APPLICATION NO:
O/2000/1204

LOCATION:
407 Reading Road, Winnersh Wokingham.

APPLICANT:
G F Childs

PROPOSAL:
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G F Childs
42 Elsley Road
Tilehurst
Berkshire
RG31 6RP

Application Number: O/2000/1204

Parish: **WINNERSH**

Location: **407, Reading Road, Winnersh, Wokingham.**

Proposal: **Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. It cannot be demonstrated to the satisfaction of the Local Planning Authority from the information provided that the development would have a satisfactory relationship with adjoining properties, or a satisfactory effect on the amenity of their occupiers. The proposal is therefore contrary to Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan Policies WBE1 and WOS3.

Reason
2. The lack of provision of on-site vehicle turning space would result in reversing movements onto the A329 Reading Road, adversely affecting road safety and impede the free flow of traffic contrary to Policy LD5 of Berkshire Structure Plan.

John Mitchell
Development Control Manager
Date: 04/08/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

Space to agent 6/7 on phone - "subj to receipt of turning plan + assesst of cons responses/officers asst, no probs yet identified on pg. grounds".

WORK SHEET FOR : Lynette Baker

Application Number : O/2000/1204

Applicant : G F Childs .

Location : 407, Reading Road, Winnersh, Wokingham.
Proposal : Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/6

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses : WPC: no comments.
Landscape officer: no obj
HA recommends refusal.
letters: B objecting: overdent, already attached to a semi-d, loss of light, loss of privacy, disruption, structural damage.

Planning Issues : Impact on character of area
" " neighbouring properties.
HA issues.

Application Number: O/2000/1204

Appraisal :

1. Impact on character of area.
Several of the original 1930s buildings have been redeveloped along this stretch of the A329 and the principle of redevt of this site for residential is acceptable. The proposal is O/L with means of access & siting to be considered. 2 semis would be accepting subject to details. No adverse impact on character of area.

2 Impact on neighbouring properties
Notice served on 405 - physically attached at present Party wall would have to be made good
Proposal is on SE side of 409 + 2-4m distant from its flank wall in which is situated two small lounge windows. Proposal would involve loss of light from these windows. unacceptable
Design + ext. app. = RMS ∴ assessment of proposal in terms of impact on neighbouring props = limited

Highway: Turning plan asked for 6/7 - not received 31/7. ∴ recommendation for refusal.

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

John

Can't say this given it's O/L?

Application Number O/2000/1204
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			~~The proposal by virtue of its~~ siting + massing ~~would detract~~ from ~~the~~ amenity of neighbouring ~~property~~. The proposal is contrary to LAVP policy LBE2 + WSVP policies WBE1 + WOS3.
2			The lack of provision of on-site vehicle turning space would result in reversing movements onto the A3291 Reading Road adversely affecting road safety & impeding the free flow of traffic. - contrary to policy. LD5 of BSP
			It cannot be demonstrated to the satisfaction of the local planning authority, ~~the the~~ from the information provided, that the development would have a satisfactory relationship with adjoining properties, or a satisfactory effect on the amenity of their occupiers

John Mitchell

4/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 407 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: O/2000/1204

OFFICER: Lynette Baker

DATE OF SITE VISIT: 14/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ at front

2. DESCRIPTION OF SURROUNDINGS 1930s mixed res. dev along main road. Mixed res/commercial.

3. DESCRIPTION OF SITE/BUILDING Unlisted 1930s bungalow — semi-d.

4. RELATIONSHIP TO ADJOINING PROPERTIES attached to 405.

well sep. from 409 Both similar bungs.

5. SITE CONSTRAINTS

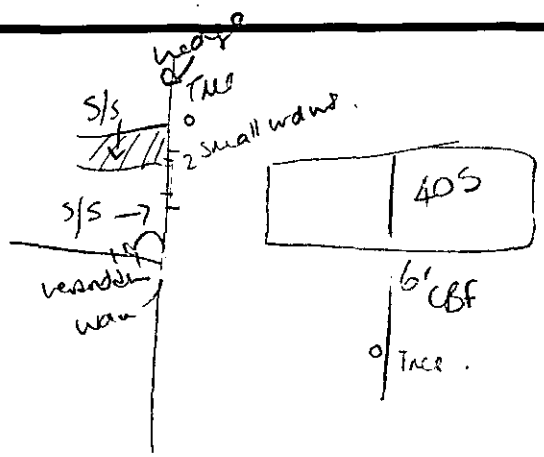
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Applicationo	Name & Address
O/2000/1204	Mr & Mrs J Sainsbury 405 Reading Road Winnersh RG41 5HU
O/2000/1204	R Dowling 409 Reading Road Winnersh RG41 5HU
O/2000/1204	P & R Dominy 404 Reading Road Winnersh RG41 5EP

