EX SYSTEMS LTD
SOUTH LONDO

APPLICATION NO:
F/2000/1037

LOCATION:
21a Rectory Road, Wokingham.

APPLICANT:
Mr K Breadmore C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of detached dwelling and garage.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Breadmore
C/O Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire

Application Number: F/2000/1037

Parish: **WOKINGHAM**

Location: **21a Rectory Road, Wokingham**

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

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

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

Condition
2. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above in any elevation.

Condition
3. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Class A, B, C and D to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
7. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
8. The development shall not commence until details of all boundary treatment 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 and thereafter maintained as such.

Condition
9. 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
10. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
11. No construction work of any sort shall take place within the area covered by the application between the hours of 1800 and 0800 Monday to Fridays and 1330 to 0830 Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
12. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. In the interests of residential amenity.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. Changes in site levels may materially affect the proposed development or adjacent property.

Reason
11. In the interests of residential amenity.

Reason

12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell CH
Development Control Manager
Date: 06/07/2000

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.

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 9th October 2000

Location: 21a Rectory Road, Wokingham.

Proposal: Erection of detached dwelling and garage.

Application Number: F/2000/1037

In response to your consultation dated 19th September 2000 for the above application, the arboricultural comments are as follows:

Details of sizes and species of trees to be planted are required.

Neil Etherington
Senior Arboriculturist

Date: 19 September 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1037

Location: 21a, Rectory Road, Wokingham.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Mr K Breadmore C/O Andrews Kalik Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions 5, 8, 9 & 10 on planning consent F/2000/1037 relating to landscaping, materials, boundary treatment and slab levels.

Comments are required by 29/09/2000.

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

(RING ONE)

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

App No. F/2000/1037 (Planaps) / (Ludhouse) Date Rec. 23.8.00

Location: 21A RECTORY RD

Parish WOKINGHAM

Applicant: MR. K. BREADMORE

Description of attached plans Details pursuant to conditions 5, 8, 9 and 10 on p.p. F/2000/1037 relating to landscaping, materials, boundary treatment and slab levels.

Drawing No's: 1234/30A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/1037 (Planaps) / (Ludhouse) Date Rec. 23.8.00

Location: 21A RECTORY RD

Parish WOKINGHAM

Applicant: MR. K. BREADMORE

Description of attached plans Details pursuant to conditions 5, 8, 9 and 10 on p.p. F/2000/1037 relating to landscaping, materials, boundary treatment and slab levels.

Drawing No's: 1234/30A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

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

PLANNING SERVICES	HPT 33406
POL	TLS
DC	
APP	
CS	
23 AUG 2000	
COPIES TO:	ACK:
	FILE:

SK/JAG/1234

1st August 2000

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

1037

ADDITIONAL PLAN

F.A.O. Mrs B Polnik

Dear Madam,

21A RECTORY ROAD, WOKINGHAM – F/2000/1037

I am enclosing herewith an application for approval and discharge of the following conditions for the above:

- Condition No. 5 – hard and soft landscaping.
- Condition No. 8 – boundary treatment.
- Condition No. 9 – samples and details of materials.
- Condition No.10 – slab level.

Regarding the samples of materials (condition no. 9), we would like to meet you on site to agree these, as it is our client's intention to match the materials already used on the adjacent bungalow. If you agree with this approach, I will telephone you to arrange a meeting on site.

Main: Light Red Multi Stock Ambion B40148
Tiles: Eternite Century Clay Tiles
Plinth: Freshfield 1 Selected Dark
} to match existing

Windows: softwood timber
Fascia:
} stained brown

Guttering: black UPVc

Yours faithfully,

S. Kalik.

Enc:

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS AClArb

100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 12 October 2000
My ref: BP/F/2000/1037
Your ref:

Andrews Kalik Associates
The Studio
101 London Rd
Reading
Berkshire
RG1 5BY

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 Mr Kalik

RE: PROPOSED ERECTION OF DWELLING AT 21A RECTORY ROAD, WOKINGHAM

Further to your letter received 23rd August 2000 enclosing a landscaping plan in respect of the above-mentioned development, I would be grateful if you could provide me with details of sizes and species of trees to be planted as these are not indicated on the submitted plan.

