APPLICATION NO:
O/2001/5443

LOCATION:
72 Evendons Lane, Wokingham.

APPLICANT:
Mr P Richardson C/O Day Tanner Partnership

PROPOSAL:
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

559

01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Richardson
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: O/2001/5443

Parish: **WOKINGHAM**

Location: **72, Evendons Lane, , Wokingham.**

Proposal: **Outline application for the erection of a replacement dwelling and demolition of existing dwelling.**

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

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

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

Condition
3. 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
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Condition
9. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the

exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

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

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

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

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

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

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

Reason
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

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

Informative
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.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/03/2002

Application No: O/2001/5443 EV

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

KEV
OBJ

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
31 Dec 2001	
COPIES TO:	ACK: ✓
	FILE:

Renate Griffel
70 Evendons Lane
Wokingham RG41 4AG

29.12.2001

Application Nr O/2001/5443

Dear Ms Vashi,

received your letter regard Nr 72 Evendons Lane Wokingham. I have no objections to replacement building. A modern dwelling in my opinion would improve the side.

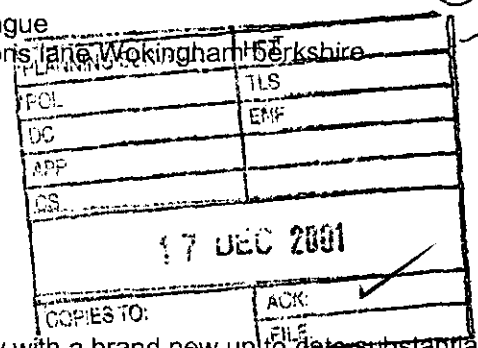
Yours faithfully
Renate Griffel

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 15 December 2001 09:30
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: 0/2001/5443
Correspondent_FullName: wade Montague
Correspondent_StreetAddress: 74 Evendons lane Wokingham berkshire
Correspondent_Address2:
Correspondent_Town: wokingham
Correspondent_County:
Correspondent_PostCode: rg41 4ag
Correspondent_Telephone:
Correspondent_Email:



Comments:

As this will be replacing a very old property with a brand new up to date substantial property, this can only enhance the plot and help surrounding property prices, Evendons Lane has a lot of old housing stock that could really benefit from this type of redevelopement.This town needs large quality dwellings away from some of the estate rubbish that has been built in recent years.I was born in Heath Ride and have resided in the district for 37 years.

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 15 December 2001 09:49
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: 0/2001/5443
Correspondent_FullName: Sonia Maysh 11 Kiln Ride
Correspondent_StreetAddress: 118 Kiln Ride
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: berks
Correspondent_PostCode: rg40 3bp
Correspondent_Telephone:
Correspondent_Email:

Comments:

This will help the quality of Evendons housing stock and raise the neighbouring property price ceilings making it more viable for these homes to extend or redevelop. A good example of where this has enhanced all residence values is Kiln Ride.

PLANNING SERVICES
DC
APP
CS
17 DEC 2001
COPIES TO:
FILE:

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 15 December 2001 09:33
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: 0/2001/5443
Correspondent_FullName: Jenny webb
Correspondent_StreetAddress: 2 French Gardens
Correspondent_Address2:
Correspondent_Town: Hawley
Correspondent_County:
Correspondent_PostCode: GU17 9DP
Correspondent_Telephone:
Correspondent_Email:

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	

17 DEC 2001

COPIES TO:	ACK:
	FILE:

Comments:

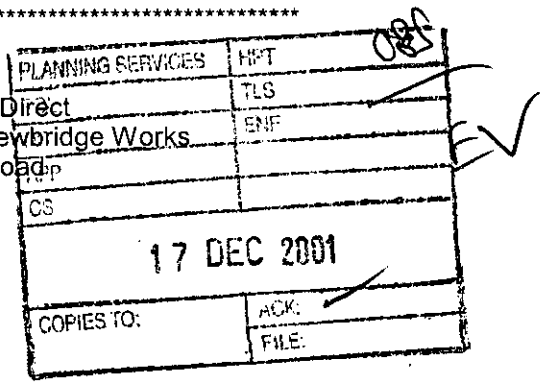
Wokingham needs qulity homes like this, it is an affluent town with a very high income bracket. I have family and business interests in the town.

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 15 December 2001 09:37
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: 0/2001/5443
Correspondent_FullName: Performance Direct
Correspondent_StreetAddress: UNIT 2, Skewbridge Works
Correspondent_Address2: 64 Reading Road
Correspondent_Town: wokingham
Correspondent_County:
Correspondent_PostCode: RG41 1EL
Correspondent_Telephone:
Correspondent_Email:



Comments:

Wokingham needs qulity homes like this, it is an affluent town with a very high income bracket. I have family and business interests in the town.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
03 JAN 2002
COPIES TO: | ACK: ✓
FILE:

41 Manor Road
Wokingham
Berkshire
RG41 4AR
0118 978 0212

Ms Elaine Vashi
Development Control Officer
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

