APPLICATION NO:

F/2001/3103

LOCATION:

Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside Nine Mile Ride, Crowthorne.

APPLICANT:

Hodson Developments Ltd C/O The Graham Whitehouse Practice

PROPOSAL:

Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.

EARLIEST DATE FOR DECISION: **02/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/02/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hodson Developments Ltd
C/O The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
W Sussex
RH15 8QB

Application Number: F/2001/3103

Parish: **WOKINGHAM WITHOUT**

Location: **Land Rear of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne.**

Proposal: **Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.**

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. 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
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

Condition
5. The bathroom, ensuite and landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
6. 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 6 pm Monday to Friday and 9 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. 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
8. 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
9. 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
10. No dwelling shall be occupied until the access has been constructed to adoptable standards in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. 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
14. 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
15. 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.

Condition
16. All construction and site operatives' vehicles shall access the site from Nine Mile Ride via Sunnyside only, and this access shall be provided before development commences. There shall be no access via Queens Ride for construction or site operatives' vehicles except for vehicles of not more than 3.5 tonnes for the final stages of construction in accordance with a programme to be first submitted to and approved in writing by the Local Planning Authority.

Condition
17. 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.

Condition
18. No soakaways shall be constructed in contaminated ground.

Condition
19. There shall be no bonfires on the application site nor on Sunnyside during the demolition, site clearance or construction period.

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

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

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

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

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

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

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

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

Reason
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

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

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

Reason
17. To prevent the increased risk of flooding and to improve water quality.

Reason
18. To prevent pollution of groundwater.

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

Informative
1. The applicants are advised that the above permission does not grant any rights to carry out any works on land not within their ownership.

Informative
2. 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.

Informative
3. This permission relates to the application as amended with revised drawing numbers 166 5/SK 1B, 3B, 9C and 10C.

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

Berkshire Structure Plan Policies H2 and H9.

South East Area Local Plan Policies SH1, SH8 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WH2, WH6 and WBE1.

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

3103

The Graham Whitehouse Practice

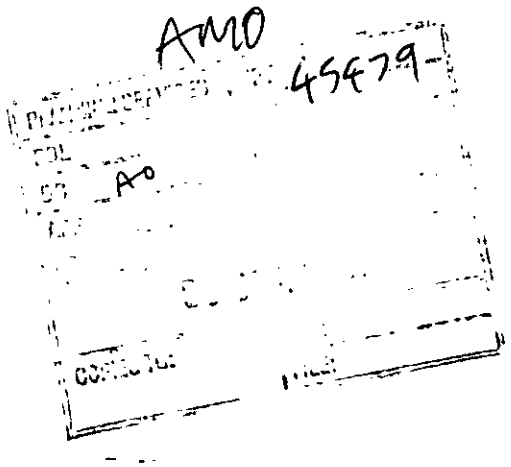
Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1665
your ref: F/2001/3103

6th July 2001

Mrs. Angela Odell, Senior Planner,
Planning Services
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR



Dear Mrs. Odell

re: Planning application F/2001/3103 - Proposed residential development on land to the rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.

Thank you for your letter dated 3rd July 2001.

I have passed a copy to my Clients for their consideration and further instructions and will contact you again shortly.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

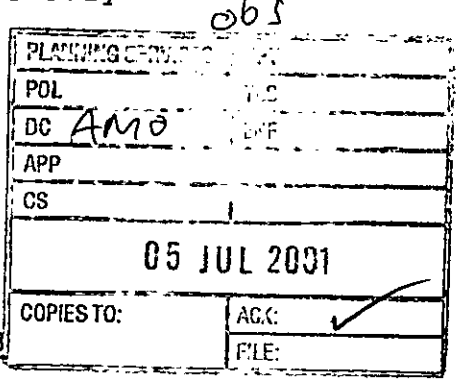
cc: Hodson Developments.

Refce: Angela Odell

T.D.Dimond
Hill Rise
Nine Mile Ride
Wokingham
Berks RG40 3DY

3 July 01

Development Control Manager
Wokingham District Ciuncil
PO Box 157
Shute End
Wokingham RG40 1WR



Dear Sir,

Application No. F2001/3103

I confirm my conversation of 2nd July with the duty planning officer in which I drew attention to the anomaly whereby a 1.8m fence is to be constructed along the boundary between my garden and that of Pine Crest , whilst no lopping may take place to the hedge or trees rooted just on my neighbours boundary.

You will surely understand that I wish to ensure that the hedge and trees remain very much the responsibility of the new residents of the development. There is the distinct possibility that the fence will follow the line of least resistance, leaving the vegetation between the true boundary marked by a chain-link fence going back to 1927 and the newly to be erected fence.

I object most strongly to such a situation, the length involved is some 35m and includes a cypress tree already pushing the boundary fence out of line.

I request that you demand and permit the developers to erect the fence just on their side of the existing chain-link boundary fence.

Your faithfully

T.D.Dimond

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 December, 2001
My ref. AO/F/2001/3103
Your ref. JS/ADH/LW

Hodson Developments
Forge lane
Hallowell Road
Northwood, Middlesex
HA6 1DP

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

Dear Mr Sanghera

PLANNING APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, WOKINGHAM WITHOUT - CONDITION 16

Thank you for your letter of 17 December. I advise you that the details in this letter are acceptable for compliance with condition 16.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

AMO

PLANNING SERVICES	HPT 51069
POL	TLS
	ENF

19 DEC 2001

COPIES TO:	ACK:
	FILE:

Hodson
DEVELOPMENTS

Our Ref: JS/ADH/LW

17th December, 2001

Your Ref: DL/2/RFS/01/4819

Mr. D.B. Ledger,
Planning Enforcement Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services, PO Box 153,
Shute End,
Wokingham, Berkshire
RG40 1WL

Dear Sir,

re: Land rear of The Oaks, Pinecrest, Three Birches and Sunnyside Nine Mile Ride, Wokingham

Further to our letter of 27th November, as per Condition 16, we are setting out below the programme of works re the above site :

1. All main construction work has now been completed through to roofing stage.

2. Internal works are now in progress and will be completed by the end of March 2002.

3. Only vehicles up to the 3.5 Tonnes level will be entering the site from the Queens Ride access during the course of this time.

We do hope that this programme is acceptable under Condition No. 16.

Yours faithfully,

Forge Lane
Hallowell Road
Northwood
Middlesex
HA6 1DP
Telephone: 01923 820855
Fax: 01923 823520
e mail: HODSONDEV@aol.com

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. AO/F/2001/3103
Your ref. JS/LW

Hodson Developments
Forge lane
Hallowell Road
Northwood
Middlesex
HA6 1DP

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

Dear Mr Sanghera

PLANNING APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, AND
PLANNING APPLICATION F/2000/3096
PROPOSED ERECTION OF DETACHED DWELLING AT SUNNYSIDE, NINE MILE RIDE, CROWTHORNE – CONDITIONS 2 - MATERIALS

Thank you for your letter of 18 July and enclosed materials schedule. I confirm the proposed materials are acceptable for construction of the dwellings for the above developments.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Hodson
DEVELOPMENTS

Our Ref: JS/LW

18th July, 2001

Wokingham District Council
Planning Services,
PO Box 157
Civic Offices,
Shute End,
Wokingham
RG40 1BN

Dear Sirs,

re: Nine Mile Ride, Crowthorne
Planning Permission No. F/2001/3103

I have pleasure in enclosing herewith a schedule of finishes for our development mentioned above together with samples thereof and a site layout for your information.

I look forward to your confirmation that all is in order as soon as possible.

Yours faithfully,
HODSON DEVELOPMENTS LTD

Jim Sanghera

Forge Lane
Hallowell Road
Northwood
Middlesex
HA6 1DP
Telephone: 01923 820855
Fax: 01923 823520
e mail: HODSONDEV@aol.com

SCHEDULE OF FINISHES OF DETACHED HOUSES – PLOTS 1-5

NINE MILE RIDE, CROWTHORNE

Plot 1	
Roof	Marley Modern Smooth Grey
Main brick	Baggeridge Willowed Buff Multi
Feature Brick	Chelwood New Tobago Red
Flint	Black and White flint to front elevation
Window and Door Frames	White Gloss Finish
Plot 2	
Roof	Marley Modern Smooth Grey
Main brick	White Render
Quoining, window cills and heads	Reconstituted stone
Window and Door Frames	White Gloss Finish
Plot 3	
Roof	Marley Modern Smooth Grey
Main brick	Baggeridge Willowed Buff Multi
Feature Brick	Chelwood New Tobago Red
Flint	Black and White Flint to front elevation
Window and Door Frames	White Gloss Finish
Plot 4	
Roof	Marley Modern Smooth Grey
Main brick	White Render
Quoining, window cills and heads	Reconstituted stone
Window and Door Frames	White Gloss Finish

Plot 5

Roof	Marley Modern Smooth Grey
Main brick	Baggeride Willowed Buff Multi
Feature Brick	Chelwood New Tobago Red
Flint	Black and White flint to front elevation
Window and Door Frames	White Gloss Finish



BLOCK PLAN 1:500

A: ADDITIONAL INFO 3·11·00

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex. RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

SCALE: 1:1250 / 1:500	1685 / SK02 A
DATE: 16 10 00	
DRAWN S M R	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 July, 2001
My ref. AO/F/2001/3103
Your ref. GW/ps/1665

Hodson Developments Ltd.
C/o The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

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

Dear Sirs

PLANNNG APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DETACHED DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES & SUNNYSIDE, NINE MILE RIDE, WOKINGHAM WITHOUT

I refer to the above permission and the approved layout drawing No. 1665/SK09C. Trees, hedging and proposed close-boarded fencing are shown along the east boundary of the site with Hill Rise. The owners of Hill Rise have expressed concern that if the fencing is erected on the west side of the trees and hedging, they will be left with their maintenance. Please could you look in detail at the boundary situation and suggest how this matter can be dealt with.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

WORK SHEET FOR : Angela Odell

Application Number : F/2001/3103

Applicant : Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Location : Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Proposal : Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.01.01

- 1 on 9MR
- 1 on end of Queens Ride

N.B. I put second SN at end of Queens Ride myself on 22.01.01

Date of Neighbour Notifications : .....

Date of Site Visit : 22.01.01

Date Registered : 02/01/2001

Earliest Date for Decision : 02/02/2001

Latest Consultation Date/Site Notice Expiry Date : 02/02/2001

This application will have expired on: 27/02/2001. 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 : Parish Council: Rec. refusal – traffic increase down Hatch Ride, loss of wildlife in gardens of dark site, increasing housing density to detriment of existing dwellings. Original p.p. for Queens Ride dark was for a more. no. of dwellings

- 7 letters of objection on grounds of (from 6 addresses)
- Access Road: unsuitable – is private road not adopted by WDC, inappropriate for WDC to be requested to approve a planning application which. Unsuitable for construction access as now has traffic calming devices, surfaces etc., permission for use needs to be granted by residents, Queens Ride is mainly occupied by families and proposal would be detrimental to safe play & ambience, more suitable access would be via Sunnyside directly onto 9MR.
- Hatch Ride school is already oversubscribed & proposal not matched by contributions / provision of services & amenities.
- Recent refusal 99/69748/0 for recent refusal.
- Loss of wildlife in existing rear garden areas.
- builder does not own land on proposed access strip. Will suitable drainage, lighting, surface of access & subsurface be provided?

- access strip not wide enough - need 4.8m + 2m. service strips each side.
- density too high.
- destruction of trees & plants.
- increase in traffic & domestic noise.
- construction access should be through Sunnyside direct onto 9MR.
- loss of light & overlooking.

- Environmental Health Officer - No objection subject to hrs of construction restriction conditions
- Environment Agency: No objection subject to conditions.

Application Number: F/2001/3103

Appraisal : Site within Settlement.

History Apps Nos. F/2000/2705 & 2725 (duplicates) recently withdrawn (had been recommended for refusal on grounds of substandard access (would have been 8 dwellings off a private drive) + daylighting re: plot 1 and possibly trees (this not clear at this)

1, Effect on character and appearance of area.

The site is a backland one but with proposed access direct off existing estate road to rear + there are existing dwellings to west off Palmer Close. The pattern of development in Queens Ride would be continued. Therefore, in the light of PPG3 which encourages the development of 'previously developed land' (which includes rear gardens) and as site within settlement, consider the principle and pattern of development in this case acceptable. (As the site is < 0.3ha. the Council's min. density policy does not apply). Also consider the proposed layout and house types would be acceptable in appearance. Therefore consider acceptable in principle.

2, Effect on neighbours of built development proposed

11 Queens Ride: proposed house on plot 1 now clears 45° daylighting cone and as on N. side with only 1st floor side ensuite window consider acceptable now.

9 Palmer Close Trees along most of rear boundary of plots 1 & 2. Nearest corner of 9 Palmer close would be about 15m. from nearest corner of plot 2 + only oblique overlooking caused, consider acceptable.

Nine Mile Ride dwellings:

The Oaks: Min 15 m. r/o The Oaks to side of plot 2 which would have side bath + landing window this side on 1st floor + half landing. provided

PTO.

at Committee 27/3/01

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

these were obscure glazed, consider acceptable.

Sunnyside – (new replacement dwelling proposed by the applicants) If this latter allowed then proposed double garage for plot 2 would be 14m. direct and 10m. obliquely away. Consider acceptable.

