APPLICATION NO:

**F/2000/2954**

LOCATION:
**Land Adjoining 61 Rivermead Road, Woodley Reading.**

APPLICANT:
**Claughton Duts Co Ltd C/O Andrews Kalik Associates**

PROPOSAL:
**Proposed erection of one detached dwelling.**

EARLIEST DATE FOR DECISION: **16/01/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**25/01/2001**

CASE OFFICER: **Joss Miller**

(JM)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Claughton Developments Co Ltd**
**C/O Andrews Kalik Associates**
**The Studio**
**101 London Road**
**Reading**
**Berkshire**
**RG1 5BY**

**Application Number: F/2000/2954**

**Parish:** **WOODLEY**

**Location:** **Land Adjoining 61, Rivermead Road, Woodley, Reading.**

**Proposal:** **Proposed erection of one detached 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, the reason for which is specified hereunder.

**Reason**

1. This proposal would, due to its siting, design and massing, result in a dwelling of incongruous appearance detrimental to the character of the area and the neighbouring properties. Therefore it is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan.

**Informative**

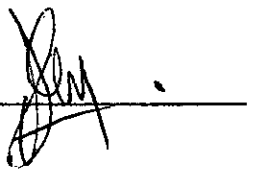
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/03/2001

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.**

| Applicationo | Name & Address |
| --- | --- |
| F/2000/2954 | B & N Higham<br>8 Triumph Close<br>Woodley<br>RG5 4AQ |

App. F/2000/2954
Letters sent
14-03-01

BK & NS Higham,
8 Triumph Close,
Woodley, Reading,
Berkshire, RG5 4AQ
Telephone 0118 927 2277

19 January 2001

URGENT Attention Ms Joss Miller,
Planning Department,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks RG40 1GY

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | SNF |
| APP | |
| CS ABS | SICPA |
| 22 JAN 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Dear Ms Miller,

**Planning Application Number F2000/2954**

I do appologise for my late response to planning application number F2000/2954. The reason is that we moved into the above property on the 12th January. On the 19th January we stumbled upon WDC's red planning application notification on a lamp post in the close, which explained that Planning Permission was being sought on the land adjoining 61 Rivermead Road, which would have a significant affect on my newly acquired property.

The previous tenant, although he must have received a postal notification of this application, had not informed myself. I will address this transgression with him personally.

The Woodley Parish/ Town Council will also have discussed the application, and obviously I was unable to present my views to their Planning Committee.

I am writing to express my objection to Planning Application F2000/2954. My concerns are as follows:

(1) There have been two previous applications for a two story detached house on this plot (99/69925/F & F2000/1223) and both have been refused. This plan is an almost identical copy of that submitted under application F/2000/2954. The only difference being that of small details, such as window type etc. The plan seems to have been hastily contrived – to take advantage of the change of ownership? – and contains no dimensions appertaining to the property's position relative to other structures. The so-called "back yard" appears to be larger than actual.

(2) The back of the property will have direct views into the two bedrooms, the dinning room and kitchen/breakfast room of my house. This is unacceptable.

(3) The two storey building, due to its scale, mass and location will be overwhelming when viewed from my rear garden. The garden will now be in shade for most of the morning.

(4) The rear of my property and that of the adjoining plot is protected by a beautiful old Victorian wall, which is also an important street scene to the residents of Rivermead Road. Access to the plot is under an arch in the wall. The plans indicate that this arch and part of the wall will be removed. This is intolerable.

(5) All the trees on my property and those on adjacent land in Rivermead Road are covered by a protection order (No 952/1999). One of the trees on my property is only 23cm from the fence adjoining the plot. Your Senior Arbiculturist visited the site when investigating application 99/69925/F and concluded that the development would result in the destruction or loss of that tree. I totally support the protection order and find the destruction of the tree abhorrent.

(6) During the purchase of this property it became obvious that the plot would/had been the subject of planning proposals. My solicitor suggested that it would be more productive and economical if I contacted WDC myself and carried out the search. I visited the Planning Department on 29 November 2000, and having satisfied myself that there were no approved application, enquired of the duty Planning Officer whether after two refusals for two story developments, approval could be given for similar structures in the future. After examining the files, she stated that as the rejections were for common causes, future applications would not be accepted. This was crucial in our decision to continue with the purchase.

Thank you for considering my objections to this application at this late date.