3rd January 2002

Dear Ms Vashi

Re: Planning Application No: 0/2001/5443

Further to your letter dated 13 December 2001 referencing the above planning application, I would like to formally register my objection to this proposal. I would like to highlight that my previous letters relating to development of 80 Evendons Lane, (dated 1 July 1997, 1 February 1999 and 10 February 2001), against which previous applications on this land have been rejected, are still essentially valid. For the sake of completeness, I re-iterate my objections based on the following criteria:

1. **Road Safety:** Evendons Lane residents have to park on the carriageway as many of the existing houses preclude off-street parking. The existing house does not have off-street parking. This application proposes the creation of a new road junction to access the new house. This design obviously necessitates cars emerging from the new house between parked cars belonging to existing properties. The increased risk of accident is self evident to any driver, as the practical constraints of off-street parking on Evendons Lane will necessitate parking close to or on the junction radii itself. This will pose an increased risk to:
   a) road users using Evendons Lane as a through route,
   b) local residents living on Evendons Lane and the Manor Road development, and
   c) any future occupiers of the proposed development.

2. **Noise:** By the very nature of the revised vehicular access to the new dwelling, an increase in noise is likely which would be detrimental to the existing surrounding properties.

3. **Change to overall environment:** The current separation of houses between Evendons Lane and Manor Road creates the impression of an open area that should be protected from development in keeping with the rural aspect of this part of Wokingham. The recent development on this site has already reduced this openness and this new application will only further degrade the open character of the area. This development should be prevented in order to halt further loss of identity of the local environment.

4. **Loss of privacy:** There will be a further loss of privacy for a number of existing residents whose homes and gardens back on to the development. Similarly, for the residents immediately adjacent to the access to the proposed house there will be increased disturbance due to traffic gaining access to the proposed dwelling.

In conclusion, it would appear that this particular site continues to suffer from a distinct lack of planning - the first application being withdrawn after objections, the second being passed with the replacement dwelling completed but with no serious attempt to complete landscaping, a third application being rejected on the grounds of safety, noise and violating the character of the area, a fourth rejected recently. Now we are presented with a fifth, which I would expect to be rejected for essentially the same reasons.

I remain confident that the planning process has the integrity to prevent any further changes to this site thereby expediting completion of the current dwellings landscaping and minimising the ongoing disruption to local residents.

I thank you in anticipation of your fullest consideration of all the objections raised against this application.

Yours sincerely

Brian Allan

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 2 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

39, Manor Road
Wokingham
Berkshire
RG 41 4AR

23 December 2001

Elaine Vashi
Development Control Manager
Environmental Services Dept.
Shute End
Wokingham
Berkshire

Reference Planning Application No. 0/2001/5443

Dear Madam,

We strongly object to the above Planning Application for the following reasons:-

1. The plans show the demolition of an existing single storey dwelling to make way for an access drive and not a replacement dwelling. The proposed new dwelling would be in a new location and is an altogether different type and size of structure. This planning application is very similar to No. 0/2001/3246 submitted in February 2001 to which we were opposed.

2. There is already one exceptionally large and dominating house on the site and a second similar dwelling, such as that planned, would result in a development completely out of scale with the surrounding area.

3. The exceptional height and overall size of the proposed dwelling and its proximity to our own property will have a seriously detrimental effect on the light and privacy of our property.

Yours Sincerely

(A F and G C Toombs)

Received by Wokingham District Council

Application No: O/2001/5443

Proposal:
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Location:
72, Evendons Lane, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5443 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

13 December 2001

WORK SHEET FOR : Elaine Vashi

Application Number : O/2001/5443

Applicant : Mr P Richardson C/O Day Tanner Partnership.

Location : 72, Evendons Lane, , Wokingham.
Proposal : Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 31/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS: recommend cond.
THE RAMBLERS ASSOC: see comments re P.R.O.W.
OBS - 4 letters - see file.
PARISH COUNCIL - no objection
BIODIVERSITY - request Bat survey - submitted no obj. from E.Nature.

Planning Issues : IDENTIFIED SETTLEMENT.
- IMPACT UPON CHAR. OF AREA.
- IMPACT UPON NEIGH. DWELLINGS.
- HIGHWAYS.

Application no. O/2001/5443

Appraisal

The application being considered proposes the demolition of the existing detached dwelling at no.72 Evendons Lane, and the erection of a new dwelling to the rear of the site. Means of access and siting of the proposed dwelling are the only matters to be considered in this application, all other matters are reserved for future consideration.

Planning History

A recent planning application for a similar development on this land to the rear of 72, Evendons Lane, but accessed via the driveway of no.80 was refused in April 2001 on the basis of increased use of an unsatisfactory access. However, since this refusal of planning permission no.72 Evendons Lane has been put on the market and can therefore, be used to gain appropriate access to the siting of the propose dwelling.

The main issues to be considered in the proposal are:

1. Impact upon neighbouring residents

The proposed dwelling would be located to the rear of the existing site, with access provided along a driveway, which would replace the existing dwelling. The site plan and illustrative elevations provided show a large detached dwelling with a footprint of approximately 103m^2, and a double detached garage forward of the dwelling.