Three Birches: would be 16m from side of house on plot 3 & 17m from garage. As no first floor windows consider acceptable.

Pinecrest: would be 21m. from side of plot 3 house – consider acceptable.

34 Queens Ride: House on plot 4 would project slightly at front but otherwise in line. As no first floor windows proposed on plot 4 house consider effect acceptable. first floor rear gables would also be well clear of 45° daylighting zone.

16 Royal Oak Drive: Some oblique overlooking from rear proposed house on plot 4. However, as windows of first floors in 16 Royal Oak & rear plot 4 house would be at least 24m apart, consider acceptable as some trees between.

conclusion: Therefore consider the ~~proposed~~ effects of the proposed dwelling on neighbouring properties would be acceptable.

3 Trees

Application Number F/2001/3103
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

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

2. 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.

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

5. The bathroom, ensuite and landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations,

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 9 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. 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.

8. 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.

9. 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.

10. No dwelling shall be occupied until the access has been constructed to adoptable standards in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

13. 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.

14. 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.

and this access shall be provided before development commences.

15. 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.

16. All construction and site operatives' vehicles shall access the site from Nine Mile Ride via Sunnyside only. There shall be no access via Queens Ride for construction or site operatives' vehicles except for vehicles of not more than 3.5 tonnes for the final stages of construction in accordance with a programme to be first submitted to and approved in writing by the Local Planning Authority. ~~The access to Nine Mile Ride via Sunnyside shall be~~

17. 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.

18. No soakaways shall be constructed in contaminated ground.

19. There shall be no bonfires on the application site nor on Sunnyside during the demolition, site clearance or construction period.

Reasons

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

2. To ensure that the external appearance of the buildings are satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4, 5, 16 & 19.
To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9 & 10.
To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

12. In the interests of highway safety and convenience.

13 & 14.
In the interests of visual amenity.

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

17. To prevent the increased risk of flooding and to improve water quality.

18. To prevent pollution of groundwater.

Informatives

1. The applicants are advised that the above permission does not grant any rights to carry out any works on land not within their ownership.

2. 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.

3. This permission relates to the application as amended with revised drawing numbers 166 5/SK 1B, 3B, 9C and 10C.

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

   Berkshire Structure Plan Policies H2, H9
   South East Area Local Plan Policies SH1, SH8, SBE2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WH2, WH6, WBE1

Angela Odell

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside Nine Mile Ride Crowthorne.

APPLICATION NUMBER: F/2001/3103

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.01.01

2. DESCRIPTION OF SURROUNDINGS Established residential dwellings along 9MR. New estate of detached houses at rear.

3. DESCRIPTION OF SITE/BUILDING Rear, undeveloped gardens of 4 dwellings fronting 9MR (except for 1 detached garage)

4. RELATIONSHIP TO ADJOINING PROPERTIES Attear: 11 Queens Ride has window in gr. floor. At front, 3 Birches / Pine Crest are bungalows, Sunnyside + The Oaks are houses

5. SITE CONSTRAINTS

TREES Birch, conifer + Scots Pine along rear part of E. Pine Crest/Ride, Oaks etc. on W. rear of The Oaks

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence along rear boundary with Queens Ride.

OTHERS

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

RESOLVED: That the order of business detailed on the agenda be varied.

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

282. APPLICATION NO: 2001/3103, ERECTION OF 4 DETACHED DWELLINGS GARAGING ANCILLARY LANDSCAPING AND ACCESS, LAND AT REAR OF THE OAKS PINECREST THREE BIRCHES AND SUNNYSIDE NINE MILE RIDE WOKINGHAM WITHOUT, FOR HODSON DEVELOPMENT LTD

The Committee considered a report about this application set out on Agenda pages 2841 to 2857.

Mrs. M Palmer, a local resident attended the meeting and spoke against the application.

Mr. AJ Ross, a local Member attended the meeting and gave his view on the application.

RESOLVED: 1) That Application No: 2001/3103 be approved subject to the conditions set out on Agenda pages 2844 to 2847 with the following amendments;

2) That condition No. 10 be amended to include a requirement that no development shall take place until the details of the access have been submitted to and approved in writing by the local planning authority and the completion of the access in accordance with the said details;

3) That condition No. 16 be amended to include a requirement that no development shall take place prior to the completion of access to the site from Nile Mile Ride via Sunnyside and that there shall be no access via Queens ride for construction or site operative's vehicles, except for vehicles of not more than 3.5 tonnes for the final stages of construction in accordance with a programme to be first submitted and approved in writing by the Local Planning Authority.

Application No. F/2001/3103	Received 02.01.01	Wokingham Without	Listed By Councillor Ross

Applicant: Hodson Developments Ltd
Location : Land rear of The Oaks, Pinecrest, Three Birches and Sunnyside, Nine Mile Ride, Wokingham Without
Proposal : Erection of 4 Detached Dwellings, Garaging, Ancillary Landscaping and Access

1. **Planning History** - This 0.16 ha. site is the rear gardens of the 4 above dwellings which front onto Nine Mile Ride. Three Birches and Pinecrest are bungalows and Sunnyside and The Oaks are houses. To the south are detached houses on Queens Ride. There are some trees on the site, mainly close to the west and east boundaries.

   The applicants have also submitted Application No. F/2000/3096 for a replacement dwelling at Sunnyside, which has not yet been determined. It is intended to determine this application under delegated powers once a decision is made on the current application. This is in order to secure construction access through Sunnyside directly onto Nine Mile Ride (see below).

   The current application has been listed due to concern about proposed access arrangements.

2. **Proposal** - Is to erect 4 houses (2 x 4 bedroom and 2 x 5 bedroom) and 2 detached double garages with access from Queens Ride. The existing private drive between 9, 11, 32 and 34 Queens Ride would be widened to 4.8m wide with 2m wide service strips each side.

3. **Consultations** -
   - ***Wokingham without Parish Council:*** "Refusal recommended. Traffic increase down Hatch Ride; loss of wildlife preserve in rear gardens of area; increasing housing density to detriment of existing dwellings. Original permission for Queens Ride Development was for maximum number of dwellings."
   - ***Letters of objection received from 6 addresses*** : On grounds of :
     - Access road : Is unsuitable as it is a private road not adopted by Wokingham District Council, therefore inappropriate for Wokingham District Council to be requested to approve a planning application using it. Unsuitable for construction access as now has traffic calming devices, surfaces etc., permission for use needs to be granted by residents, Queens Ride is mainly occupied by families and proposal would be via Sunnyside directly onto Nine Mile Ride.
     - Hatch Ride School is already oversubscribed and proposal not matched by contributions towards provision of services and amenities.
     - Loss of wildlife in existing rear garden areas.
     - Builder does not own land on proposed access strip. Will suitable drainage, lighting, surface of access and subsurface be provided?
     - Access strip not wide enough - need 4.8m and 2m service strips each side.
     - Density too high.
     - Destruction of trees and plants.

- Increase in traffic and domestic noise.
- Construction access should be through Sunnyside direct onto Nine Mile Ride.
- Loss of light and overlooking.

- ***Environmental Health Officer*** *:* No objection subject to hours of construction condition.
- ***Environment Agency*** *:* No objection subject to conditions.
- ***Tree Officer*** *:* No objection subject to tree retention and protection conditions.
- ***Highway Officer*** *:* No objection subject to conditions.
- ***2 letters of objection from neighbouring properties on Nine Mile Ride*** : Due to proposed use of Sunnyside for construction access – dangerous access onto Nine Mile Ride and would cause unacceptable noise disturbance. If construction access allowed should limit hours of use, no bonfires and erect protective screening.

4. **Appraisal** - Main issues are:

   A. Principle of Proposed Development (Berkshire Structure Plan Policies H2, H9and EN1; South East Area Local Plan Policies SH1, SH8and SBE2; Wokingham District Local Plan (Deposit Draft) Policies WH2, WH6,WOS2, WOS3 and WBE1; PPG3)
   B. Effect on Neighbouring Properties (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Policy WBE1)
   C. Trees
   D. Access and Parking
   E. Concerns of the Parish Council, Local Residents and Ward Member

A. Principle of Proposal

As the site is within the settlement boundary and is back garden land, the proposal is considered acceptable in principle under Policies H2, SH1, WH2 and PPG3. As the site is less than 0.3 ha. in size it is not required to be considered under the Council's minimum density policy. However, the proposed density would be 25 dwellings per hectare. All four dwellings would have 4 or 5 bedrooms. The proposal is on a relatively small site and the density and house sizes would be in character with the adjacent Queens Ride development. Whilst the proposal is for development of rear gardens, as it would be accessed from the rear and there are already existing dwellings in Palmer Close adjacent, it is considered acceptable in terms of its effect on the character and appearance of the area. The proposal is therefore considered acceptable in principle.

B. Effect on Neighbouring Properties

The proposed dwelling on Plot 4 would be approximately in line with No. 34 Queens Ride which has no main side windows. The proposed dwelling on Plot 1 would project about 2.6m beyond the rear of No. 11 Queens Ride, but would be on its north side and would not infringe the 45° daylighting standard. The nearest corner of No. 9 Palmer Close would be about 20m away obliquely and there are trees in between. The nearest of the existing 4 dwellings fronting Nine Mile Ride (Three Birches) would be at least 16m from the side of the proposed house on Plot 3. Regarding 16 Royal Oak Drive, there would be some oblique overlooking from the rear of the proposed house

on plot 4. However, the windows in the first floors would be at least 24m. obliquely apart. The relationships between the proposed and existing dwellings are therefore considered acceptable.

C. Trees
As the proposed development would enable the existing trees on the site to be retained, the effect on trees is considered acceptable.

D. Highways
The existing private drive between Nos. 9, 11, 32 and 34 Queens Ride would be widened to 4.8m with 2m service strips each side, with the proposed 4 dwellings accessed from a new, adjoining private drive. This would comply with the Highway Authority's standards and is considered acceptable.

(The existing private drive between Nos. 9, 11, 32 and 34 would not be wide enough to also access the 4 proposed dwellings as the standard is for a maximum of 5 dwellings to be accessed from a private drive).

E. Concerns of the Parish Council, Local Residents and Ward Member
A land ownership/rights dispute has arisen over the applicants' right to widen the existing private drive between Nos. 9, 11, 32 and 34 Queens Ride, particularly in relation to Nos. 32 and 34 Queens Ride. The applicants and their consultant have explained that they have purchased the land on which the widened access road and service strips are proposed from Laing Homes, the developers of the Queens Ride estate. It appears that the ownership dispute has arisen because Nos. 32 and 34 Queens Ride were not constructed precisely as originally proposed.

The applicants are therefore satisfied that they have the ownership and rights to construct the widened access as proposed. In view of this it is considered that planning permission should not be withheld on property ownership/rights grounds, but that a 'grampian' condition should be attached to the permission if granted. This would require the proposed widened access to be constructed before any of the dwellings are occupied. An informative should also be attached advising the applicants that the permission does not give any rights over land not owned by themselves.

The applicants have also advised that the street lighting, drainage and road surface would be to Wokingham District Council's standards.

Queens Ride is an unadopted road. The applicants have explained that the maintenance of the area has, and will continue to be, the responsibility of Messrs Peverel (the Management Company) to whom all the residents pay their share, contributing to the upkeep of all the roads on the estate. Accordingly, the new residents of the proposed new houses would have the same liabilities.

The applicants have also agreed to organise the build programme so that as much construction traffic as possible would be accessed via Sunnyside directly onto Nine Mile Ride (on the assumption that permission is granted to Application No. F/2000/3096 for a replacement dwelling on this site). As and when it is not physically possible to access the site in this manner then they would come through Queens Ride but would put right any damage to the road

surface. This would avoid most of the construction traffic having to access through Queens Ride and the Highway Officer has confirmed he considers this acceptable. Whilst this would increase disturbance to the properties each side of Sunnyside, only two properties would be affected compared with a large number if Queens Ride was used as the construction access. It is therefore considered this should be secured by a condition requiring construction vehicles to access directly from Nine Mile Ride, and for only vans (less than 3.5 tonnes) connected with finishing processes to access via Queens Ride at the later stages of the programme. (The proposed replacement dwelling at Sunnyside would not leave sufficient side gaps for access once its foundations are laid).

Contributions towards services and infrastructure are not normally required for small developments (less than 10 dwellings).

The remaining points have been noted and addressed above.

5. **Conclusion** - It is considered that the proposal is satisfactory in principle and would have an acceptable effect on the character and appearance of the area, on neighbouring residents and on trees. The proposed access would be to the Highway Authority's standards. The proposal is therefore considered acceptable.

6. **Recommendation** - GRANT planning permission subject to the following conditions:-

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

   2. 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.

   3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

   5. The bathroom, ensuite and landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

   6. 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.

7. 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.

8. 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.

9. 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.

10. The proposed widened access road shall be constructed to adoptable standards before any of the dwellings hereby approved are occupied.

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

13. 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.

14. 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.

15. 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.

16. All construction and site operatives' vehicles shall access the site from Nine Mile Ride via Sunnyside only. There shall be no access via Queens Ride for construction or site operatives' vehicles except for vehicles of not more than 3.5 tonnes for the final stages of construction in accordance with a programme to be first submitted to and approved in writing by the Local Planning Authority.

17. 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.

18. No soakaways shall be constructed in contaminated ground.

19. There shall be no bonfires on the application site nor on Sunnyside during the demolition, site clearance or construction period.