Yours sincerely,

BK Higham (Mr)

Tel: (0118) 974 6463

Date: 19/2/01

My ref: F/2000/2954

**CONFIDENTIAL**

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ


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: F/2000/2954**
**Land Adjoining 61, Rivermead Road, Woodley, Reading.**
**Proposed erection of one detached 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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 1/3/01

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**
Case officer: **Joss Miller** Application Number: **F/2000/2954**
**Land Adjoining 61, Rivermead Road, Woodley, Reading.**
**Proposed erection of one detached dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C E Clacey

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 6463

Date: 15/2/01

My ref: F/2000/2954


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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

**Application Number: F/2000/2954**
**Land Adjoining 61, Rivermead Road, Woodley, Reading.**
**Proposed erection of one detached 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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 1/3/01

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/2954**
**Land Adjoining 61, Rivermead Road, Woodley, Reading.**
**Proposed erection of one detached dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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 6463

Date: 19/2/01

My ref: F/2000/2954


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 Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

**Application Number: F/2000/2954**
**Land Adjoining 61, Rivermead Road, Woodley, Reading.**
**Proposed erection of one detached 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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 1/3/01

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/2954**
**Land Adjoining 61, Rivermead Road, Woodley, Reading.**
**Proposed erection of one detached dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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

37999
POL
DC
CS
20 DEC 2000
COPIES TO:
ACK:
FILE:

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

From: Joanne Ellis, Environmental Health

To: JossMiller, Development Control

My Ref: JPE/rivermead2

Your Ref: F/2000/2954

Date: 19 December 2000

---

**PROPOSAL:- ERECTION OF ONE DETACHED DWELLING**
**ADDRESS:- LAND ADJOINING 61 RIVERMEAD ROAD, WOODLEY**

These proposals have been evaluated and I have the following comments:

This site may be contaminated due to its proximity to a landfill site therefore an investigation needs to be carried out by the developer to establish the extent of any contamination and the potential impact of any landfill gas. Then remedial measures required to deal with the hazards should be agreed and implemented. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.
   **Reason** - To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

## HIGHWAYS CONSULTATION SHEET

**From:** Joss Miller **Date:** 13 December 2000

**Application Number:** F/2000/2954

**Proposal:** Proposed erection of one detached dwelling.

**Parish:** WOODLEY TOWN

**Site Address:**
Land Adjoining 61, Rivermead Road, Woodley, Reading.

**Applicant:**
Claughton Duts Co Ltd 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).

C122, R122. - Parking.
C140 (INSERT: 5 metres), R140. - Surface.
C128, R128. - Ped visibility
C129, R129 - Construction.
C130, R130 - Mod.

NO7

**Signed:** _____ **Print name:** Adam Coggins 21/12/00

**Our ref:** SP\2000\002880\001
**Your ref:** F/2000/2954

**Date:** 4th January 2001

ENVIRONMENT AGENCY

| | |
|---|---|
| PLANNING PERMITS | CPT |
| POL | |
| DC JM | ENF 38408 |
| APP | |
| CS | |
| 08 JAN 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

District Planning Officer
Wokingham District Council
Council Offices,
Shute End, PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Joss Miller

Dear Sir/Madam

**ERECTION OF 1 DETACHED DWELLING**
**LAND ADJOINING 61 RIVERMEAD ROAD, WOODLEY, READING**

Thank you for your letter dated 13 December 2000 which was received on 15 December 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/2.** The Environment Agency has the following comments:

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

**PLANNING CONDITIONS**

**CONDITION**: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
**REASON**: To protect people on or close to the site from the risks associated with migrating landfill gas.

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

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

**PLANNING INFORMATIVES**

Cont/d..

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
*Telephone : 01276 454300* *Fax : 01276 454301*

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

**ADVICE TO PLANNING AUTHORITY**

**Development Control: Contact Amanda Reed on 01276 45 4331**

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

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

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

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

**Environment Planning: Contact Miranda Wycherley on 01276 454384**

According to our records, there is one landfill site within 250 metres of the site, as follows:

| *Grid reference* | *Distance from site* | *Landfill name* | *Details* |
|---|---|---|---|
| SU 768 723 | 0 m | Loddon Bridge Road | no information |

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would therefore recommend that a landfill gas risk assessment be undertaken prior to development.

Cont/d..