- *Impact upon no.80 Evendons Lane*

This dwelling has windows in the east elevation that would directly face the flank of the new dwelling about 10m away. There are two windows in at ground floor level and three at first floor level. Only one of these windows at first floor level appears to serve a habitable room, and is a secondary window to a bedroom. Given this the distance from the proposed dwelling is acceptable in terms of the outlook of the occupiers of the existing dwelling. It is therefore considered that the amenity of the existing dwelling would not be adversely affected by the proposed new dwelling, in terms of loss of daylight, privacy or outlook.

- *Impact upon adjacent dwelling at 64 Evendons Lane*

This is a single storey bungalow with two windows that would directly face the proposed dwelling approximately 9m away. A 2m close boarded fence runs along the side boundary of no.64 with the application site. It is not considered that there would be any significant loss of light or outlook for the residents of no.64. However, there could be some loss of privacy as a result of overlooking from 1st floor windows in the east elevation of the proposed dwelling. Measures to prevent this occurring can be considered when details of the design of the house are provided at the approval of reserved matters stage.

- *Impact upon the rear of dwellings on Evendons Lane*

The proposed development would directly face the rear of nos. 70 and 74 Evendons Lane. As the site plan shows the detached double garage would be built within 1m of the rear boundary with no.70, and approximately 24m from the rear habitable windows. No. 74 is a detached bungalow and would be partially overlooked by the front of the proposed dwelling. The distance of the proposed dwelling would be approximately 42m away from the rear habitable room windows of no.74 and any first floor windows would be at least 12m away from the rear boundary with no.74. Given the relationship with these two neighbouring dwellings it is considered that there would be no significant loss of privacy, outlook or daylight for the occupiers of these dwellings.

• . *Impact upon dwellings on Manor Road*

The proposed dwelling would be located approximately 10.4m from the rear boundary of the site, beyond which lies a footpath and the rear boundaries of the dwellings located on Manor Road. The siting of the proposed dwelling would result in a gap of approximately 21m from the rear elevation of no.39 Manor Road. The illustrative drawing provided shows two first floor bedroom windows in the rear elevation overlooking the rear of no.39 Manor Road. Although this drawing is for illustrative purposes only such an arrangement of windows would not be unusual. Given the distance between no.39 Manor Road and the rear elevation of the proposed dwelling the relationship is considered to be acceptable and any overlooking would be limited. Similarly the relationship between the proposed dwelling and those located at no.37 and 41 Manor Road (approximately 23 and 22m respectively) and the orientation of these dwellings is such that the development would be unlikely to have a negative impact upon the living conditions of the residents.

The dwelling which lie to the rear of the application site currently enjoy a fairly open aspect. The erection of a large detached dwelling much closer to these dwellings than the existing will affect the outlook from the rear of dwellings 37-41 Manor Road. However, given the distance between the dwellings on Manor Road and the siting of the proposed new dwelling it is not considered that it would have an overbearing or overshadowing impact upon these dwellings.

2. Impact upon the character of the area.

The application site is approximately 0.095 hectares and would appear from the illustrative plan to be able to accommodate a fairly large detached dwelling, without detriment to the existing local residents. As this is a backland site the proposed dwelling would not form part of the street scene as such. However, it would appear from the illustrative plans provided along with the site plan, that the proposed dwelling will reflect the character of the dwelling located at no.80 Evendons Lane.

The proposed dwelling would be visible through the gaps in the house in Manor Road, to the south of the site. This would to some extent detract from the impression of spaciousness afforded by the gap between the dwellings. However, the existing dwelling at no.80 Evendons Lane can already be seen through the gap between the houses at 33 and 35 Manor Road and other dwellings can be seen through the houses at nos. 41 and 43 Manor Road. It is therefore considered that the impression of openness provided by the gaps between these dwellings has already been lost to some extent and that this would therefore not be a sustainable ground of objection to the current proposal.

3. Access

The Council's Highway Officer has no objection to the proposed access arrangement.

Application Number O/2001/5443
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C002	R002	OMIT: SITING & MEANS of ACCESS.
3	C012	R012	
4	C070	R070	
5	C100	R100	
6	C049	R049	
7	C122	R122	
8	C137	R137	INS: DWELLING.
9	C140	R140	INS: 7 metres.
10	C150	R150	
11	C151	R151.	
12	C153	R153	
N07			

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ———
SOUTH-EAST AREA LOCAL PLAN POLICIES: STN1, SBE1, SBE2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES: ———
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.
MINERALS LOCAL PLAN POLICIES: ———

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 72 Evendons Lane Wokingham.

APPLICATION NUMBER: O/2001/5443

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 5/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
no.72 - detached bungalow. w. lrge rear garden
1.8m fence along side & rear boundary. Heavy tree (leylandii)
screen along b. with no. 74.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no.74: as above.
no.70: 1.8-2.0m fence along side boundary.
no.80: " fence along rear b. with gard. of no. 80.