Reasons

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

2. To ensure that the external appearance of the buildings are satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4, 5, 16 & 19.
To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9 & 10.
To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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13 & 14.
In the interests of visual amenity.

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

17. To prevent the increased risk of flooding and to improve water quality.

18. To prevent pollution of groundwater.

Informatives

1. The applicants are advised that the above permission does not grant any rights to carry out any works on land not within their ownership.

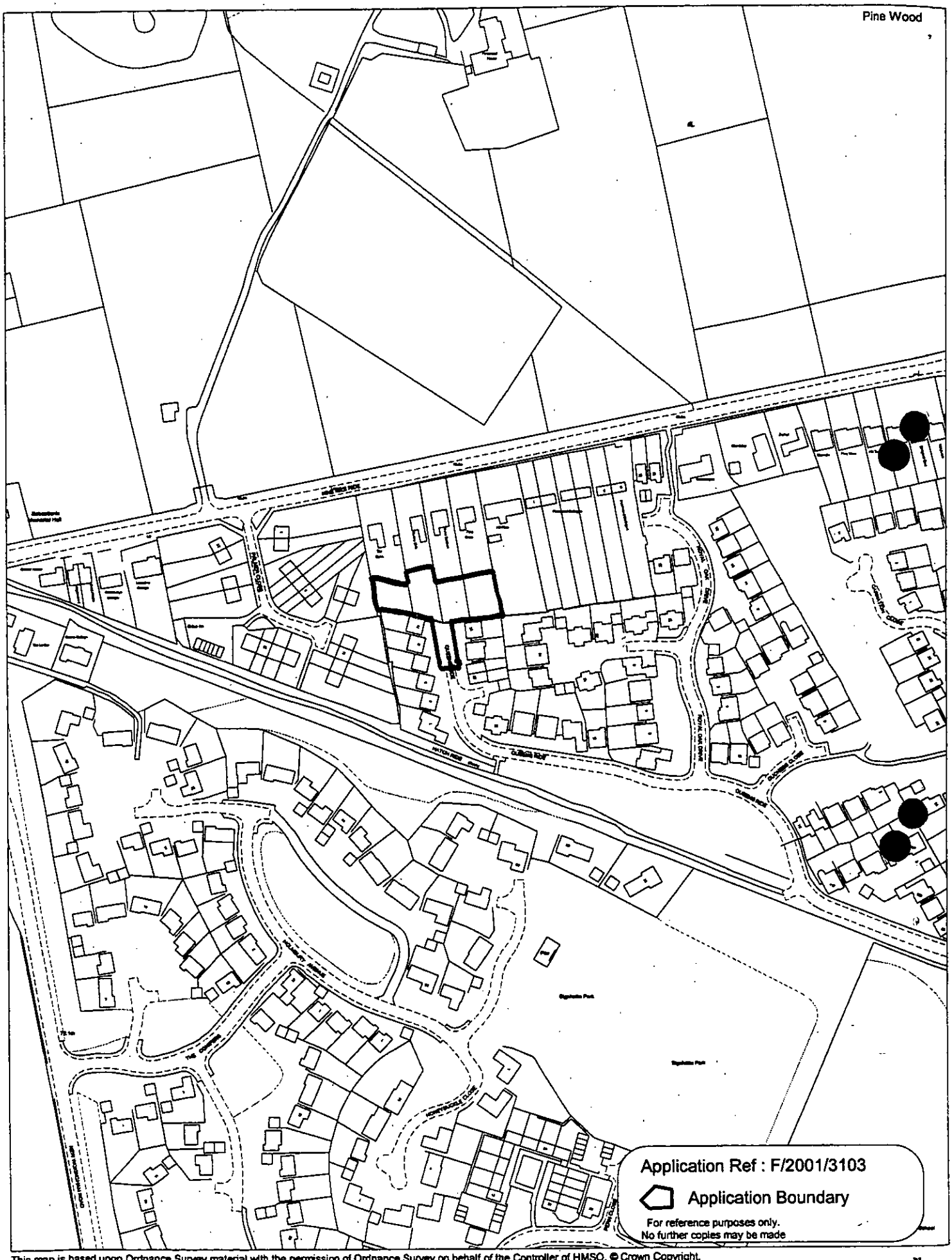
2. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing numbers 166 5/SK 1B, 3B, 9C and 10C.

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

   Berkshire Structure Plan Policies H2, H9
   South East Area Local Plan Policies SH1, SH8, SBE2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WH2, WH6, WBE1

Angela Odell



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2001

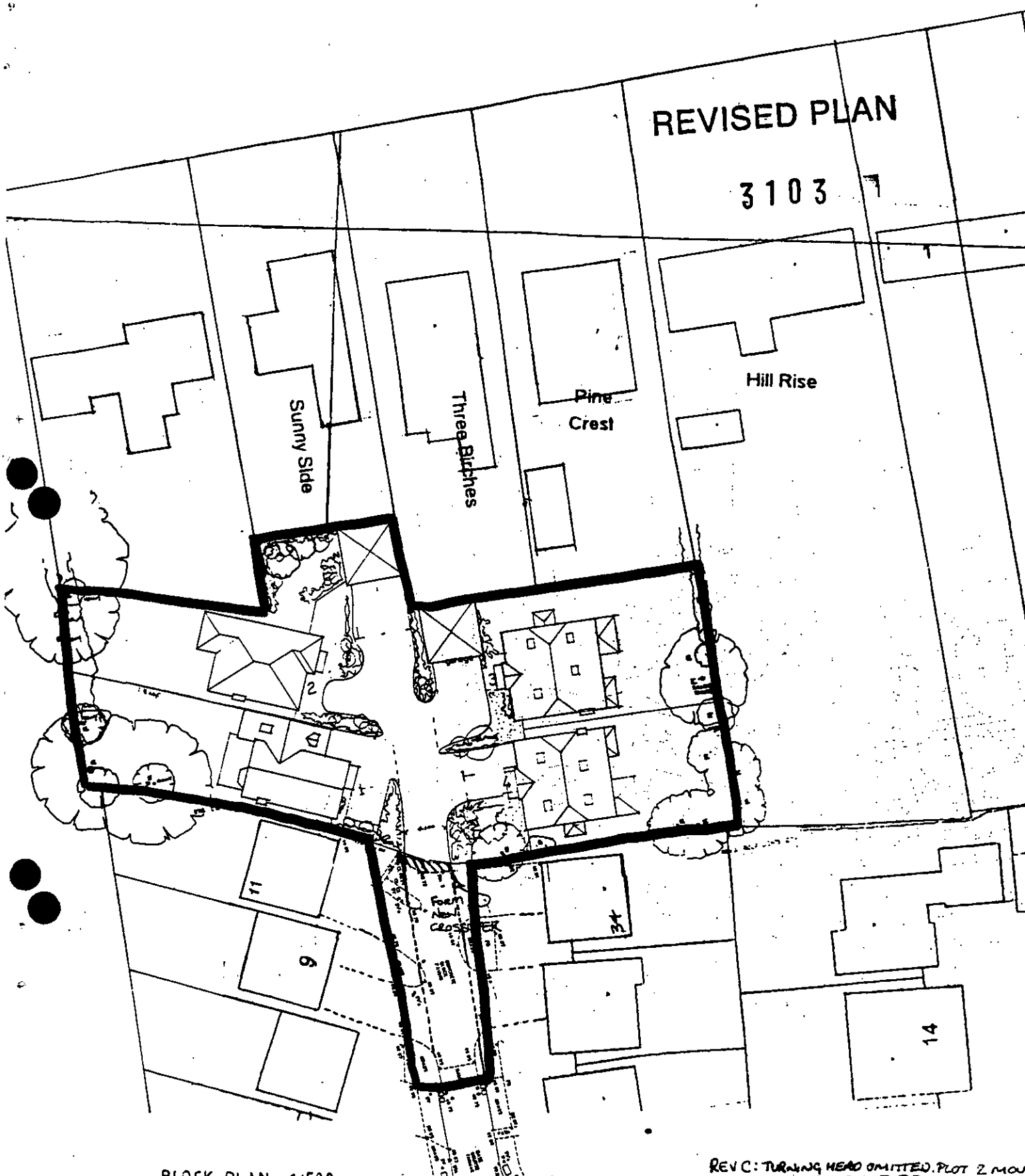
2848

Scale: 1 : 2500

N
W E
S

REVISED PLAN

3103



BLOCK PLAN 1:500

REV C: TURNING HEAD OMITTED. PLOT 2 MOU... LAYOUT MODIFIED + ... 02.0

B: Road/Drives amplified 21.12.99

A: ADDITIONAL INFO 3-11-00

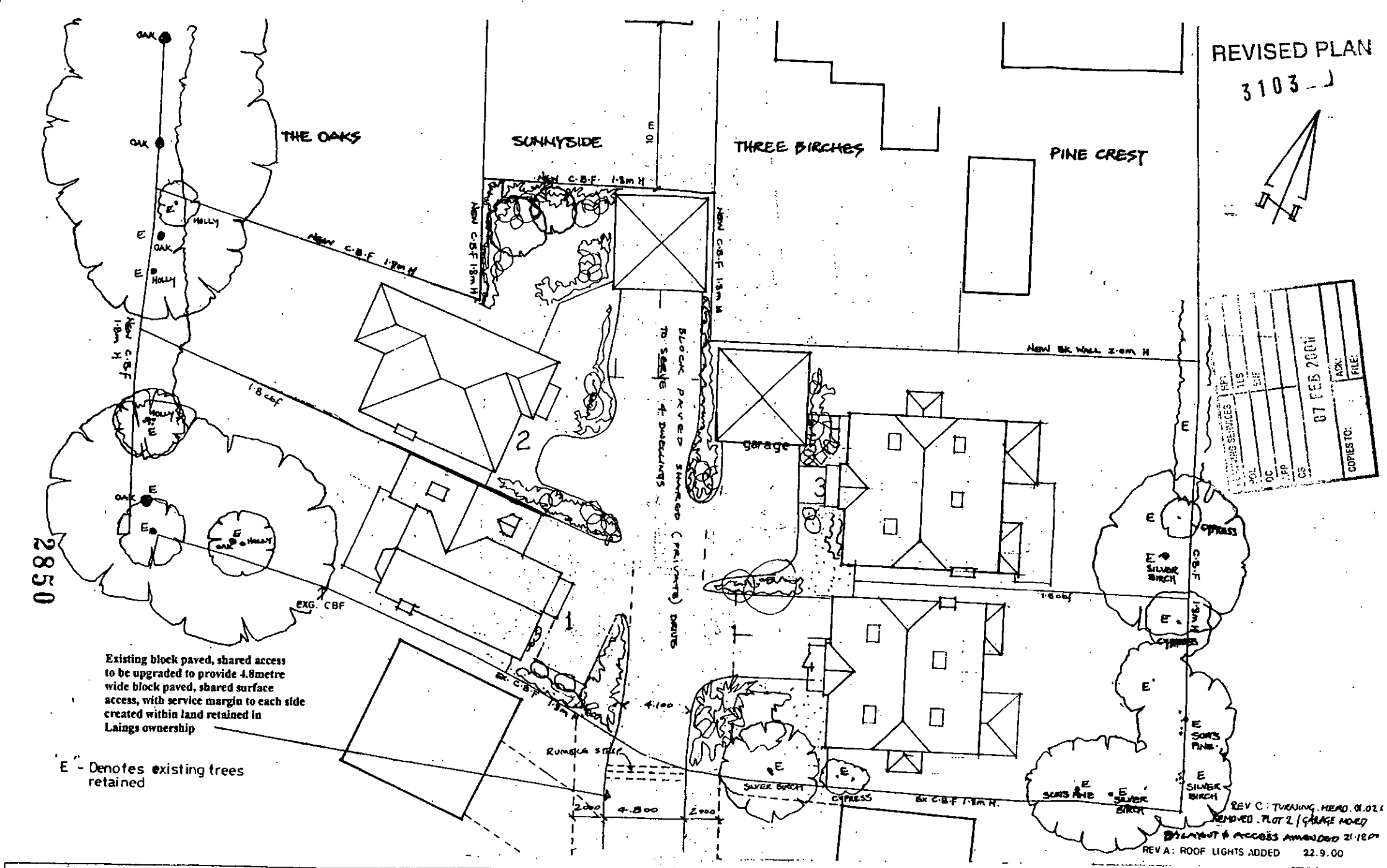
The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex. RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

SCALE: 1:1250 / 1:500

DATE: 16 10 00

DRAWN: S M R

1665 / SK 10 C



project: Land to rear of: Pine Crest, Three Birches, Sunny Side & The Oaks Nine Mile Ride Crowthorne Berks.	drawing: Site Plan	The Graham Whitehouse Practice CHARTERED ARCHITECTS Fairfield House, Fairfield Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:200 DATE:Sep 2000 DRAWN: ID 1665/SK09c

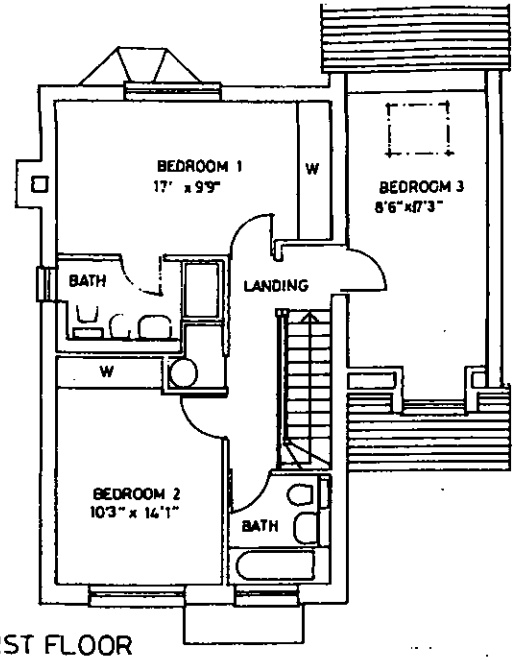
PLOT 1

Roof
Mini Stonewold tiles - colour to be selected.