I look forward to hearing from you in the near future.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

1037

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 25, 2001
My ref. BP/F/2000/1037
Your ref. SK/JAG/1234

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

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

Dear Mr Kalik

RE: 21A RECTORY ROAD, WOKINGHAM

Further to your letter dated 5th February 2001 enclosing plan 1234/30E, the Landscape Architect has commented as follows:

1. The size and species of the proposed new trees to be planted need to be shown on the drawing.

2. The areas of planting around the dwelling indicated as GC1 and GC4 are very large for one species of shrub only. These areas need to be broken up with a mix of shrubs.

3. Additional planting is required on the northern side of the new close-boarded fence to soften views of the fence line from Rectory Road.

I look forward to receiving a revised landscaping plan addressing the above.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

By hand 5.2.01

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

PLANNING SERVICES	APT 39592
POL	TLS
DC BP	ENF
APP	
CS	
06 FEB 2001	
COPIES TO:	ACK:
	FILE:

SK/JAG/1234

5th February 2001

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

1037

F.A.O. Mrs B Polnik

Dear Madam,

23 RECTORY ROAD, WOKINGHAM

Further to my letter of 1st August 2000 applying for a discharge of conditions 5, 8, 9 and 10, for which we have your verbal approval, we are now submitting 5 copies of our drawing nos. 1234/30E showing the additional landscaping details around the new building, for approval as a minor amendment.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

S. Kalik.

Enc:

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS AClArb

ANDREWS KALIK ASSOCIATES
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 17 April 2001

Location:	21A Rectory Road, Wokingham
Proposal:	Proposed erection of detached dwelling and garage.
Application Number:	F/2000/1037

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

1. The size and species of the proposed new trees to be planted need to be shown on the drawing.
2. The areas of planting around the dwelling indicated as GC1 & GC4 are very large for one species of shrub only. These areas need to be broken up with a mix of shrubs.
3. Additional planting is required on the northern side of the new close-boarded fence to soften views of the fenceline from Rectory Road.

The applicant will need to submit a revised plan addressing the above points.

Catherine Brimble

Catherine Brimble
Landscape Architect

By hand 5.2.01

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

PLANNING SERVICES	APT 39592
POL	TLS
DC BP	ENF
APP	
CS	
06 FEB 2001	
COPIES TO:	ACK:
	FILE:

SK/JAG/1234

5th February 2001

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

1037

F.A.O. Mrs B Polnik

Dear Madam,

23 RECTORY ROAD, WOKINGHAM

Further to my letter of 1st August 2000 applying for a discharge of conditions 5, 8, 9 and 10, for which we have your verbal approval, we are now submitting 5 copies of our drawing nos. 1234/30E showing the additional landscaping details around the new building, for approval as a minor amendment.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

S. Kalik.

Enc:

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

Date: 04 April 2001

To: Case Officer

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

Application Number: F/2000/1037

Location: 21a, Rectory Road, Wokingham.

Proposal: Proposed erection of detached dwelling and garage.

Applicant: Mr K Breadmore C/O Andrews Kalik Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan relating to landscaping condition on planning permission F/2000/1037.

Comments are required by 18/04/2001.

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

(RING ONE)

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

App No. F/2000/1037 (Planaps) / (Ludhouse) Date Rec. 6.2.2001

Location: 21A RECTORY RD

Parish WOKINGHAM

Applicant:

Description of attached plans Revised landscaping plan pursuant to condition on p.p. F/2000/1037

Drawing No's: 1234/30E

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 04.04.R5

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/1037 (Planaps) / (Ludhouse) Date Rec. 6.2.2001

Location: 21A RECTORY RD

Parish WOKINGHAM

Applicant:

Description of attached plans Revised landscaping plan pursuant to condition on p.p. F/2000/1037

Drawing No's: 1234/30E

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER B.O.

Consultations Sent by Admin. on 04.04.R5

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/1037

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

Mr K Breadmore
c/o Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Dear Sirs

PLANNING PERMISSION F/2000/1037
SITE: 21A RECTORY ROAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1037 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Mrs B Polnik
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1037	BP
BUILDING CONTROL NUMBER.	BP2000/0975 Howard	
~~APPLICANT~~/AGENT	Andrews Kolitz Assoc	
ADDRESS OF SITE	21A Rectory Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	new bungalow with garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1234/30 C	1234/27
ELEVATIONS	1234-32	1234/29.
FLOOR PLANS	1234-31D	—
	garage exempt	garage 1234/24.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	5/9/00.	