5. SITE CONSTRAINTS

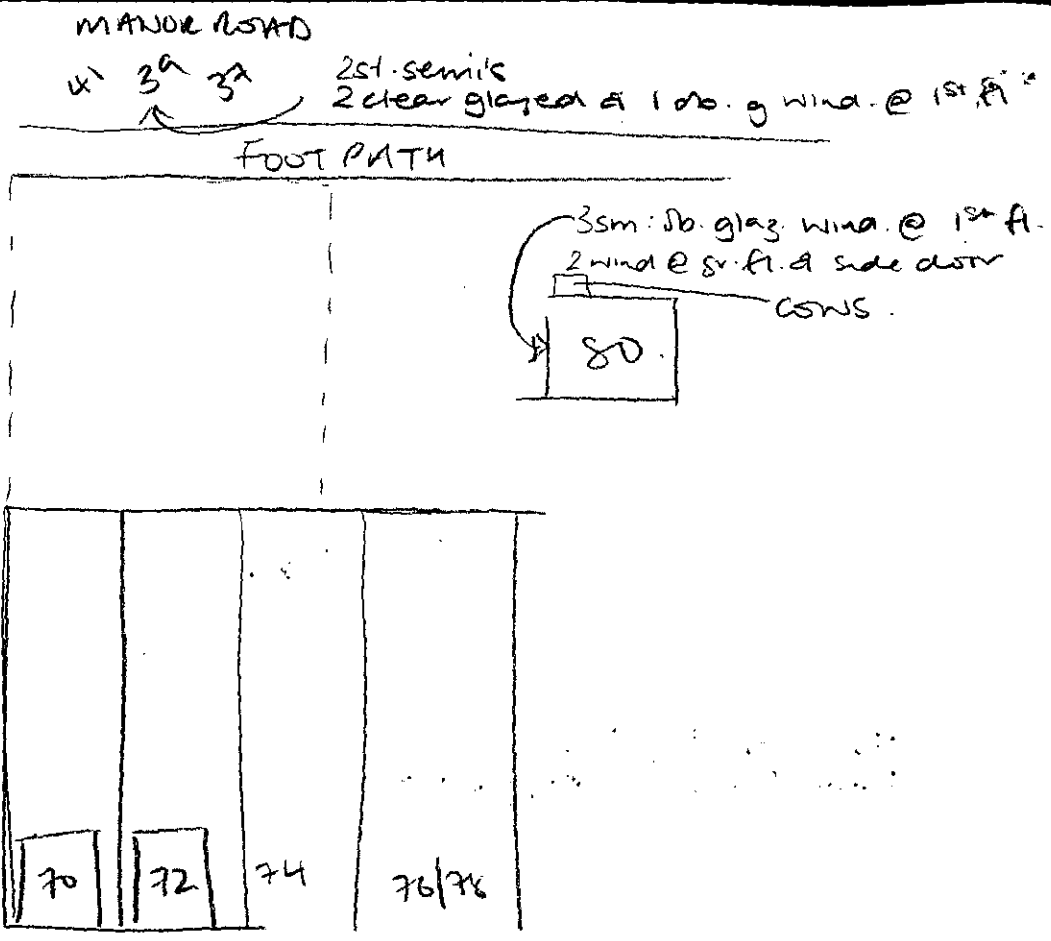
TREES

ACCESS/PARKING

LEVELS FLAT.

BOUNDARY TREATMENT AS ABOVE.

OTHERS
no.70: one 1st floor rear window - long narrow garden cons.
no.80: new dwelling - similar development to prop.


MANOR ROAD
2st semis
2 clear glazed & 1 obs. g wind. @ 1st fl
FOOT PATH
3sm: 3b. glaz. wind. @ 1st fl.
2 wind @ sr. fl. & side door
CONS.
80
70
72
74
76/78

Applicationo	Name & Address
O/ 2001/5443	A F & G C Toombs 39 Manor Road WOKINGHAM. RG41 4AR
O/2001/5443	Renate Griffel 70 Evendons Lane WOKINGHAM. RG41 4AG
O/2001/5443	Brian Allan 41 Manor Road WOKINGHAM. RG41 4AR
Application Approved	Letters sent 20.03.02

WOKINGHAM UNITARY
Aiming for Excellence

Tel: (0118) 974 6451

Date: 7/3/02

My ref: O/2001/5443

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: O/2001/5443
72, Evendons Lane, , Wokingham.
Outline application for the erection of a replacement dwelling and 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 **Elaine Vashi** on **(0118) 974 6451**. 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 18/3/02

Yours faithfully

TE Watson

pp Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **O/2001/5443**
72, Evendons Lane, , Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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 6451

Date: 7/3/02

My ref: O/2001/5443

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: O/2001/5443
72, Evendons Lane, , Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

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This form must be received no later than 18/3/02

Yours faithfully

T. C. Watson
Principal Development Control Officer

pp

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **O/2001/5443**
72, Evendons Lane, , Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Morgan

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 6451

Date: 7/3/02

My ref: O/2001/5443

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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

Dear Councillor

Application Number: O/2001/5443
72, Evendons Lane, , Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

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

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This form must be received no later than 18/3/02

Yours faithfully

TG Watson

pp Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **O/2001/5443**
72, Evendons Lane, , Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor King

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

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

PLANNING SERVICES	HPT
POL	FLS
DC	SNF
AFF	
GF	
13 FEB 2002	
COPIES TO:	ACK:
	FILE:

Phil Richardson
80 Evendons Lane
Wokingham
Berkshire
RG41 4AG

Our ref: C7.17.05/1
Date: 11 February 2002

Dear Mr Richardson

BATS AT 72 EVENDONS LANE, WOKINGHAM
PLANNING APPLICATION NUMBER 01/2001/5443

Further to your recent request for advice on the presence of bats at the above property, received on 29 January 2002, I am writing with our recommended course of action.