Walls
Stock brickwork, feature head and cill bricks with matching quoins. Flint panels to front elevation. Traditional timber casement windows, painted white.

REVISED PLAN

3103



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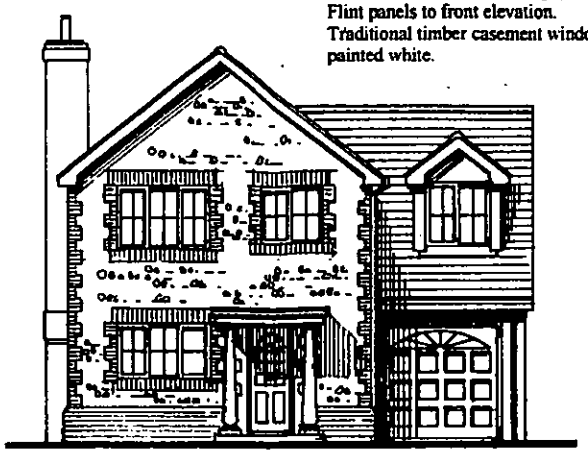
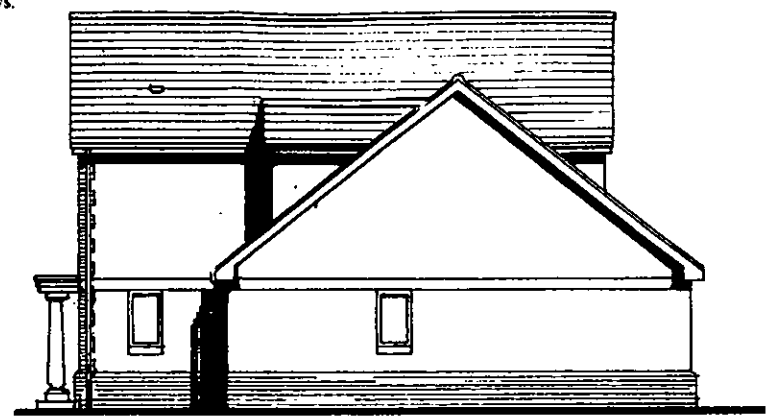


FRONT ELEVATION



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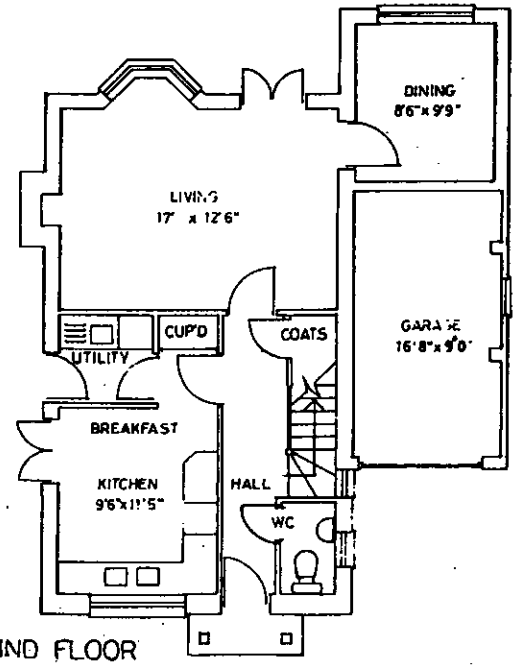
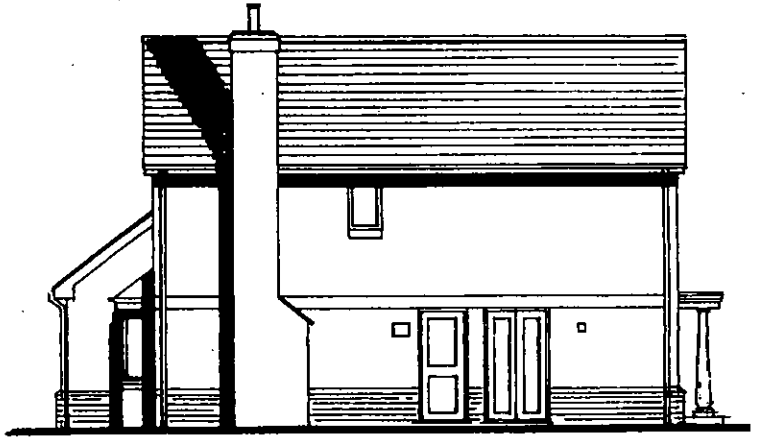


GROUND FLOOR

2831



REAR ELEVATION



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REV B : VELUX SHOWN IN BED 3 11.01.01
REV A : MINOR INTERNAL AMENDMENTS 21.12.0

project

Land to rear of Pinecrest, Three Birches Sunnyside and The Oaks, Nine Mile Ride, Crowthorne, Berks

drawing:

PLANS
ELEVATIONS
PLOT 1

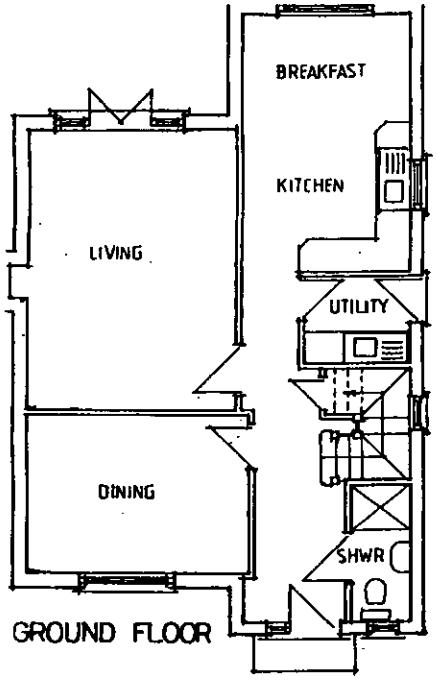
The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill, West Sussex. RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

SCALE 1:100
DATE 19.12.00
DRAWN id

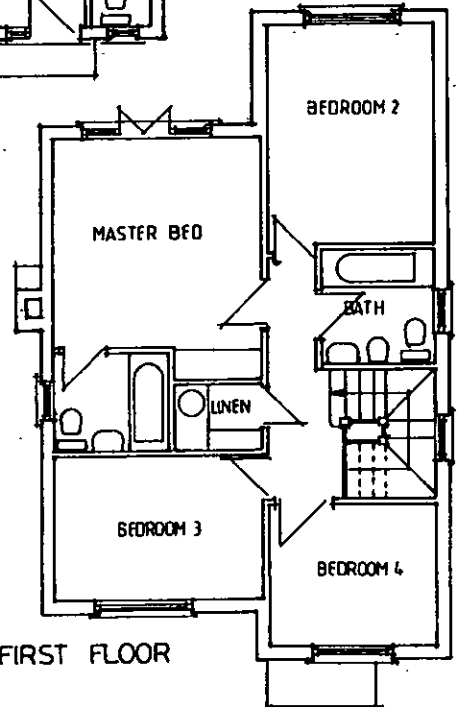
1665/SK/B

REVISED PLAN
3103 1

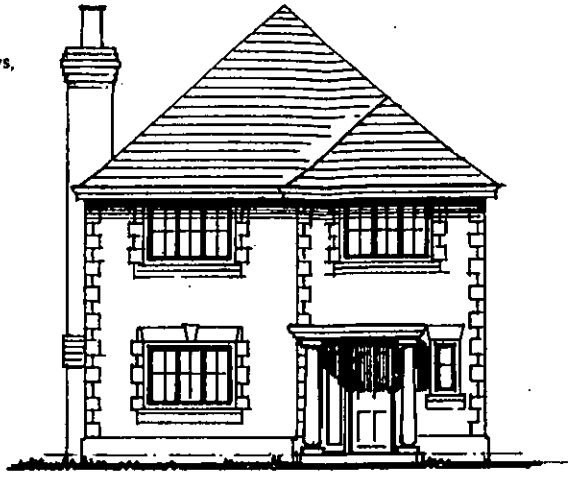
PLOT 2
Roof
Mini Stonewold tiles - colour to be selected.
Walls
Rendered and colourwashed (colour to be agree) Stone quoins and window details.
Traditional timber casement windows, painted white.

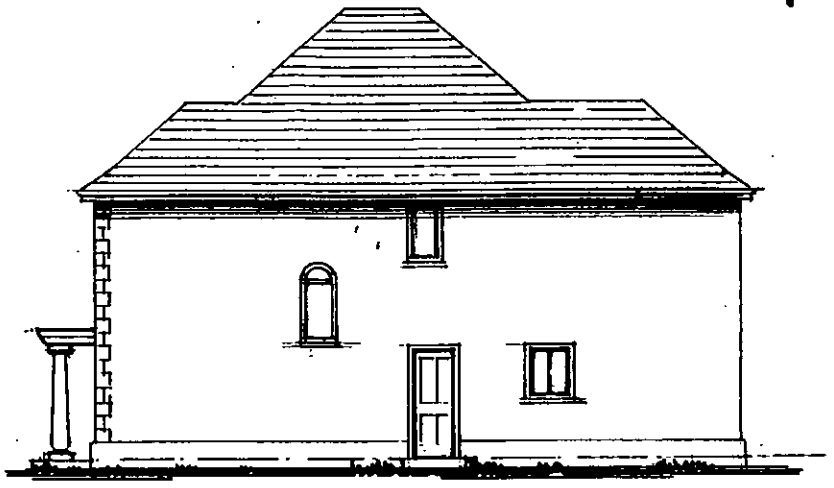


GROUND FLOOR



FIRST FLOOR


FRONT ELEVATION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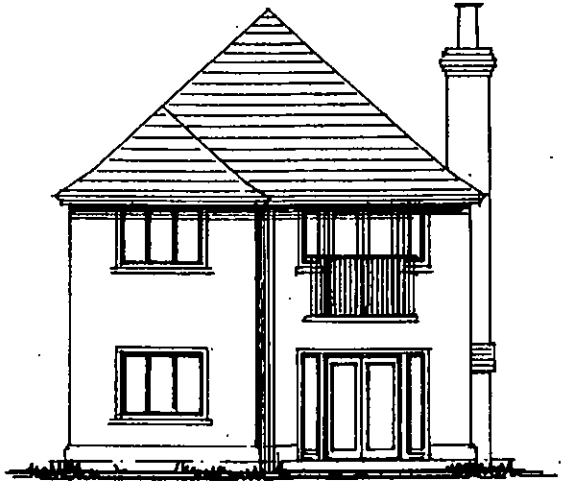
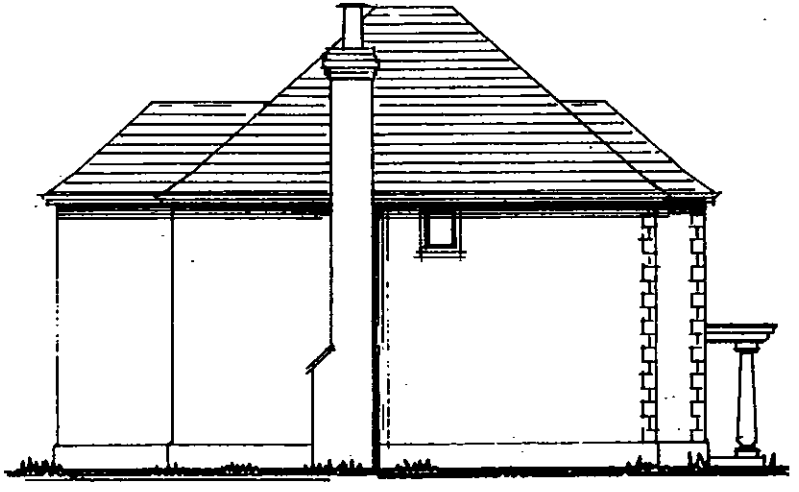