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	

FILE C/A

APPLICATION.
WU F 2000/1037.

JOHN MITCHELL.

C C, WALKLING.
7 CHARLECOMBE HOUSE,
23. RECTORY RD.
WOKINGHAM. BERKS,
RG40 1DP.

24-7-00

PLANNING SERVICES
POL
DC
APP
CS 0805 BCP
25 JUL 2000
COPIES TO:
ACK:
FILE:

Dear Sir,

I acknowledge receipt of your letter dated 11th July & note that planning permission has been granted - This is disappointing when you consider all previous applications have been rejected.

I note though that the plans show that the proposed building will face east & not be inclined towards "Charlecombe House" which would have affected the privacy of the residents of C/H.

It would therefore be appreciated if the ~~lighting~~ site lay out could be inspected prior to building & ~~this~~ changes,

Yours faithfully,

C C Walkling - CC WALKLING.

17

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0185	BCP
19 APR 2000	
COPIES TO:	ACK:
	FILE:

C/O WALKLING - CHARLECOMBE HOUSE
23 RECTORY RD
WOKINGHAM.
RG40 1DP.

Your Ref
MRS B POLNIK.
Ref: F/2000/1037.

Dear Madam.

SITE ADDRESS. 21A RECTORY RD, WOKINGHAM.

I was with concern to receive your letter dated 5th April regarding the above. I feel all previous applications to build on this land have been rejected. 5 applications I believe.

The position & facts have not changed. I trust you will refer to previous correspondence & take into consideration the content & concern of local people who will be affected, if this application was to succeed.

You will note from previous correspondence that a large Copper Beech tree was removed from this site due to deterioration. This tree had a preservation order.

The tree was removed by the developer immediately though we believe it could have been saved with surgery. Though further trees have been planted but not in the same position or near by, this allows a property be built prior to the removal it was not possible.

Again I note the building will be positioned facing Charlecombe House, this is not acceptable as our privacy will be affected.

If property is to be sanctioned at a later date on this land it should be in line with other properties in Rectory Rd facing the road, back or front. At least it will give privacy to local residents.

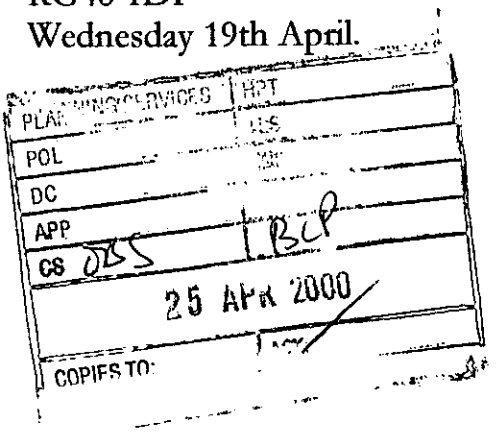
I trust once again the application will be refused, yours sincerely,

C G Walkling, C G WALKLING.

P.S.

I have included a copy of a letter dated 7th June 99 to the environment dept. which you may not be aware

"Fienalaine"
21A Rectory Road,
Wokingham,
BERKS.
RG40 1DP
Wednesday 19th April.



For the attention of
Mrs. B Polnik,
Environmental Services Department,
P.O. Box 157
Shute End, Wokingham.
Berkshire RG40 1WR

Dear Mrs. Polnik

Application Number: F/2000/1037

Site Address 21a, Rectory Road, Wokingham

My husband and I have viewed the plans for the proposed bungalow on the above site and wish to register our concerns.

The plans of the proposed bungalow show the dining room directly opposite our master bedroom and bedroom number two being directly opposite our lounge windows. This arrangement does not offer either party a degree of privacy that could be offered by at least two alternative sites.

If the bungalow was to be sited either, in line with the existing building line in Rectory Road or, midway between the existing building line and the end of the plot, then privacy would be enhanced for both parties.