Our licensed bat surveyors, who visited the above property on 2 February 2002, confirm that the building is used occasionally by one or more bats. No bats were seen at the time of the visit and the number of droppings indicates that the building is used infrequently by one bat during the summer months.

All bats are fully protected under the Wildlife and Countryside Act 1981 (amended by CRoW 2001) and the Conservation (Natural Habitats etc) Regulations 1994 which make it an offence to intentionally disturb or kill bats, or to damage or disturb their breeding or resting places.

I understand that you wish to demolish the property and build another property in its place. Given the circumstance I advise that it will be in order for the work to proceed providing that you follow my recommended mitigation measures as detailed below:

- The building must be demolished before bats the bat breeding season begins (April to September). If this is not possible then all potential access points must be blocked before the middle of March 2002. I advise that a bat worker surveys the building prior to the exclusion procedure in order to ensure that bats are not blocked into the building.
- Alternative suitable places of shelter must be in place before the building is demolished or access points are closed which ever is sooner. I enclose some literature that you may find useful.
- The new building should provide bats with a place of shelter. Brown long eared use the roof void as a roost therefore at least part of the roof void of the new building should be available to bats. Access points should be incorporated into the new building in similar locations as the access points on the current building.

spoke to
Mr. Richardson · 18/2

He will submit further document incorporating
E. Nature comments

Mike T.

- The demolition work must be undertaken in a careful manner. I advise that the roof is dismantled by hand. Those contractors who demolish the roof should be made aware of the possible presence of bats and their level of protection.
- If any bats are found in the course of the work and they do not fly off they should be placed in a box and kept in a shaded area until dusk when they can be released nearby (they should readily fly off). In the event that a large number of bats are found I would advise that the work should be suspended and further advice sought from English Nature.
- Should timber treatment be required on the roof the chemical used should have low mammalian toxicity (we recommend the use of substances based on synthetic pyrethroids).

I trust that this is helpful. Do not hesitate to contact me if you have any further queries. Thank you for consulting English Nature.

Yours sincerely

REBECCA LLEWELLYN
Species Officer
Rebecca.llewellyn@english-nature.org.uk

Cc Elaine Vashi, Wokingham District Council

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

23 JAN 2002

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: O/2001/5443

Proposal: Outline application for the erection of a replacement dwelling and demolition of existing dwelling

Site Address: 72 Evendons Lane, Wokingham

Applicant: Mr P Richardson C/O Day Tanner Partnership

Your observations are required in respect of this application **by 06/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 17 January, 2002
My ref: O/2001/5443
Your ref:

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

The Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Dear Sir/Madam

RE: PROPOSED DEMOLITION OF EXISTING DWELLILNG AND ERECTION OF A REPLACEMENT DWELLING AT NO.72 EVENDONS LANE, WOKINGHAM. APP NO. O/2001/5443

I refer to the above named application at no.72, Evendons Lane, Wokingham.

I have received several comments from consultees and as a result require some additional information to be submitted.

The Councils Countryside Officer has pointed out that the building to be demolished has potential to act as a roosting site for bats, which are legally protected species. Therefore, a survey of the building by a trained and licensed bat worker should be submitted. I would advise that to contact Mr Andy Glencross, the Countryside Officer, on 0118 9342016 should you require any assistance with this matter.

Also the Highways Officer requires a plan showing the visibility splays which can be achieved at the proposed access to the site.

I hope this information is of use to you. However, should you have any queries regarding any of the above matters please do not hesitate to contact me on the above number.

Yours sincerely

E.V.

ELAINE VASHI
Planning Assistant
cc Mr Richardson, 80, Evendons Lane

Elaine Vashi

From: Andy Glencross
Sent: 24 December 2001 11:11
To: Elaine Vashi
Subject: Planning Application O/2001/5443 72 Evendons Lane Wokingham

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 8 December 2002

Location:	72 Evendons Lane, Wokingham
Proposal:	Outline application for the erection of a replacement dwelling and demolition of existing dwelling.
Application Number:	O/2001/5443

In response to your consultation dated 13 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. Several small trees are shown to be removed within the site and others may have to be removed from the garden of no. 72 when constructing the drive. The trees are not a significant feature in the area locally and I have no objection to their removal.

The applicant will be required to submit a detailed landscape plan under reserved matters.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 13 December 2001

Application Number: O/2001/5443

Proposal: Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Parish: WOKINGHAM TOWN

Site Address:
72, Evendons Lane, , Wokingham.

Applicant:
Mr P Richardson C/O Day Tanner Partnership.

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).

C049, R049

C122, R122

C137 (INSERT: dwelling), R137.

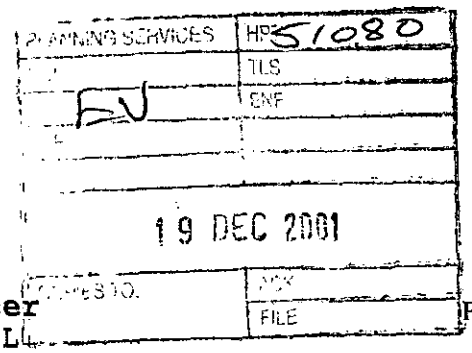
C140 (INSERT: 7 metres), R140.