REAR ELEVATION

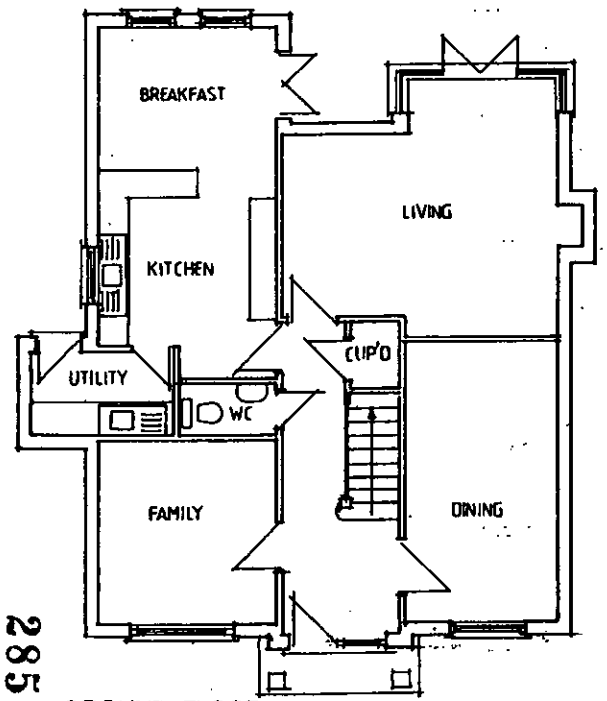

FLANK ELEVATION

2852

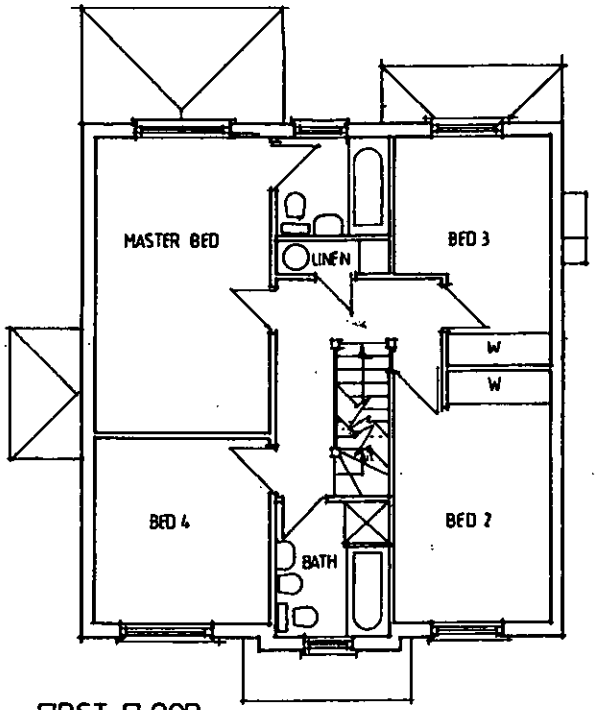
Rev B: WINDOW ADDED TO FLANK ELE. 11.01.01
Rev A: NEW HOUSE TYPE 21.12.00

project: Land to rear of Pinecrest, Three Birches Sunnyside and The Oaks, Nine Mile Ride, Crowthorne, Berks	drawing: PLANS E[redacted]ATIONS PLOT [redacted]	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, B[redacted]d Road, Burgess Hill, West Sussex. RH[redacted] Telephone: 01444 2390[redacted] 01444 238761	SCALE: 1:100 DATE: 19.12.00 DRAWN: id	1665/SK38

02.JAN.2000* 3103



GROUND FLOOR



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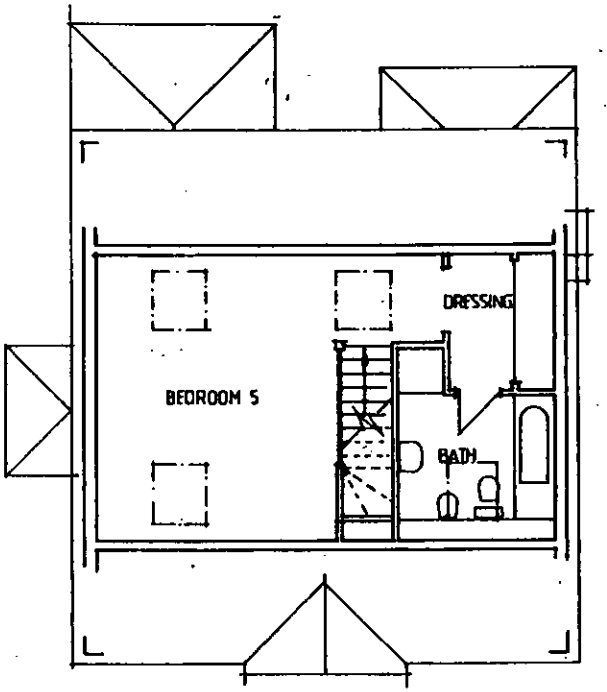


SECOND FLOOR

2853



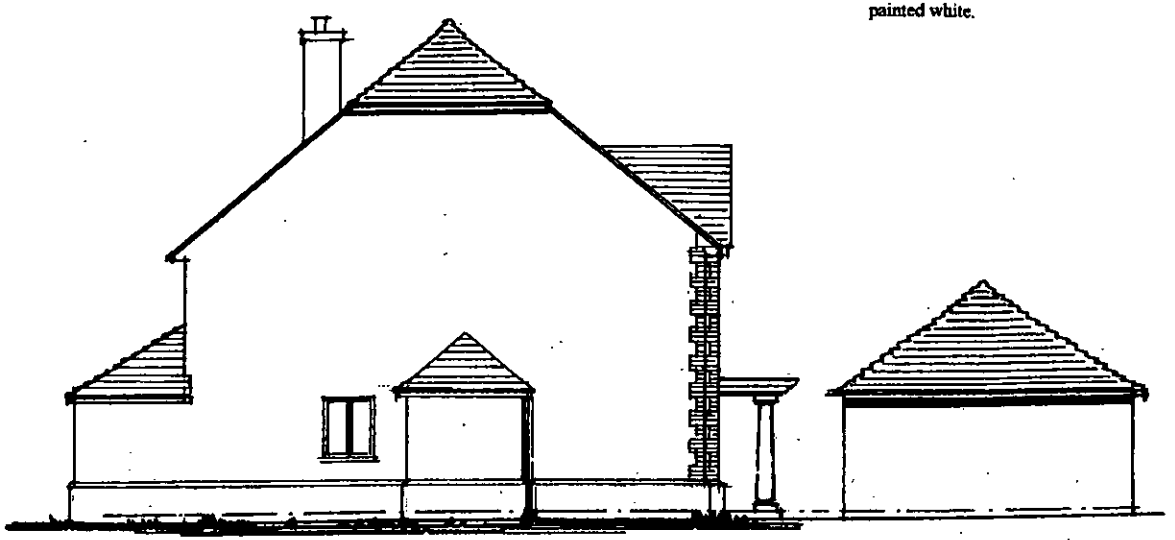
REV B : DETACH GARAGE INTERNAL AMENDMENTS 21.11

project: Land to rear of: Pine Crest, Three Birches, Sunny Side & The Oaks Nine Mile Ride Crowthorne Berks.	**drawing:** Plot 3 Floor Plans	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE: Sep 2000 DRAWN: id 1665/SK05 B

02 JAN 2000 3103

PLOT 3
Roof
Mini Stonewold tiles -
colour to be selected.
Walls
Stock brickwork, feature head
and cill bricks with matching quoins.
Flint panels to front elevation.
Traditional timber casement windows,
painted white.

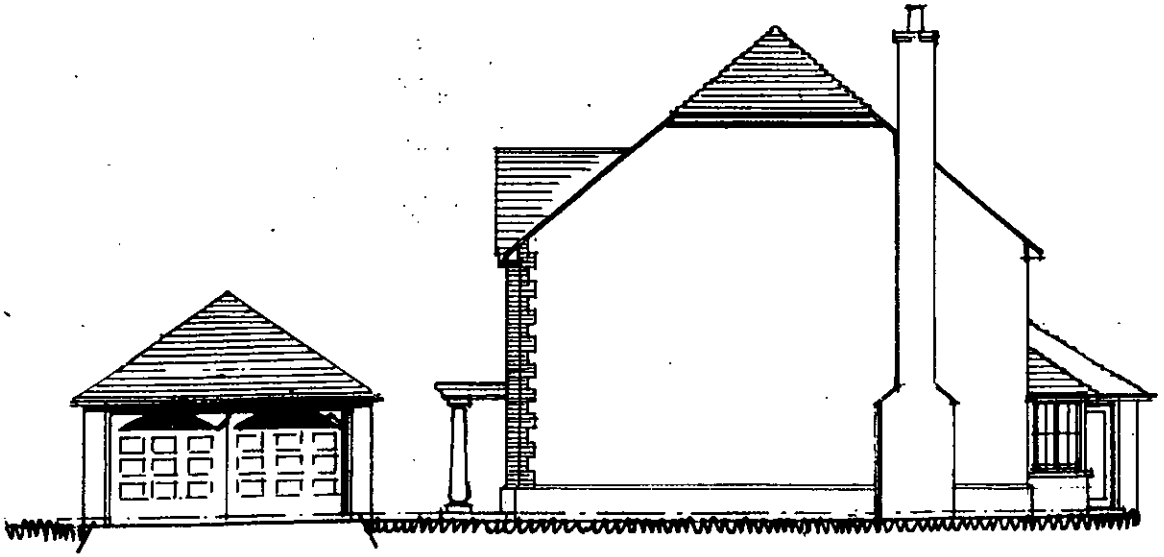
NORTH ELEVATION



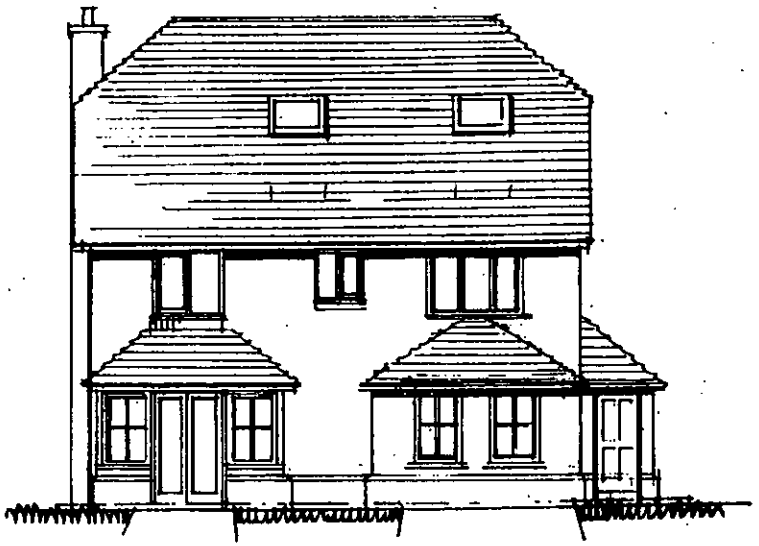
WEST



2854



SOUTH



EAST

REV B : DETACH GARAGE - MINOR AMENDMENTS 11.11
REV A : ROOF LIGHTS ADDED 22.9.00

project: Land to rear of: Pine Crest,
Three Birches,Sunny Side & The Oaks
Nine Mile Ride
Crowthorne
Berks.

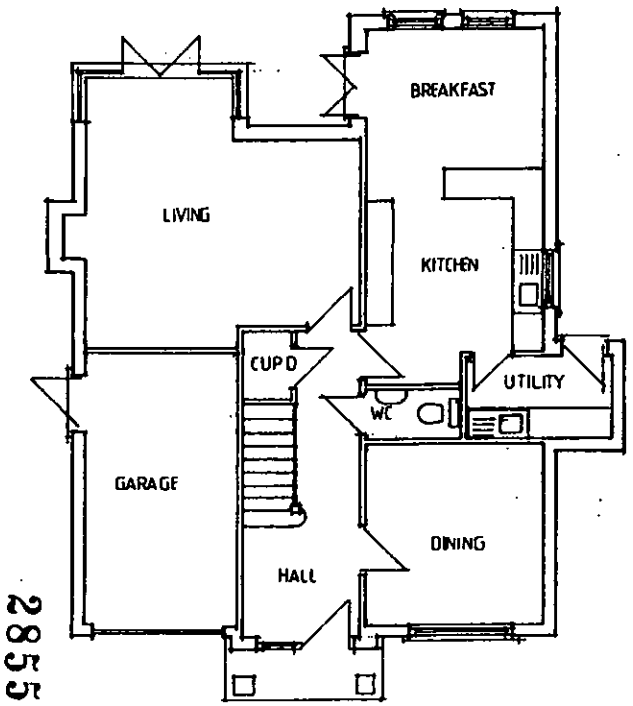
drawing: Plot 3 [illegible]vations

The Graham Whitehouse Practice
CHARTERED ARCHITE[illegible]
Fairfield House, Fairfield Ro[illegible]rgess Hill,
West Sussex, RH15 8QB