Yours sincerely,

Mrs. Irene Miller

Basia Polnik

From: Neil Etherington
Sent: 26 June 2000 17:06
To: Basia Polnik
Subject: 21a Rectory Road

Importance: High

Basia

I am off on leave for the rest of the week and realise that I have not commented on the above application yet.

the proposed dwelling is shown as 6.5m from the centre of the Beech tree. Whilst this is closer than I would like I am reluctant to recommend refusal purely on tree grounds - there are several sites nearby where forest type trees are much closer to dwellings.

I consider that if planning permission is granted then the original landscape scheme must be implemented. This included planting other trees nearer to the road. If this is done then the removal of the Beech, if required many years down the line, may have less impact on the surrounding landscape. At the distance shown from the bungalow it should not cause too many problems for several decades.

I am back next Monday if you wish to discuss further.

Regards

Neil

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 05 April 2000

Application Number: F/2000/1037

Proposal: Proposed erection of detached dwelling and garage.

Site Address:
21a, Rectory Road, , Wokingham.

Applicant:
Mr K Breadmore C/O Andrews Kalik Associates.

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

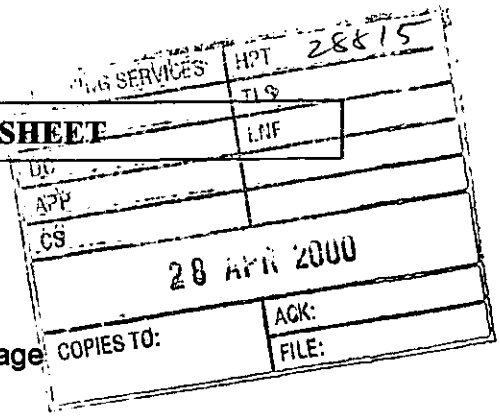
✓ below as applicable;

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

Sc 23 - Parking, Garaging & Turning (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

20-4-00



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polink

Application Number: F/2000/1037

Proposal: Proposed erection of detatched dwelling and garage

Site Address: 21a Rectory Road, Wokingham

Applicant: Mr K Breadmore C/O Andrews Kalik Associates

Your observations are required in respect of this application by **29/04/2000**

No objection subject to Highways approval

SIGNED: _____ **DATE:** **26/04/00**

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1037

Proposal:
Proposed erection of detached dwelling and garage.

Location:
21a, Rectory Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. 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 normally be possible for an individual reply 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~28~~ 30 MAR 2000	
Officer: BP	Application No. F/2000/1037

Map No. 75B Site 0:12

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE

Location: ~~ADJ~~ ~~23~~ 21a. RECTORY ROAD

Parish: WOKINGHAM Ward: Murrays ✓ 614

Applicant: MR BREADMORE

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

Enforcement Section to be notified (16) ☐ 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	back form not deleted signed or dated	S66 returned 28/3	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK .....
Trees TPO on site	NK .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

S/N e 13, 15 Osborne Road

30, 32a, 21a, 25, 28, 21, 23 Rectory Road

1-46 Meachen Court, Palmer School Road

1-7 Charlecombe House, Rectory Road (odd/e even)

.....

.....

.....

30.MAR2000* 1037

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 MAR 2000

COPIES TO:	ACK:
	FILE:

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 8BY
T 0118 9669669/9507700 F 0118 9568642

SK/JAG/1234

17th March 2000

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

F.A.O. Mrs B Polnik

Dear Madam,

ERECTION OF NEW BUNGALOW, LAND ADJACENT AND REAR OF 23 RECTORY ROAD, WOKINGHAM

Further to our meeting in your offices at which we discussed the size and position of the chalet house on the above site, we have now prepared a new set of drawings reducing the size of the dwelling, making it as a bungalow with no rooms in the roof.

