BUILDING REGS COMPLIED.

30 Oct 2001-Rev.C-KDH
Dormer added to bed.4.

Checked by:	Date checked:
***	**********

Title:

GRANSDEN B
****

HERITAGE

Handing:
LOUNGE LEFT

Client Name:

BLUE LANE DEVS
BERKS

Drawn By:	Date:
MLP	26-OCT-2001

Scale:	Size:
1:100	A3

Job No:	Type:	Rev:
01-070	E2	C

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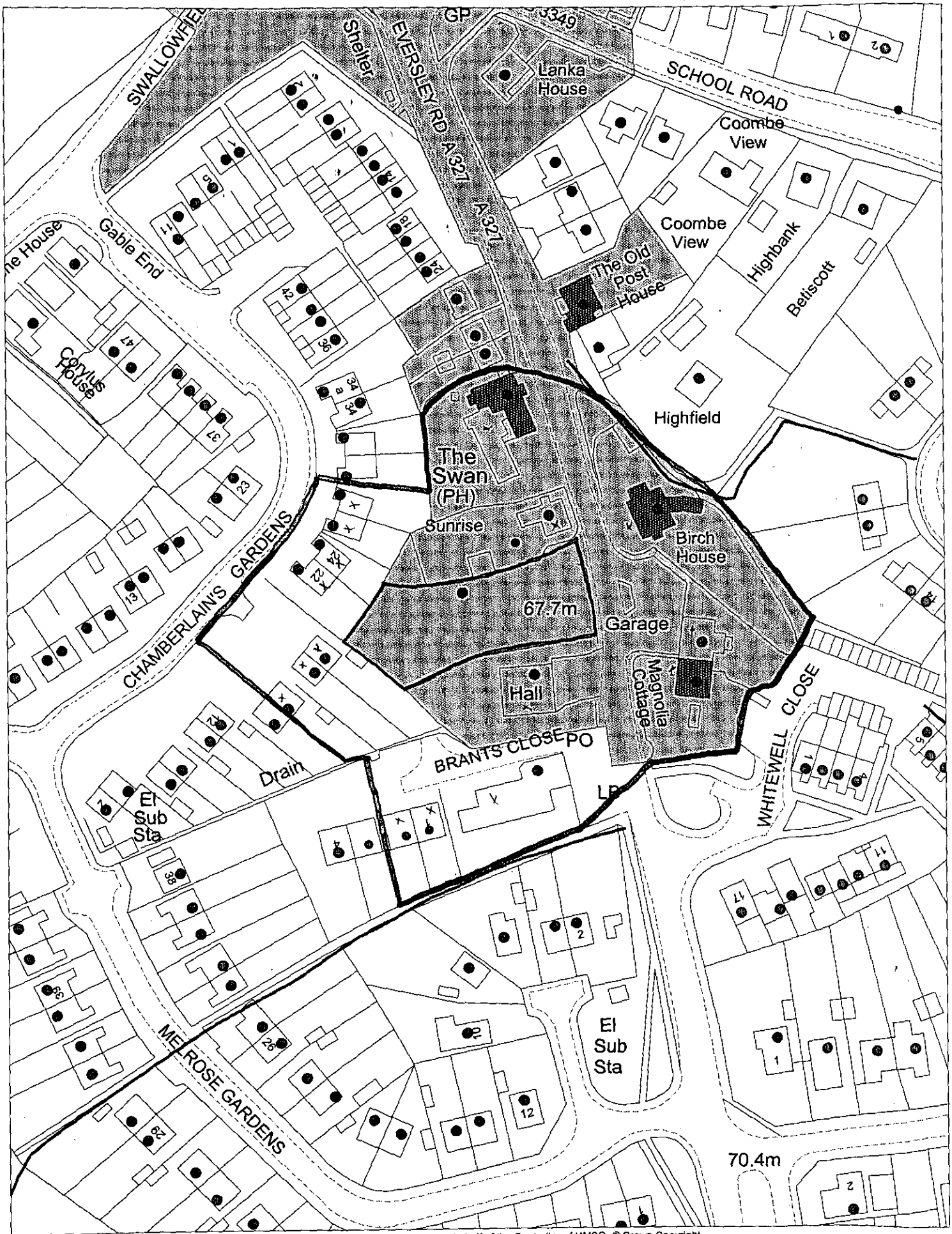
CD 20/3/02

04 MAR 2002 * 6048



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Development Control Section, Environmental Services, Wokingham District Council.
7 March 2002

Scale: 1 : 1250

N
W E
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