NO7.

Signed: _____ **Print name:** AC 19/12/01

The Ramblers' Association
Working for walkers

17th December 2001



Your ref: Elaine Vashi
0/2001/5443

Ms E Vashi
Development Control Officer
WOKINGHAM DISTRICT COUNCIL

Berkshire Area
Groups: Berkshire Walkers
East Berks • Great Park
Loddon Valley • Mid Berks
Pang Valley • South East Berks
and West Berks

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Ms Vashi

Application No. 0/2001/5443

Site Address: 72 Evendons Lane, Wokingham

Thank you for your letter of 13th December enclosing details of this application.

We have no particular comments to make regarding this application, except to say that the builder should ensure that the right of way at the back of the garden should be kept clear at all times while the work is in progress.

Yours sincerely
DAVID BOUNDS
Footpath Secretary
Loddon Valley RA Group 2

Registered Charity Number 306089

06.DEC.2001* 5443

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1801

16 November 2001

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

Dear Sirs

PROPOSED REPLACEMENT DWELLING AT 72 EVENDONS LANE, WOKINGHAM

We enclose an outline planning application for the demolition of the existing house at number 72 Evendons Lane and its re-erection at the rear of the site, and almost identical situation to that which was approved under Ref. 97/66745/F in August 1998 for number 80 Evendons Lane. We would hope that the principle of this development is acceptable bearing in mind the previous approval at number 80 and we therefore enclose the following documents:

Six copies of our drawing number 1801/01 together with location plan.
Six copies of the application form.
Certificate B.
Deposit cheque in the sum of £190.00.

We look forward to hearing from you in due course.

Yours faithfully

pp
L. Clarke
A I Day

Enc

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~20 NOV 2001~~ Valid 06/12/01	Map No ~~54~~ 91 Site 0.11
Officer: EV | Application No. O/2001/6443	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE ERECTION OF A REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING

Location: 72 EVENDONS LANE

Parish: WOKINGHAM Ward: EVENDONS

Applicant: MR RICHARDSON

Fee (2) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	See letter	30/11	6/12
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 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees Trees to be removed. .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Dinton Pastures re: demolition ✓
Ramblers Association - please send copy of map ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....
S/N + See map .....
.....
+ pls include site inside red line .....
.....
.....
.....
.....
.....

Tel: (0118) 974 6444 (Direct Line)
Fax: (0118) 974 6484
Date: 30 November 2001
My ref: DC/MLT
Your ref: AID/LC/1801

06.DEC.2001* 5443

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

Mr A I Day
Day Tanner Partnership
Bagshot House
37-39 High Street
BAGSHOT
Surrey, GU19 5AF.

Dear Mr Day,

TOWN & COUNTRY PLANNING, ACT, 1990 (AS AMENDED)
RE: 72 EVENSDON LANE, WOKINGHAM

I refer to your outline planning application dated 16 November 2001, received on 20 November 2001, for :DEMOLITION OF EXISTING HOUSE AND ERECTION OF A REPLACEMENT DWELLING AT THE REAR OF THE SITE".

I am writing under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine your application unless the following information is supplied:

1. Illustrative drawings of all elevations of the proposed dwellings clearly showing window locations and height of the building.
2. Illustrative drawings showing an internal layout with 9 habitable rooms.

Without this information it is not possible to assess whether such a large house (9 habitable rooms) could be built on the site without causing an unacceptable impact on neighbouring properties.

Please ensure that six copies are supplied of all submitted plans.

I look forward to receiving this information at your earliest convenience.

Yours sincerely,

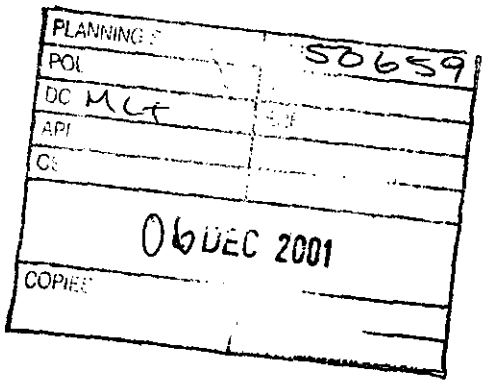
MLT

M L THORP
Principal Development Control Officer

File: 72 Evensdon La
- MORE INFO
Page 1 of 1

06.DEC.2001 * 5443

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING



AID/LC/1801

5 December 2001

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

For the attention of Mr M Thorpe

Dear Mr Thorpe

72 EVENDONS LANE, WOKINGHAM

Further to your letter dated 30 November 2001 please now find enclosed six copies of drawing number 1801/02 showing an illustrative design for the proposed new house on this site. Please note that we have shown no elevational detail as the outline application is only for means of access and siting.

The proposed house as shown on this illustrative drawing is of a similar length, height and mass as the adjacent property at 80 Evendons Lane which was subject to similar treatment a couple of years ago.