We hope this now meets with your requirements and enclose the following in order to make a detailed Planning application:

- 6 copies of application forms
- Certificate B
- 6 copies of drawing nos. 1234/24, 27 and 29
- Deposit cheque in the sum of £190

Should you require further information regarding this application please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

Enc:

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

1933

ADDRESS 21A RECTORY ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
34111	SUNDIAL PROPS.	DET. HOUSE & GARAGE	8-9-89	Re
34413	W/DR.			
36507/8	"	"	24·10·90	R
36628	MRS. L. THOLNE	2 FLATS	24·10·90	R
37746	"	DET. HOUSE & GARAGE	5·7·91	R
39869	EASTMEATH PROPS.	BUNGALOW	29·9·92	R
HH924	D/B KEITH, NEALE & PARTNERS	DOCTORS' CURGERY	24·11·95	R
96/64101/E	MR. ALEKSIR	BUNGALOW & GARAGE	28·11·96	C
97/66107/E	"	"	19·9·97	C
F97/65497/A	"	"	14·11·97	AP
99/69049/F	K. Broadmore, Andrews Kelsh Assoc.	Erect Det Dwelling + Garage		

MINISTRY DECISION 36507/8 & 37746 - APPEALS DISMISSED - 10·1·92

SPECIAL ORDERS 69049 - APPEAL DISMISSED - 19/7/99

①

ADDRESS 23 Rectory Road (Charlcombe House) PARISH Wokingham E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
527 TP	Mr Cullen	Convert stables into dwelling	11/6/53	App
3450 5017	"	Garage Bathroom		
6747	"	Lt. to garage	12.1.67	
~~0/3/64~~	~~Mr Cullen~~	~~Erect 1 detached house east of Charlcombe House~~	~~30/1/64~~	~~Ref~~
~~13449~~ (25)	Mr. L. Camp	"	5.6.80	N/A C/A
~~13815~~ (27)		House & garage ads (plot 2)	31.7.80	N/A C/A
~~BR15393~~	Mr. L. Camp	"	15.8.80	App N/A
23454		Dem.	Withdrawn	
24615	James Butcher Housing Assoc.	6x2-bed bungs; 8 flats (1 bed) 7 flats (2 bed)	5.12.85	Ref

DATE OF COMPLETION

MINISTRY DECISION 24615 - Appeal dismissed — 27.11.86

SPECIAL ORDERS TPO 288/85

DRAINAGE

②

1764

ADDRESS 23 Rectory Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25509	Luff	Demolish - 5 town houses Bungalow & flats	22.5.86	Ref
9782 -	"	Lt. & alts. to form 7 flats	17.3.88	C/A LA
~~BRA6386~~	"	"	~~20.1.89~~	~~Ref~~
BRA6386	"	"	25.1.89	App
~~33498 Appeal~~		Garage ads to flat 2		Ref
34111	Junial Props	Det. M & G. Land Ads	28.9.89	Ref
34413	N/Dr.			
36507/8	"	Now 21A "	24.10.90	Ref
36623	Mrs. L. Thorne	2 flats land ads	24.10.90	Ref
37746 Appeal	Luff Dev. Ltd.	Det. House & garage "	5.7.91	Ref
98/67850/F	Mr. Aleksik	Erect Det. House & Dble Garage	23.9.98	Ref

DATE OF COMPLETION

MINISTRY DECISION 25509 - Appeal dismissed - 19-8-87 33498 - Appeal granted - 16.2.90

~~SPECIAL ORDERS~~ 36507/8 37746 - Appeals dismissed - 10.1.92

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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
MR. & MRS. MILLER	21A RECTORY ROAD WOKINGHAM	10 MARCH 2000
LUFF DEVELOPMENT	THE GRANARY ASHRIDGE WOOD FARM WARREN HOUSE ROAD WOKINGHAM	10 MARCH 2000

+ 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.

(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).

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . ANDREWS KALIV ASS . . . . . .

Date . . 10 MARCH 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

30.MAR2000*

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, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR. K. BREADMORE
	ADDRESS	C/O ANDREWS KALIK ASSOCIATES
	POST CODE	PHONE 0118. 950.77.00
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON RD. READING, BERKSHIRE.
	POST CODE	PHONE 0118. 950.77.00
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	RECTORY ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF NEW BUNGALOW WITH GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.12 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1234/27, 1234/29, 1234/24

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

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

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

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

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

VACANT

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? [redacted]/NO

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

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

RED BRICK WALLS TO L.A. APPROVAL
PLAIN TILES ROOF —11—

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

EXISTING AND NEW FENCE AND HEDGE TO L.A. APPROVAL

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/[redacted]