App. refused,
Letter sent 15/08/00

Tel: (0118) 974 6447

Date: 04·08·00

My ref: O/2000/1204

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2000/1204
407, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14·08·00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **O/2000/1204**
407, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6447

Date: 04.08.00

My ref: O/2000/1204

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

CONFIDENTIAL

Councillor ~~D Ball~~ P Bray
~~7 Grovelands Avenue~~ 45 Bluebell Meadow
Winnersh
RG41 5UR

Dear Councillor

Application Number: O/2000/1204
407, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14.08.00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **O/2000/1204**
407, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Ball

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

Tel: (0118) 974 6447

Date: 04.08.00

My ref: O/2000/1204

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2000/1204
407, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14.08.00.

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **O/2000/1204**
407, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

By hand 10/5/00

409, Reading Road.
WINNERSH.
RG41 5HU

POL
DC
APP
CS 0835
CEB
10 MAY 2000
COPIES TO:
ACK:
FILE:

The Planning Officer,
Wokingham District Council.

Dear Sir,

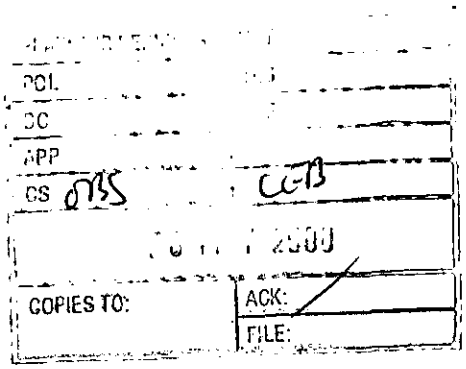
re, PLanning Application No.0/2000/1204.

I refer to the above outline planning application in respect of 407, Reading Road Winnersh and wish to registers an objection to this scheme.
I would point out that according to the plans submitted the boundary between my property and 407 in incorrect.
The main reason for the objection is that our lounge which has only two small windows (this was in reference to your submission when the extension was built) By building a house rather than a bungalow this will further shut out the remaining light onto property. My wife is a total invalid and spends her time in this lounge.
I trust you will receive this objection and deal with it sypathetically.
Yours faithfully,

R. Dowling.

Mrs & Mrs J E Sainsbury
405 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5HU

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



FOA Lynette Baker

Dear Ms Baker

Reference: Application Number 0/2000/120H

I reference to the above number Application Number we wish to inform you that we oppose the proposed demolition of 407 Reading Road, Winnersh.

As we are the owners of the adjoining bungalow we are very concerned about the structural damage on the joining wall and roof. Also the loss of light through our back bedroom window and lobby window, the loss of privacy in all of our back garden, after 38 years our privacy is something we are accustomed to and relish. We are very concerned about the extra traffic onto the already congested Reading Road.

We also note that our sewage pipes runs through the garden of number 407 then through under the main road, we want to know how this will affect our property and us.

So with all this inconvenience that this will cause us this is just a few of the problems that we have foreseen that will arise, disrupt and permanently alter our home and our lives.

We wish to kept informed of any proposed developments as soon they arise, I sincerely hope that you will take our fears and feelings seriously into consideration. Should you wish to discuss this matter further then please do not hesitate to contact us at the above address.

Yours sincerely

Mr & Mrs J E Sainsbury

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 MAY 2000	
COPIES TO:	ACK:
	FILE:

404 Reading Road
Winnersh
Wokingham
RG41 5 EP

8 May 2000

Dear Sir/Madam

Re: 407 Reading Road, Winnersh, Wokingham - Planning Application No 0/2000/1204

Having seen the plans submitted in relation to the above we have the following comments to make.

- We feel that the proposed erection of 2 four bedroom dwellings seems excessive for the size of plot and would create increased traffic congestion and parking issues in an already very congested area.

- We are also concerned that the demolition of only half of the semi-detached existing dwelling may look strange.

We do not object to development of the site but are concerned about the proposed size of it and the increased number of cars likely to congest the area.