**ADVICE TO APPLICANT**

**Environment Protection: Contact Dave Bond on 01276 45 4396**

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

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

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

**DECISION NOTICE**

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

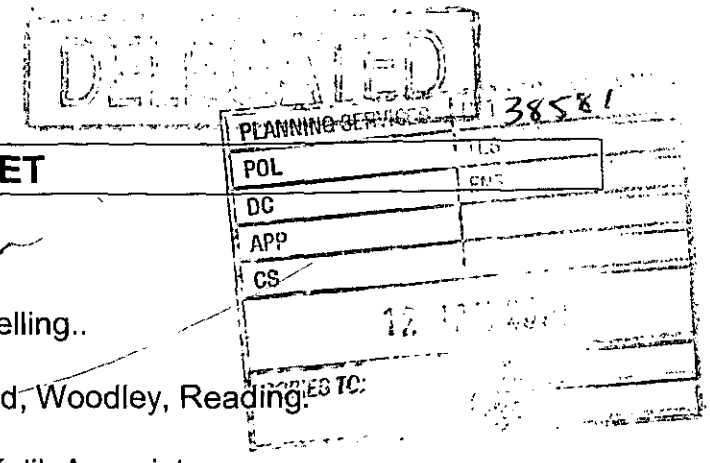
Yours faithfully

**Sarah Paxman**
**Development Planning Officer**

cc: Andrews Kallik Associates, The Studio, 101 London Rd, Reading RG1 5BY

FROM: Joss Miller

DATE: 13 December 2000




## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/2954

**Proposal:** Proposed erection of one detached dwelling..

**Site Address:** Land Adjoining 61, Rivermead Road, Woodley, Reading.

**Applicant:** Claughton Duts Co Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 06/01/2001** .

---

The committee considered that the proposed design was unacceptable in relation to the Rivermead Road street scene and the dwelling would create an unneighbourly impact on Nos. 7 and 8 Triumph Close because of its position on the plot.

It was considered that the majority of comments made in respect of Plan No. 1223 were still appropriate

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

**TO:** **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 12th February 2000

Location: Land adjoining 61 Rivermead Road, Woodley.

Proposal: Erection of one dwelling.

Application Number: F/2000/2954

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

The relationship between the proposed dwelling and the protected trees on the adjoining property is acceptable.

If planning permission details should be submitted of how the ground around the trees will be protected to prevent damage to their root systems.

Neil Etherington
Senior Arboriculturist

**Received by Wokingham District Council**

# Application No: F/2000/2954

**Proposal:**
Proposed erection of one detached dwelling.

**Location:**
Land Adjoining 61, Rivermead Road, Woodley, 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. 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 notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2001. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not 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**

**13 December 2000**

x 2

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/2954

**Applicant :** Claughton Duts Co Ltd C/O Andrews Kalik Associates.

**Location :** Land Adjoining 61, Rivermead Road, Woodley, Reading.

**Proposal :** Proposed erection of one detached dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 29/12 |

**Date of Neighbour Notifications :** 13/12

**Date of Site Visit :** 29/12

**Date Registered : 30/11/2000**

**Earliest Date for Decision : 06/01/2001**

**Latest Consultation Date/Site Notice Expiry Date : 06/01/2001**

**This application will have expired on: 25/01/2001. 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 :**

Env Health - conditions
Highways - conditions
8 Triumph Cl. - Object, overlooking, overbearing, trees.
Env. Agency - conditions
Woodley TC - Unneighbourly
Trees - Conditions

**Planning Issues :**

Effect on street scene & neighbouring properties WBEI
Identified settlement.

**Application Number: F/2000/2954**

**Appraisal :**

This application is for the erection of one dwelling.
Neighbours.
This proposal is set back from the rear of No 8 Trimph Close by 2½ metres. and the main bulk falls level with the rear of No 61 Rivermead Rd. The eaves height is 3·5m and the ridge height is 6·5m The roof has barn hips on both sides. The proposal is on a site which is approx. 1m higher than that of No 61. The proposal is 0·6m higher than that of the previous refusal (F/2000/1223). There is a 2m wall to 61 and 1·8m fence to No 8. The dwelling is hipped in 1m at first floor No 8. but the barn hips and increased height would still result in an overbearing effect on the neighbouring properties.

Street scene.
The design deviates from the two storey dwellings there and the windows lack in sense of symmetry. The overall design of the proposal would therefore be considered out of character with the street scene & the area as a whole.

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

**Application Number F/2000/2954**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | This proposal would, due to its siting, design & massing, result in the ~~incongruous~~ dwelling of incongruous appearance detrimental to the character of the area & the neighbouring properties. Therefore it is contrary to OS1, EN1, of the BSP, LTV1, LBE1 & 2 of the LALP and DBE1 DOS3 of the WDLP. |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 61 Rivermead Road Woodley Reading.