I trust that this information will enable you to register the application.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

06.DEC.2001 * 5447

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

1.	APPLICANT'S NAME	MR P RICHARDSON
	ADDRESS	80 EVENDONS LANE WOKINGHAM
	POSTCODE	PHONE:
2. *If the applicant has an agent, all correspondence will be sent to the agent*	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY
	POSTCODE	GU19 5AF PHONE: 01276 451456
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:	72 EVENDONS LANE WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTINTG HOUSE AND ERECTION OF A REPLACEMENT DWELLING AT THE REAR OF THE SITE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.095
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	1801/01 AND LOCATION PLAN

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

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

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

OUTLINE PERMISSION	X	See question 10
FULL PERMISSION		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.
RELAXATION OF CONDITIONS		State relevant application no.

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

SITING	X	EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	X
LANDSCAPING			

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? 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	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 YES	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TBA	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES AND NEW SCREEN FENCING.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES 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?	YES EVENTUALLY	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	/	1 / 6
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	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?	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.	£190.00	

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: L. Clarke ON BEHALF OF: P RICHARDSON ESQ DATE: 16/11/01

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

SECTION 66 CERTIFICATE

Application No. 00/DEC/001* 5443

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) any part of the land to which the application relates.

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

OR

* See Note (a) to Certificate A

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.

Owners (a) name	Address at which notice was served	Date on which notice was served
Linda & Colin King	**72 Evendons Lane Wokingham Berkshire RG41 4AG**	**16 November 2001**

OR

* See Note (a) to Certificate A

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken

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

(b)

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

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

the (c)

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

on (d)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

(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 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 a 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 L. Clarke

On behalf of **P RICHARDSON ESQ**

Date 16 NOVEMBER 2001

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

1933

ADDRESS 72 Evendons Lane PARISH Wokingham

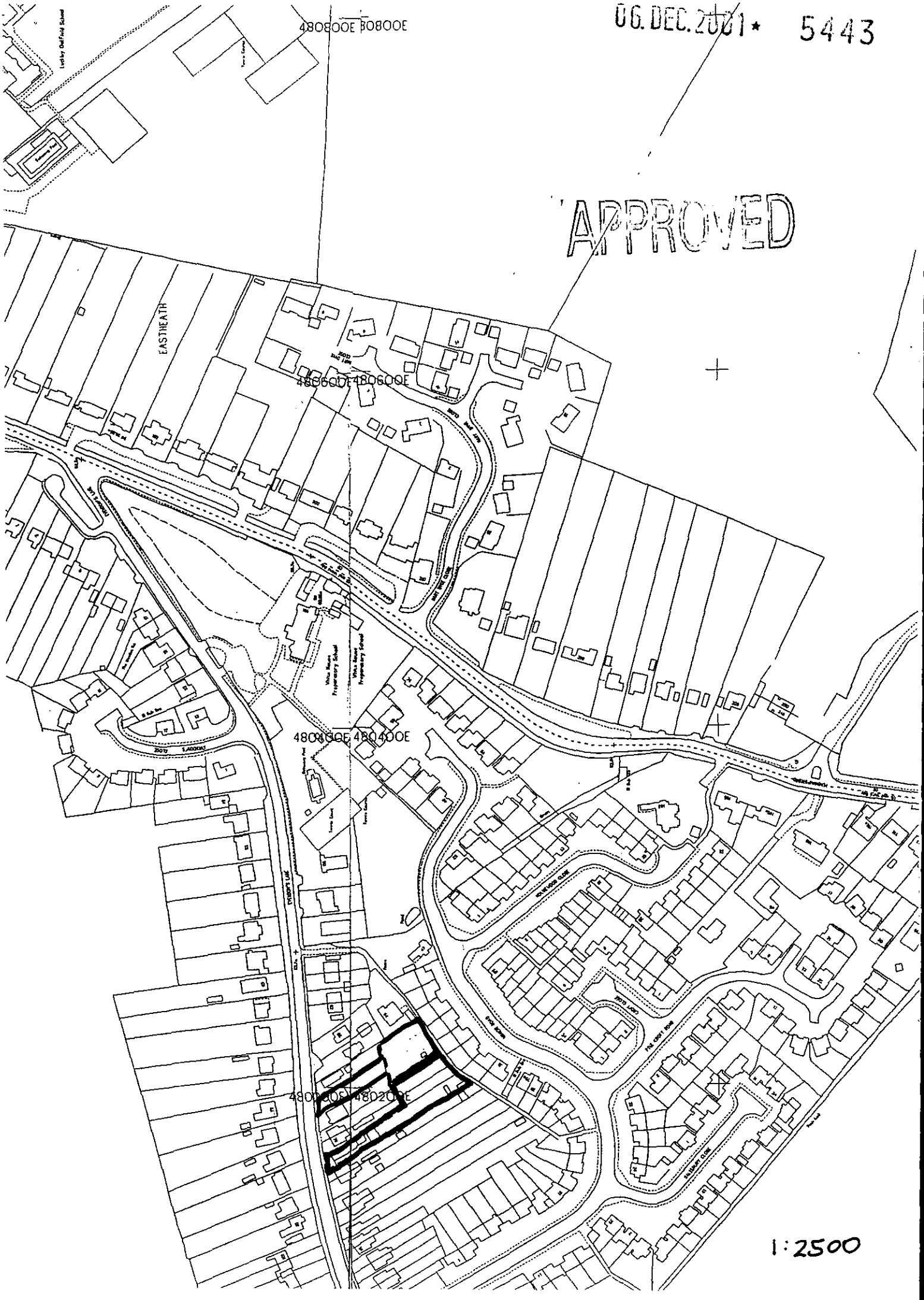
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning