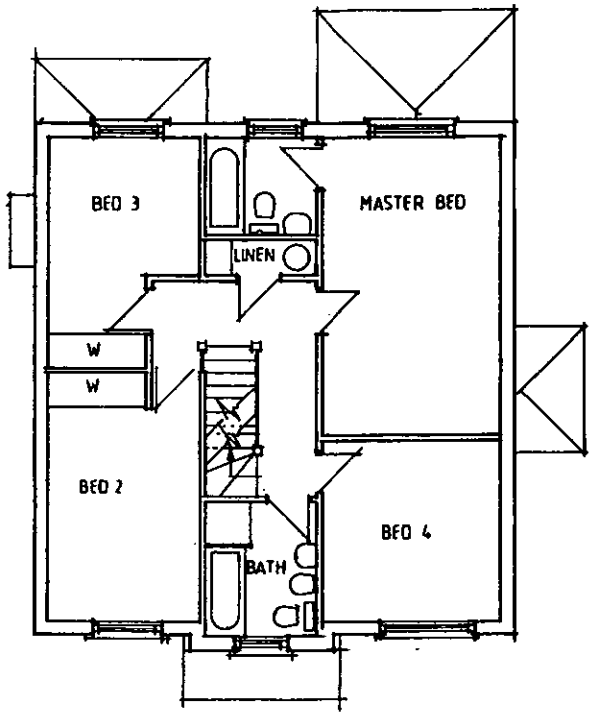
SCALE: 1:100
DATE:Sep 2000
DRAWN: GW

1665/SK06B

02.JAN.2000 3103



GROUND FLOOR



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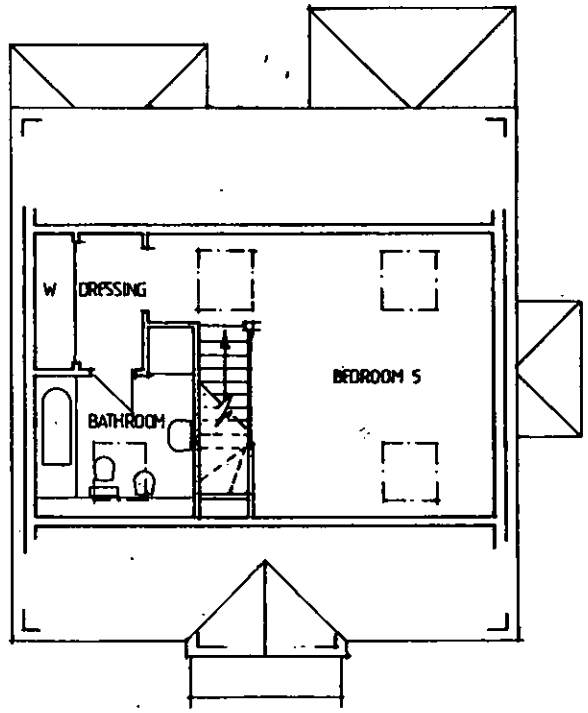
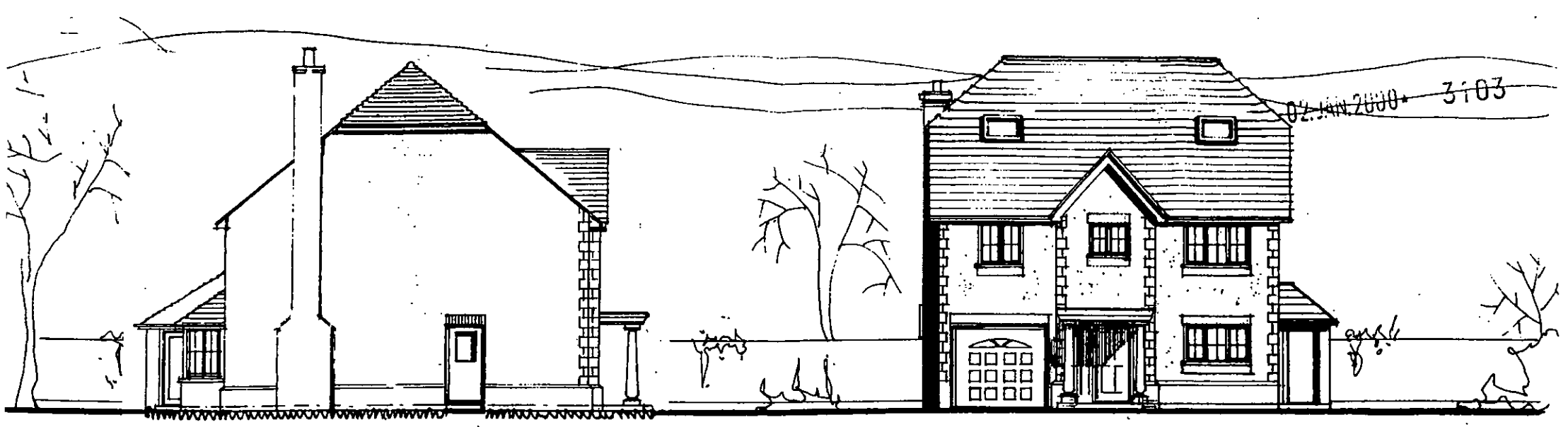


SECOND FLOOR

2853

Rev: B INTERNAL AMENDMENTS 21/12

project: Land to rear of: Pine Crest, Three Birches,Sunny Side & The Oaks, Nine Mile Ride, Crowthorne, Berks.	drawing: Plot 4 Floor Plans	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE:Sep 2000 DRAWN: I.D.	1665/SK07B



SOUTH ELEVATION

EAST ELEVATION

02 JAN 2000 3103

PLOT 4

Roof

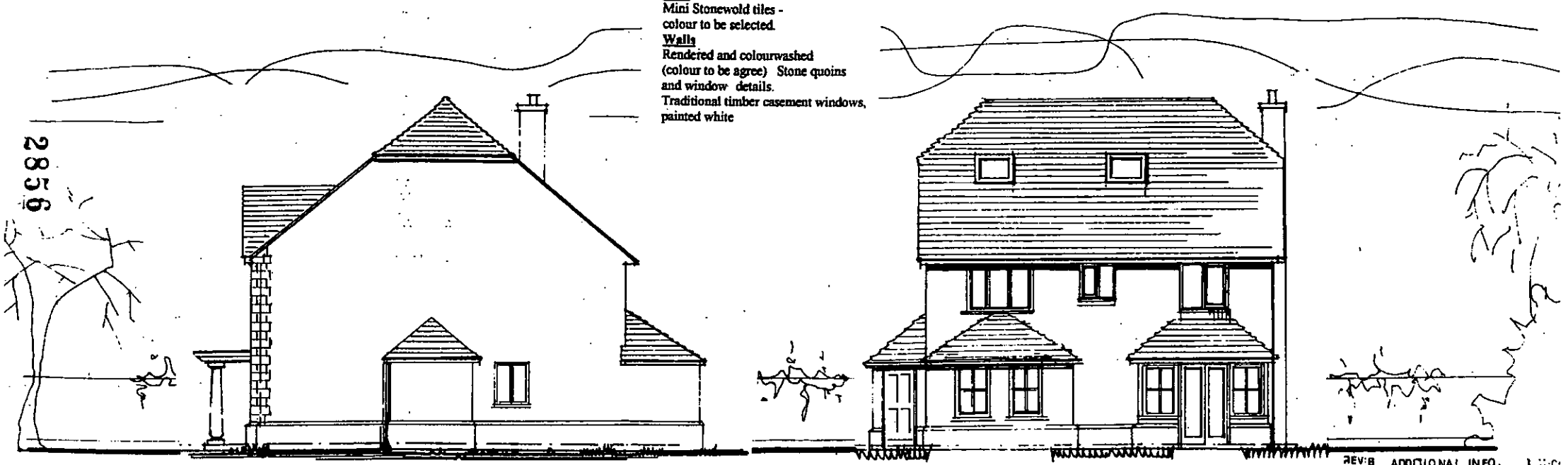
Mini Stonewold tiles - colour to be selected.

Walls

Rendered and colourwashed (colour to be agree) Stone quoins and window details.

Traditional timber casement windows, painted white

2839



NORTH ELEVATION

WEST ELEVATION

REV:B ADDITIONAL INFO.

REV:A VELUX WINDOWS ADDED 22.9.

REV C : [illegible] 19.12.

roject: Land to rear of: Pine Crest, Three Birches,Sunny Side & The Oaks Nine Mile Ride Crowthorne Berks.

drawing: Plot 4 Elevations

The Graham Whitehouse Practice

CHARTERED ARCHITE[illegible]

Fairfield House, Fairfield [illegible]gess Hill, West Sussex, RH15 8QB

Telephone: 01444 239019 Fax: 01444 230761

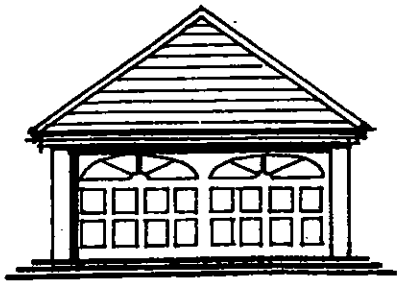
SCALE: 1:100

DATE:Sep 2000

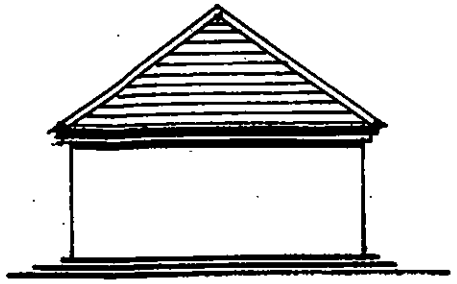
DRAWN:

1665/SK08c

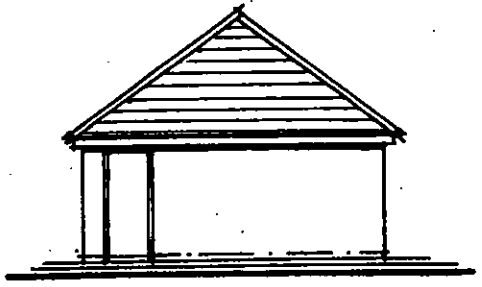
02 JAN 2000 3103



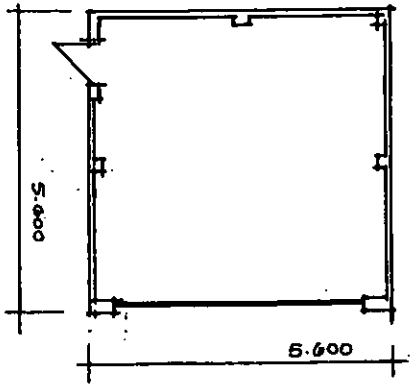
Front elevation



Flank and rear elevation



Side elevation with door



plan

NOTE: Materials to match associated house.

2837

A ROOFLIGHT/DIMS AMENDED 21.12.00.

project: Land to rear of Pinecrest, Three Birches Sunnyside and The Oaks, Nine Mile Ride, Crowthorne Berks	drawing: Proposed detached, double garages (2nd) to Plots 2 & 3	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex. RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE: 21.12.99 DRAWN: OS	1665/Sk 11 A

Application No. F/2001/3103	Received 02.01.01	Wokingham Without	Listed By Councillor Ross

Applicant: **Hodson Developments Ltd**
Location : **Land rear of The Oaks, Pinecrest, Three Birches and Sunnyside, Nine Mile Ride, Wokingham Without**
Proposal : **Erection of 4 Detached Dwellings, Garaging, Ancillary Landscaping and Access**

1. **Planning History** - This 0.16 ha. site is the rear gardens of the 4 above dwellings which front onto Nine Mile Ride. Three Birches and Pinecrest are bungalows and Sunnyside and The Oaks are houses. To the south are detached houses on Queens Ride. There are some trees on the site, mainly close to the west and east boundaries.

   The applicants have also submitted Application No. F/2000/3096 for a replacement dwelling at Sunnyside, which has not yet been determined. It is intended to determine this application under delegated powers once a decision is made on the current application. This is in order to secure construction access through Sunnyside directly onto Nine Mile Ride (see below).

   The current application has been listed due to concern about proposed access arrangements.

2. **Proposal** - Is to erect 4 houses (2 x 4 bedroom and 2 x 5 bedroom) and 2 detached double garages with access from Queens Ride. The existing private drive between 9, 11, 32 and 34 Queens Ride would be widened to 4.8m wide with 2m wide service strips each side.

3. **Consultations** -
   - ***Wokingham without Parish Council:*** "Refusal recommended. Traffic increase down Hatch Ride; loss of wildlife preserve in rear gardens of area; increasing housing density to detriment of existing dwellings. Original permission for Queens Ride Development was for maximum number of dwellings."
   - ***Letters of objection received from 6 addresses*** : On grounds of :
     - Access road : Is unsuitable as it is a private road not adopted by Wokingham District Council, therefore inappropriate for Wokingham District Council to be requested to approve a planning application using it. Unsuitable for construction access as now has traffic calming devices, surfaces etc., permission for use needs to be granted by residents, Queens Ride is mainly occupied by families and proposal would be via Sunnyside directly onto Nine Mile Ride.
     - Hatch Ride School is already oversubscribed and proposal not matched by contributions towards provision of services and amenities.
     - Loss of wildlife in existing rear garden areas.
     - Builder does not own land on proposed access strip. Will suitable drainage, lighting, surface of access and subsurface be provided?
     - Access strip not wide enough - need 4.8m and 2m service strips each side.
     - Density too high.
     - Destruction of trees and plants.

- Increase in traffic and domestic noise.
- Construction access should be through Sunnyside direct onto Nine Mile Ride.
- Loss of light and overlooking.

- ***Environmental Health Officer*** : No objection subject to hours of construction condition.
- ***Environment Agency*** : No objection subject to conditions.
- ***Tree Officer*** : No objection subject to tree retention and protection conditions.
- ***Highway Officer*** : No objection subject to conditions.
- ***2 letters of objection from neighbouring properties on Nine Mile Ride*** : Due to proposed use of Sunnyside for construction access – dangerous access onto Nine Mile Ride and would cause unacceptable noise disturbance. If construction access allowed should limit hours of use, no bonfires and erect protective screening.