APPLICATION NUMBER: F/2000/2954

OFFICER: Joss Miller

DATE OF SITE VISIT: 18/12

1 SITE/STATUTORY NOTICE DISPLAYED ? 27/12 Rivermead Rd & Triumph Close.

2. DESCRIPTION OF SURROUNDINGS

14. set.

3. DESCRIPTION OF SITE/BUILDING

Overgrown site.

4. RELATIONSHIP TO ADJOINING PROPERTIES

61. No side windows. (watch rear)

No side windows but watch rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS 61 approx 1m lower than proposal.

BOUNDARY TREATMENT wall approx 3m high 2m wall to Rivermead Rd.

OTHERS - 1.8m fence on other sides

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 30 NOV 2000 | Map No 47 Site 002 |
| Officer: JM \| Application No. F/2000/2954 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED ERECTION OF ONE DETACHED DWELLING

Location: LAND ADJOINING 61 RIVERMEAD ROAD

Parish: WOODLEY Ward: Laddon

13.12.2000

Applicant: CLAUGHTON DUTS CO LTD

**Fee** Received 190-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

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

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 13.12.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m landfill site consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

### EXTERNAL CONSULTATIONS

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

---

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

### HERITAGE BODIES

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

---

### OTHERS:

.....
.....
..... No new pre-apps .....

### NEIGHBOURS:

..... S/N T See map. .....
.....
.....
.....
.....
.....
.....
.....
.....

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

30.NOV.2000* 2954

AMA/JAG/1554

29th November 2000

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

Dear Sirs,

**LAND ADJOINING 61 RIVERMEAD ROAD, WOODLEY, READING**

My clients have recently purchased this small site which was left over from the development of Norton Works. Permission was granted for a bungalow, reference 97/66851/O dated 17th February 1998. Subsequently there was an application for an alternative proposal, reference F2000/1223.

The bungalow solution does not make very good practical planning sense on the site, so we have looked again at a scheme for a dwelling on the site. We have modified the principles of the last application and produced a scheme which overcomes the problem of overlooking the neighbouring property No. 61 and sits more comfortably in the street scene.

We have deliberately planned the building with a low eaves so that the first floor is within the roof space with an eaves height of 3.7 m.

I enclose the following in order to make a detailed Planning application:

- 6 copies of application form
- Certificate A
- 6 copies of drawing nos. 1554/1, 2 and 3
- Deposit cheque in the sum of £190

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



I would welcome the opportunity to discuss this application with you once you have had time to receive comments from consultees.

Yours faithfully,

A.M. Andrews.

Enc:

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**

30.NOV.2000* 2254

**1. APPLICANT'S NAME** CLAUGHTON DEVELOPMENTS COMPANY LTD

**ADDRESS** SPRUCE ACRES, HATCH LANE, BRIMPTON, READING

**POST CODE** RG7 4TR **PHONE** 0118 9713354

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

**AGENT'S NAME** ANDREWS KALLIK ASSOCIATES

**ADDRESS** THE STUDIO, 101 LONDON RD., READING

**POST CODE** RG1 5BY **PHONE** 0118 9507700

**3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.**

**SITE LOCATION** 61 RIVERMEAD RD, (LAND ADJOINING), WOODLEY, READING.

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

ERECTION OF DETACHED DWELLING

**5. Give the area in hectares or part of a hectare** **AREA OF SITE** 0.02 HA

**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** 1554/1, 1554/2, 1554/3

**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? ~~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.
STOCK FACING BRICK, CONCRETE INTERLOCKING TILES

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system ~~YES~~/NO
If no, please give details

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

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

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 | / | * | / | * | / | * |
| 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 (ANDREWS KALLIK ASSOCS.) ON BEHALF OF CLAXHEATH DEVELOPMENTS COMPANY LTD. DATE 29.11.2000

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".

1789/a

# SECTION 66 CERTIFICATE

Application No.

30.NOV.2000* 2954

**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 . . . . . (ANDREWS KARLIK ASSOC.)

On behalf of CRAIGHTON DEVELOPMENTS COMPANY LTD.

Date 29.11.2000

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

1933

LANDMARKS.