Yours faithfully

P H and R L Dominy

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 19 April 2000

Application Number: O/2000/1204

Proposal: Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling.

Site Address:
407, Reading Road, Winnersh, Wokingham.

Applicant:
G F Childs .

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).

THE LACK OF PROVISION OF ON-SITE VEHICLE TURNING SPACE WOULD RESULT IN REVERSING MOVEMENTS ONTO THE A329, READING ROAD, ADVERSELY AFFECTING ROAD SAFETY AND IMPEDING THE FREE FLOW OF TRAFFIC.

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

26-4-00

TO: DEVELOPMENT CONTROL
Lynette Baker

FROM: Environmental Design

DATE: 22nd May 2000

Location: 407 Reading Road, Winnersh.

Proposal: Outline Application for the Proposed erection of two dwellings plus demolition of existing dwelling.

Application Number: O/2000/1204

In response to your consultation dated 19th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The development would not detract from the landscape of the area, and existing mature trees are not affected by the plans.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Lynette Baker

DATE: 19 April 2000

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
19 MAY 2000
COPIES TO: | ACK:

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2000/1204

Proposal: Outline application for the proposed erection of 2 dwellings plus demolition of existing dwelling..

Site Address: 407, Reading Road, Winnersh, Wokingham.

Applicant: G F Childs .

Your observations are required in respect of this application **by 13/05/2000** .

No comments

SIGNED: _____ DATE: 09-05-00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible] VALID	Map No. 60 Site 0.07
Officer: LEB	Application No. 0/2000/01204

53/60.

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING

Location: 407 READING ROAD

Parish: WINNERSH Ward: Winnersh 19.4.2000

Applicant: G CHILDS

Fee Received 190-00 (11) 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	~~[illegible]~~	13	
4	Correct S 66 certificate	Serve notice on WDC for proposed new crossover?	Sect 66 Sent	+ Notice I 7/4/00
5	Elevation plans	Elevations of new crossover?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter		[illegible]	
9	Miscellaneous	Q 13 says there are trees on site. These are not shown on block plan — will any be affected? None affected.	7/4	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(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-app .....

NEIGHBOURS:

..... S/N + 407 Reading Rd Winnersh ✓ .....

..... 405, 409, 400, 402 & 404 Reading Rd .....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 407 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 20260	MR. HOPKINS	S/STOREY EXTENSION	28.3.83	REF N/A
BR 20537	Mr K. Hopkins.	S/storey Extension	10.5.83	App. N/
BRA 3821	MR & MRS WHEELER	S/ST. EXTS	9.11.87	APP
29234	"	"	27.11.87	GA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

13.APR.2000* 1204

1789/a

SECTION 66 CERTIFICATE

13.APR.2000* 1264

Application No.

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

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

OR

● X

+ 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
J Sainsbury	405 Bath Road Wokingham	21-3-00
Wokingham Borough Council		13-4-00

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.

STET

● 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 . . . Owner . . . . . .

Date . . . 13-4-00 . . . . . .

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

COPY

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 407 Reading Road Wokingham

I give notice that *(b)* G F CHILDS

is applying to the *(c)* Wokingham District Council Council

for planning permission to *(d)* One pair of semi detached houses

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* .....

by *(f)* .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed G F Childs

† On behalf of .....

Date 13-4-00

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

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

13.APR.2000* 1204

1. APPLICANT'S NAME G.F. CHINDS

ADDRESS 42 ELSLEY ROAD TILEHURST READING.

POST CODE RG31 6RP **PHONE** 01189 425791.

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME

ADDRESS

POST CODE **PHONE**

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 407 READING ROAD. WINNERSH

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

ERECTION OF 2 SEMI-DET HOUSES

5. Give the area in hectares or part of a hectare **AREA OF SITE** 0.075

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** LOCATION PLAN SITE PLAN.

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.

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? None affected YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK
TILE

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.

as existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

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

AS PROPOSED
NEW & EXISTING CROSSOVER.

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	2	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

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

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

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

£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 DATE 20/3/00

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Ordnance Survey

Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

Produced 02 Mar 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction *at ground level.*

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

407 READING ROAD, WINNERSH
WOKINGHAM
RG41 5EP

Centre coordinates : 478096mE 170634mN

National Grid sheet reference at centre of this Siteplan: SU7870NW.