4. **Appraisal** - Main issues are:

   A. Principle of Proposed Development (Berkshire Structure Plan Policies H2, H9and EN1; South East Area Local Plan Policies SH1, SH8and SBE2; Wokingham District Local Plan (Deposit Draft) Policies WH2, WH6,WOS2, WOS3 and WBE1; PPG3)
   B. Effect on Neighbouring Properties (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Policy WBE1)
   C. Trees
   D. Access and Parking
   E. Concerns of the Parish Council, Local Residents and Ward Member

A. Principle of Proposal

As the site is within the settlement boundary and is back garden land, the proposal is considered acceptable in principle under Policies H2, SH1, WH2 and PPG3. As the site is less than 0.3 ha. in size it is not required to be considered under the Council's minimum density policy. However, the proposed density would be 25 dwellings per hectare. All four dwellings would have 4 or 5 bedrooms. The proposal is on a relatively small site and the density and house sizes would be in character with the adjacent Queens Ride development. Whilst the proposal is for development of rear gardens, as it would be accessed from the rear and there are already existing dwellings in Palmer Close adjacent, it is considered acceptable in terms of its effect on the character and appearance of the area. The proposal is therefore considered acceptable in principle.

B. Effect on Neighbouring Properties

The proposed dwelling on Plot 4 would be approximately in line with No. 34 Queens Ride which has no main side windows. The proposed dwelling on Plot 1 would project about 2.6m beyond the rear of No. 11 Queens Ride, but would be on its north side and would not infringe the 45° daylighting standard. The nearest corner of No. 9 Palmer Close would be about 20m away obliquely and there are trees in between. The nearest of the existing 4 dwellings fronting Nine Mile Ride (Three Birches) would be at least 16m from the side of the proposed house on Plot 3. Regarding 16 Royal Oak Drive, there would be some oblique overlooking from the rear of the proposed house

on plot 4. However, the windows in the first floors would be at least 24m. obliquely apart. The relationships between the proposed and existing dwellings are therefore considered acceptable.

C. Trees
As the proposed development would enable the existing trees on the site to be retained, the effect on trees is considered acceptable.

D. Highways
The existing private drive between Nos. 9, 11, 32 and 34 Queens Ride would be widened to 4.8m with 2m service strips each side, with the proposed 4 dwellings accessed from a new, adjoining private drive. This would comply with the Highway Authority's standards and is considered acceptable.

(The existing private drive between Nos. 9, 11, 32 and 34 would not be wide enough to also access the 4 proposed dwellings as the standard is for a maximum of 5 dwellings to be accessed from a private drive).

E. Concerns of the Parish Council, Local Residents and Ward Member
A land ownership/rights dispute has arisen over the applicants' right to widen the existing private drive between Nos. 9, 11, 32 and 34 Queens Ride, particularly in relation to Nos. 32 and 34 Queens Ride. The applicants and their consultant have explained that they have purchased the land on which the widened access road and service strips are proposed from Laing Homes, the developers of the Queens Ride estate. It appears that the ownership dispute has arisen because Nos. 32 and 34 Queens Ride were not constructed precisely as originally proposed.

The applicants are therefore satisfied that they have the ownership and rights to construct the widened access as proposed. In view of this it is considered that planning permission should not be withheld on property ownership/rights grounds, but that a 'grampian' condition should be attached to the permission if granted. This would require the proposed widened access to be constructed before any of the dwellings are occupied. An informative should also be attached advising the applicants that the permission does not give any rights over land not owned by themselves.

The applicants have also advised that the street lighting, drainage and road surface would be to Wokingham District Council's standards.

Queens Ride is an unadopted road. The applicants have explained that the maintenance of the area has, and will continue to be, the responsibility of Messrs Peverel (the Management Company) to whom all the residents pay their share, contributing to the upkeep of all the roads on the estate. Accordingly, the new residents of the proposed new houses would have the same liabilities.

The applicants have also agreed to organise the build programme so that as much construction traffic as possible would be accessed via Sunnyside directly onto Nine Mile Ride (on the assumption that permission is granted to Application No. F/2000/3096 for a replacement dwelling on this site). As and when it is not physically possible to access the site in this manner then they would come through Queens Ride but would put right any damage to the road

surface. This would avoid most of the construction traffic having to access through Queens Ride and the Highway Officer has confirmed he considers this acceptable. Whilst this would increase disturbance to the properties each side of Sunnyside, only two properties would be affected compared with a large number if Queens Ride was used as the construction access. It is therefore considered this should be secured by a condition requiring construction vehicles to access directly from Nine Mile Ride, and for only vans (less than 3.5 tonnes) connected with finishing processes to access via Queens Ride at the later stages of the programme. (The proposed replacement dwelling at Sunnyside would not leave sufficient side gaps for access once its foundations are laid).

Contributions towards services and infrastructure are not normally required for small developments (less than 10 dwellings).

The remaining points have been noted and addressed above.

5. **Conclusion** - It is considered that the proposal is satisfactory in principle and would have an acceptable effect on the character and appearance of the area, on neighbouring residents and on trees. The proposed access would be to the Highway Authority's standards. The proposal is therefore considered acceptable.

6. **Recommendation** - GRANT planning permission subject to the following conditions:-

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

   2. 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.

   3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

   5. The bathroom, ensuite and landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

   6. 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.

7. 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.

8. 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.

9. 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.

10. The proposed widened access road shall be constructed to adoptable standards before any of the dwellings hereby approved are occupied.

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

13. 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.

14. 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.

15. 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.

16. All construction and site operatives' vehicles shall access the site from Nine Mile Ride via Sunnyside only. There shall be no access via Queens Ride for construction or site operatives' vehicles except for vehicles of not more than 3.5 tonnes for the final stages of construction in accordance with a programme to be first submitted to and approved in writing by the Local Planning Authority.

17. 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.

18. No soakaways shall be constructed in contaminated ground.

19. There shall be no bonfires on the application site nor on Sunnyside during the demolition, site clearance or construction period.

Reasons

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

2. To ensure that the external appearance of the buildings are satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4, 5, 16 & 19.
To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9 & 10.
To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

12. In the interests of highway safety and convenience.

13 & 14.
In the interests of visual amenity.

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

17. To prevent the increased risk of flooding and to improve water quality.

18. To prevent pollution of groundwater.

Informatives

1. The applicants are advised that the above permission does not grant any rights to carry out any works on land not within their ownership.

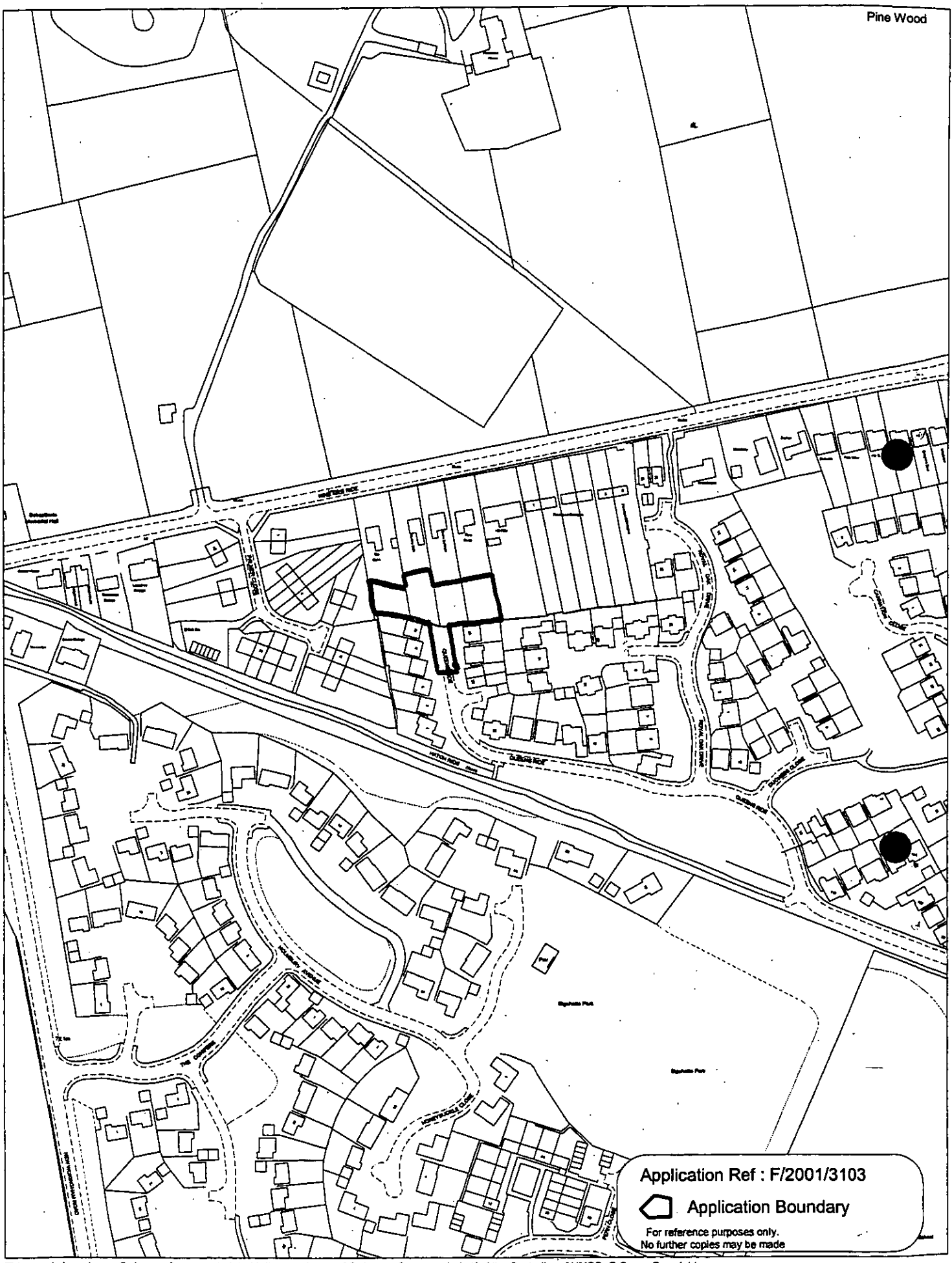
2. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing numbers 166 5/SK 1B, 3B, 9C and 10C.

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

   Berkshire Structure Plan Policies H2, H9
   South East Area Local Plan Policies SH1, SH8, SBE2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WH2, WH6, WBE1

Angela Odell



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2001

2848

Scale: 1 : 2500

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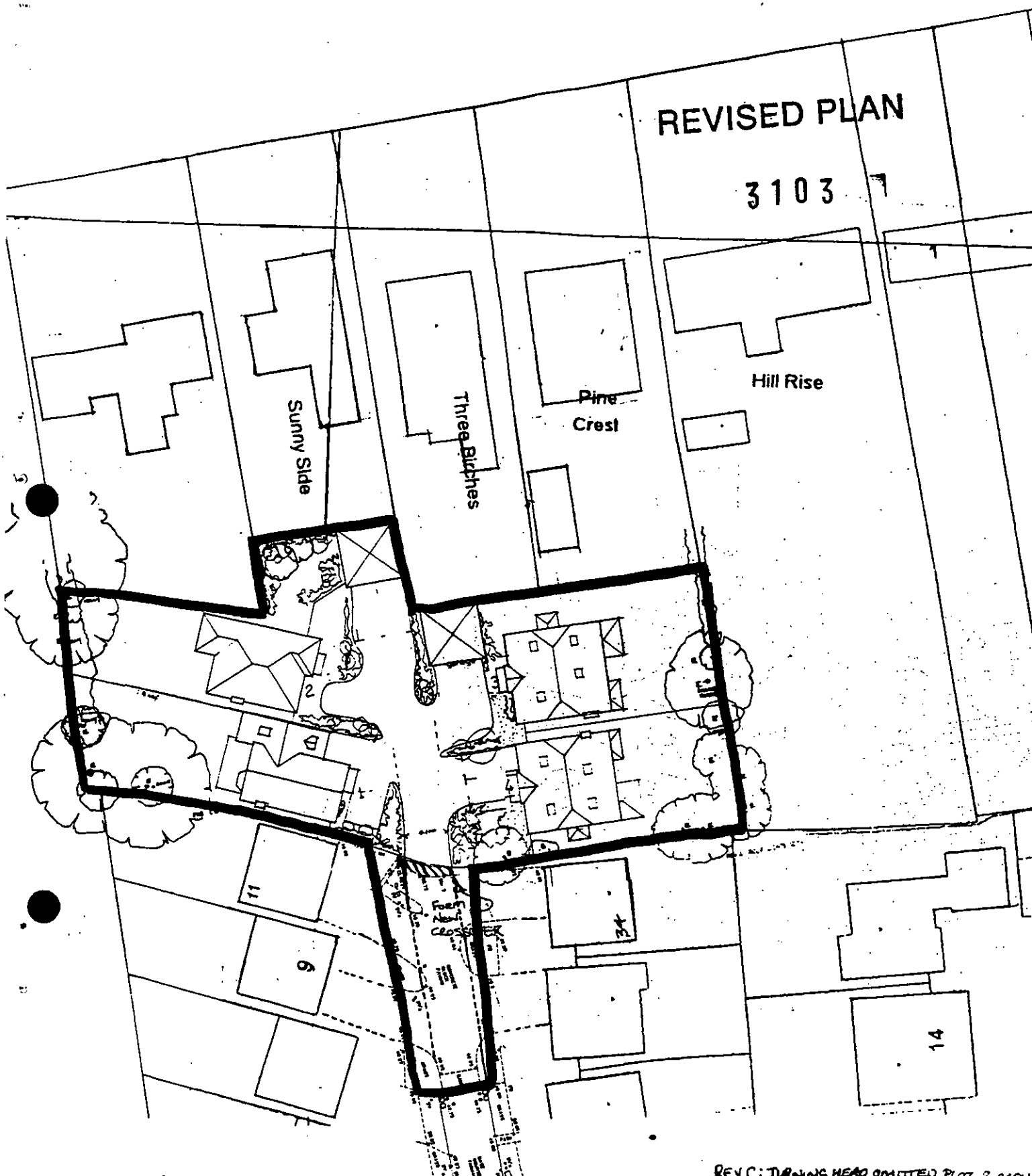