ADDRESS 61 RIVERMEAD ROAD PARISH WOOLLEY

PLOT No. AND PLOT 8 NORTONS STUDIO ORD. SHEET No. SU7672 (47)

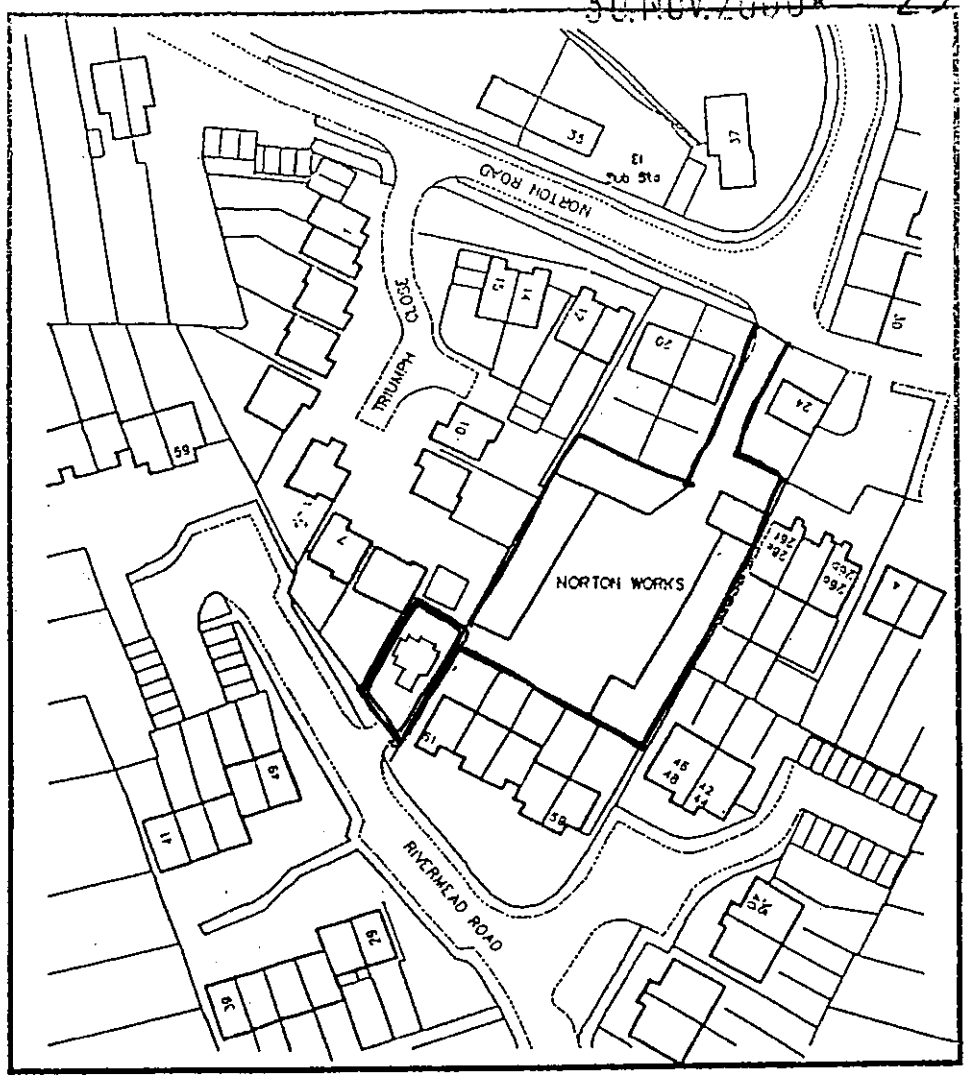
BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decisi |
|---|---|---|---|---|
| 97/66851/Q | Barratt Homes Ltd | Outline - Bungalow | 17.2.98 | G |
| 99/69925/P | B.P. Moor Esq. | One dwelling. | 2/8/99. | R |
| F/2000/1223 | Natta Country Homes | Detached dwelling | 06/06/00 | R |

MINISTRY DECISION

SPECIAL ORDERS

30.NOV.2000* 2254




# LOCATION PLAN 1:1250

REFUSED

| letter | date | revision |
|---|---|---|

job
RESIDENTIAL DEVELOPMENT
RIVERMEAD ROAD
WOODLEY

client
CLAUGHTON DEVELOPMENTS

drawing
SITE LOCATION

scale 1:1250
date OCT 2000
drawn by PDT

1554/3


ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 LONDON ROAD
READING BERKSHIRE
THE STUDIO
(0118) 9501700