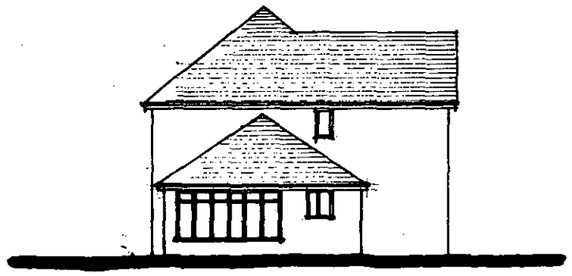
MINISTRY DECISION:

SPECIAL ORDERS:

06. DEC. 2001 * 5443



06.DEC.2001* 5443



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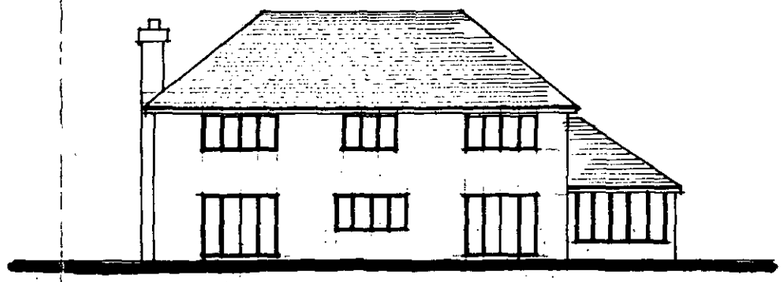

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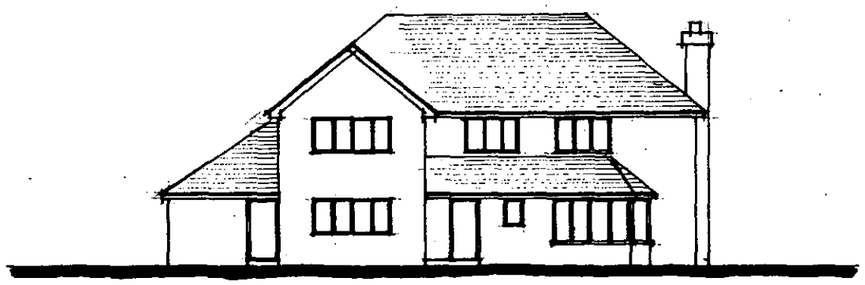

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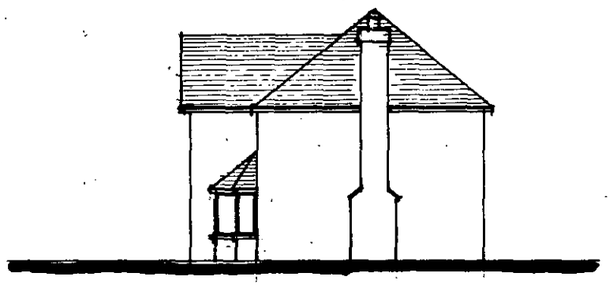

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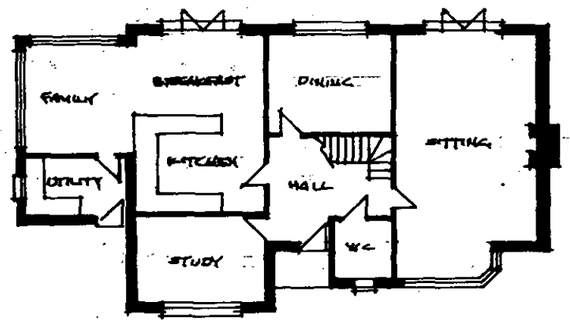
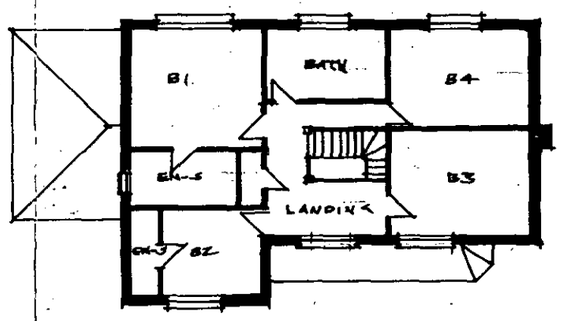


GROUND FLOOR



FIRST FLOOR

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS	

06 DEC 2001

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FOR ILLUSTRATIVE PURPOSES ONLY

DMT
THE·DAY·TANNER
ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ
0344 - 777143

56 PROSPECT ST, CAVERSHAM, READING, RG4 8JA
0734 - 461242

CLIENT P. RICHARDSON

JOB 72 EVERSLEY LANE, W'HAM

DRG ILLUSTRATIVE DESIGN

SCALE 1:200 DRAWN DATE DEC '01

180/02

EPR 151

0 10 20 30 40 50 60 70 80 90 100
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