Supplied by : Blackwell's Reading
Serial Number : 643

13.APR.2000* 1204

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

BKALAMAZOO 03378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und. ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def. ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Mem. ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Well

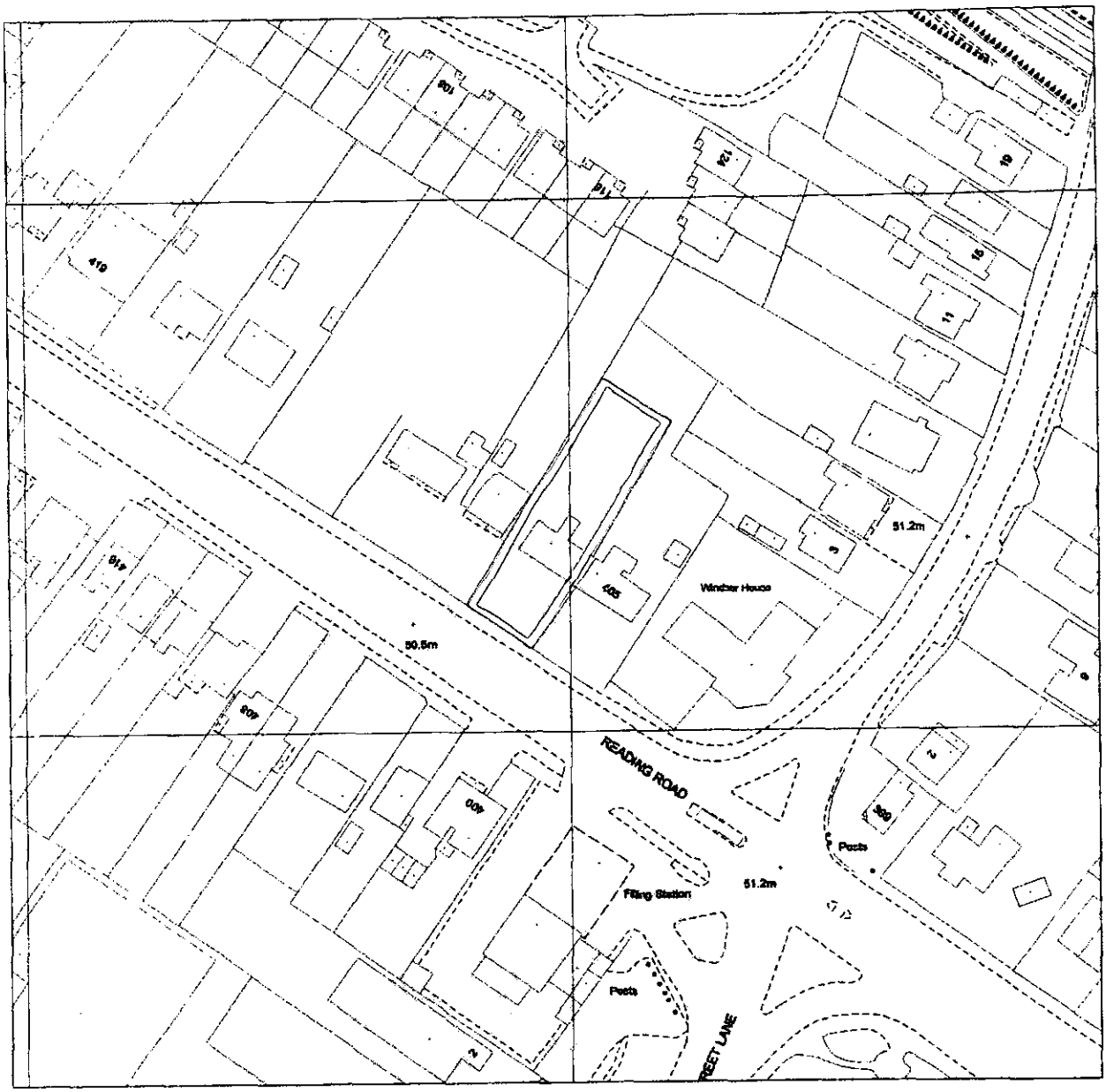
CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

Ordnance Survey

Siteplan

1:1250 Scale



Produced 02 Mar 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

20 0 20 40 60 80

Metres

407 READING ROAD, WINNERSH
WOKINGHAM
RG41 5EP

Centre coordinates : 478096mE 170634mN

National Grid sheet reference at centre of this Siteplan: SU7870NW.

Supplied by : Blackwell's Reading
Serial Number : 643

REFUSED

13.APR.2000* 1204