If no, please give details

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

SEE DRW. 1234/27

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

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	1	0	0	/	
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? [redacted]/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? [redacted]/NO

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

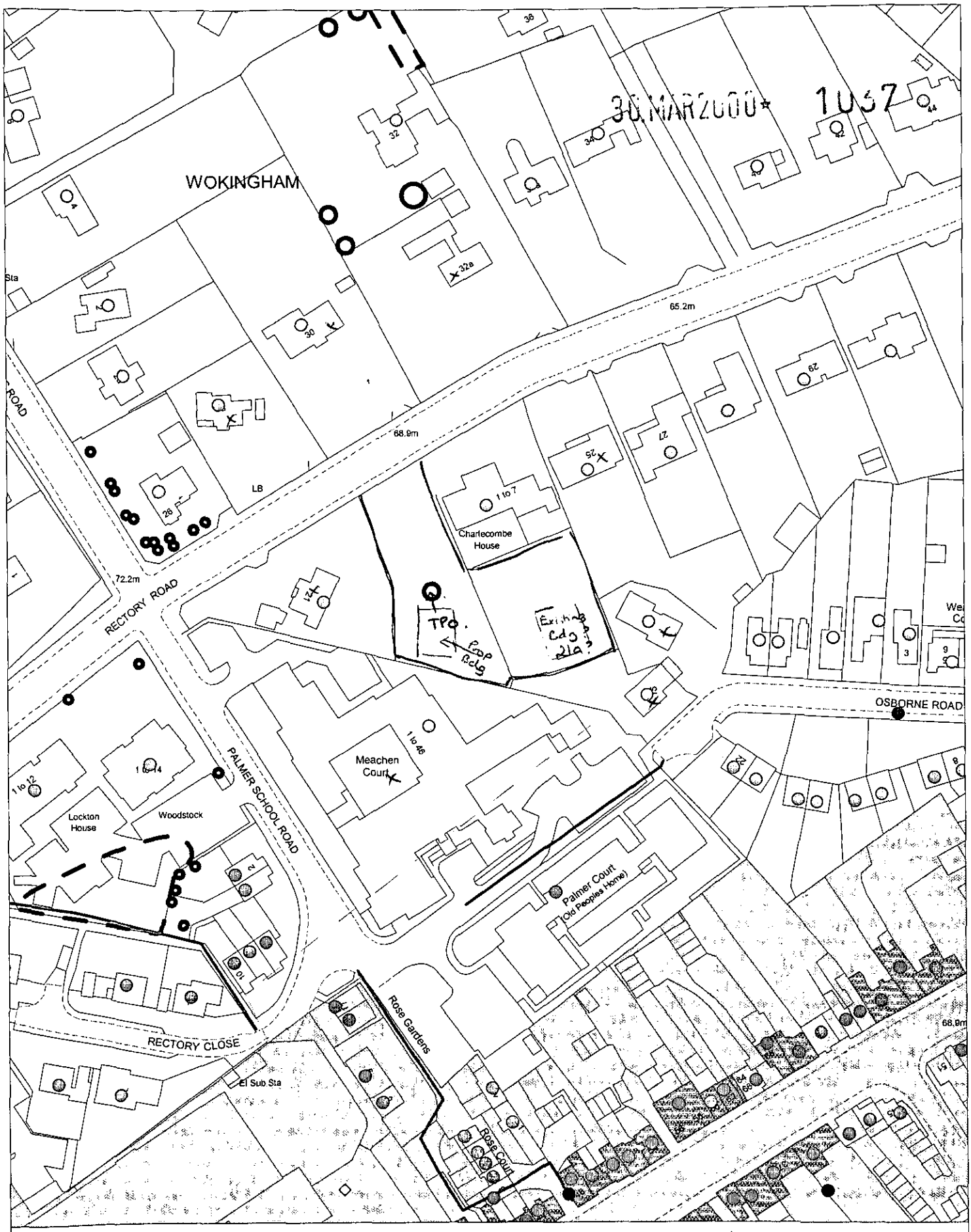
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 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 [signature] ON BEHALF OF ANDREWS KALIK ASSOCIATES DATE 10 MARCH 2000

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".



Site Plan, Scale: 1 to 1250

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Date: 27 March 2000

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