BLOCK PLAN 1:500

REV C: TURNING HEAD OMITTED. PLOT 2 MOVED. LAYOUT MODIFIED + 02.00

B: Road/Drives amplified 21.12.00

A: ADDITIONAL INFO 3.11.00

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex. RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

SCALE: 1:1250 / 1:500

DATE: 16 10 00

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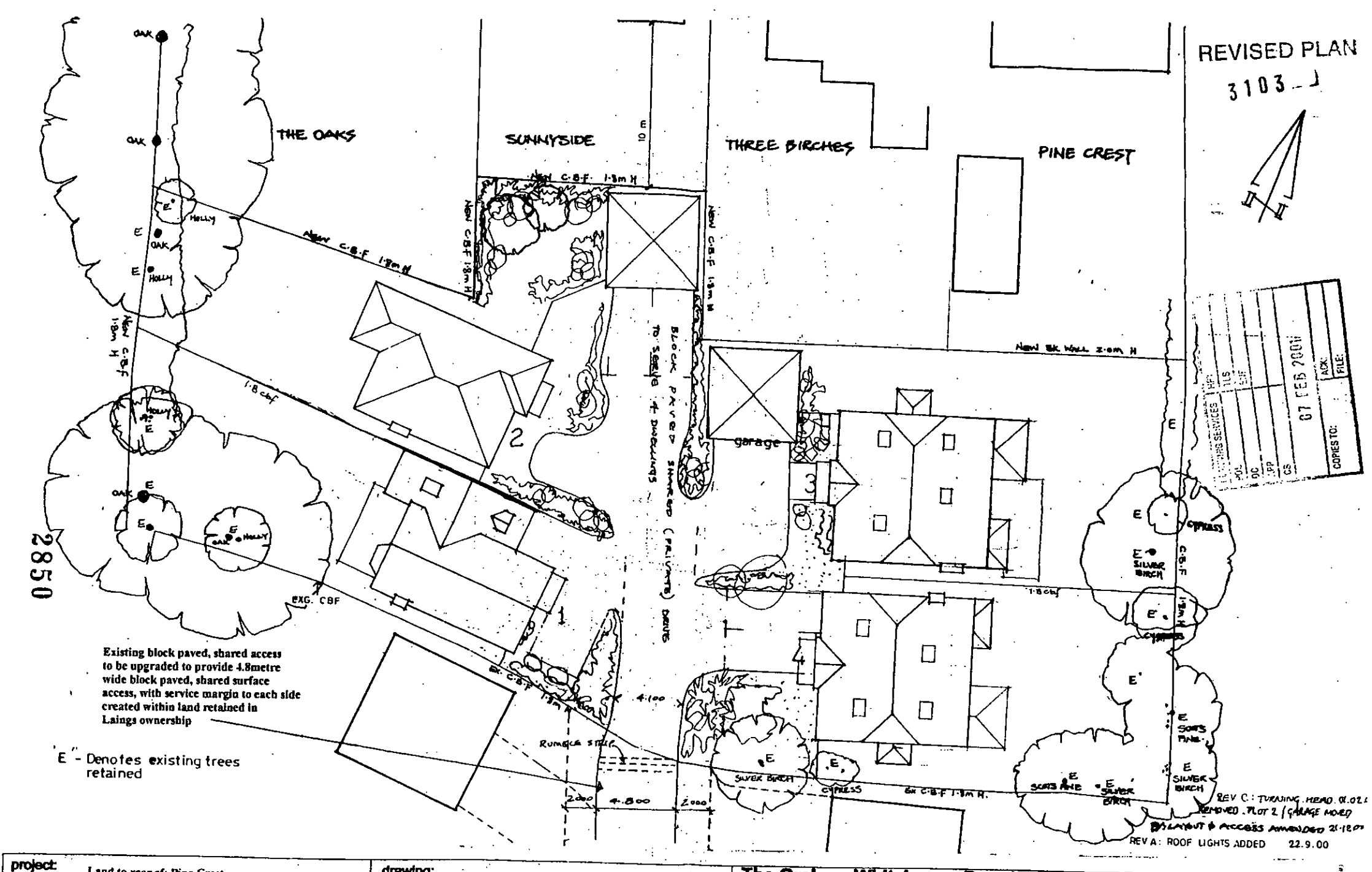
1665 / SK 10 C



2830

project: Land to rear of: Pine Crest, Three Birches, Sunny Side & The Oaks, Nine Mile Ride, Crowthorne, Berks.	**drawing:** Site Plan	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:200 / DATE: Sep 2000 / DRAWN: ID / 1665/SK09c

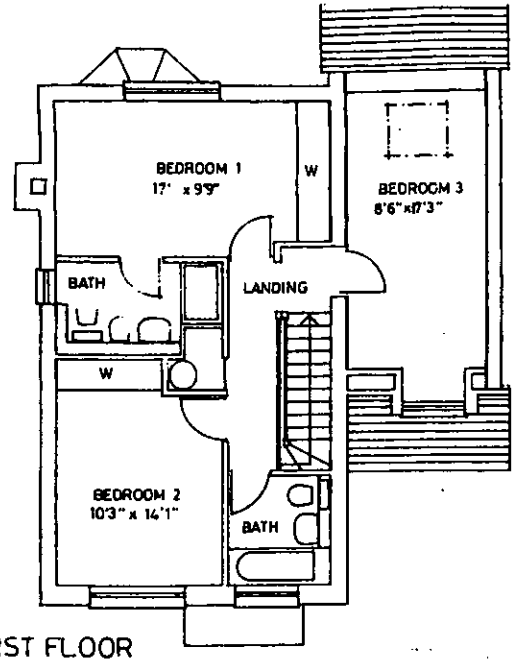
REVISED PLAN

3103

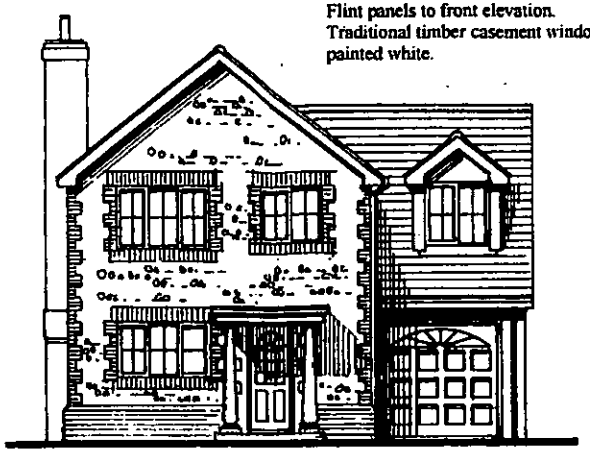
PLOT 1

Roof
Mini Stonewold tiles - colour to be selected.

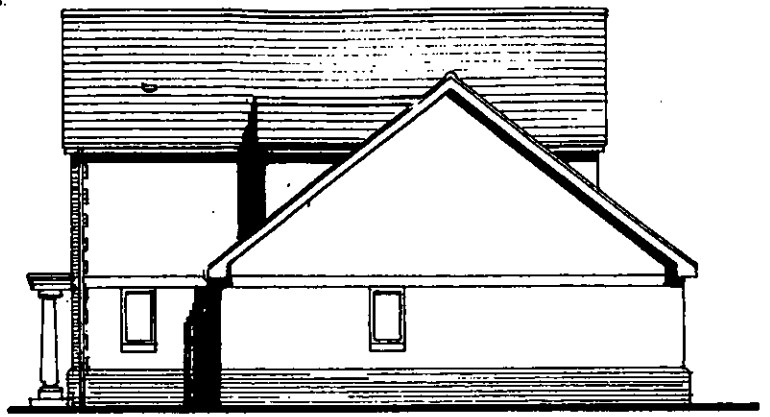
Walls
Stock brickwork, feature head and cill bricks with matching quoins. Flint panels to front elevation. Traditional timber casement windows. painted white.



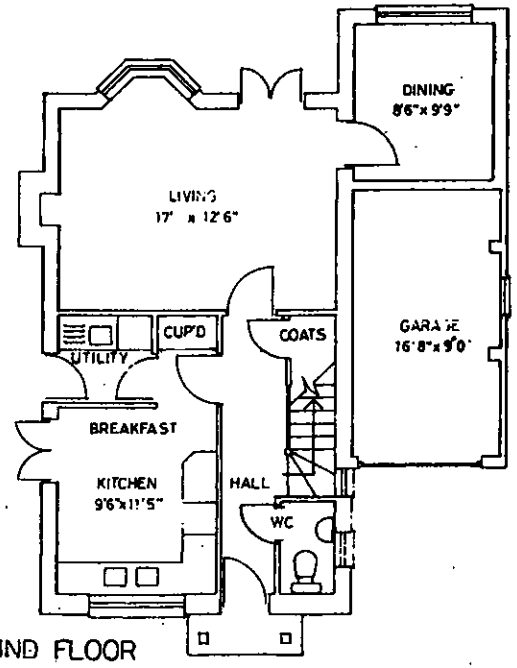
FIRST FLOOR



FRONT ELEVATION

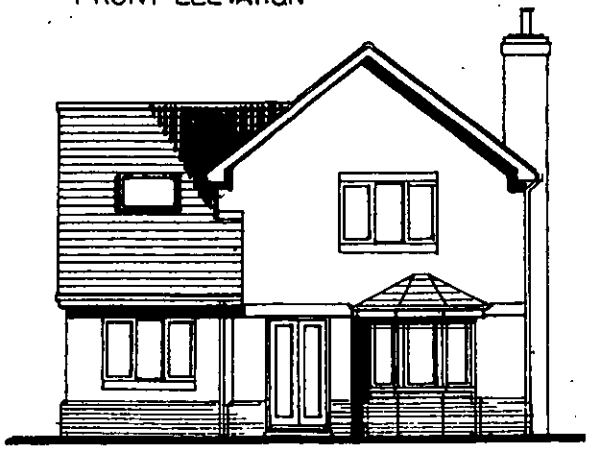


FLANK ELEVATION

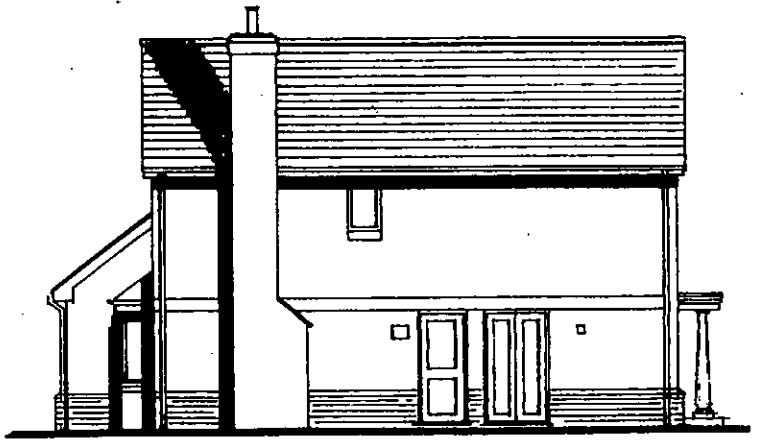


GROUND FLOOR

2831



REAR ELEVATION



FLANK ELEVATION

REV B : VELUX SHOWN IN BED 3 11.01.01.
REV A : MINOR INTERNAL AMENDMENTS 21.12.0

project

Land to rear of Pinecrest, Three Birches Sunnyside and The Oaks, Nine Mile Ride, Crowthorne, Berks

drawing:

PLANS
ELEVATIONS
PLOT 1

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill.
West Sussex. RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

SCALE 1:100

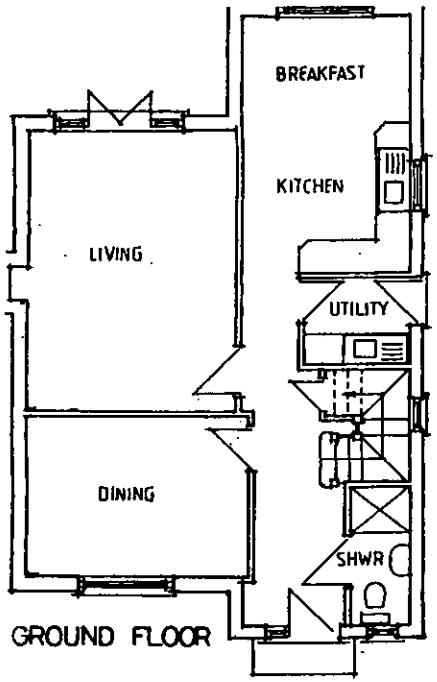
DATE 19.12.00

DRAWN id

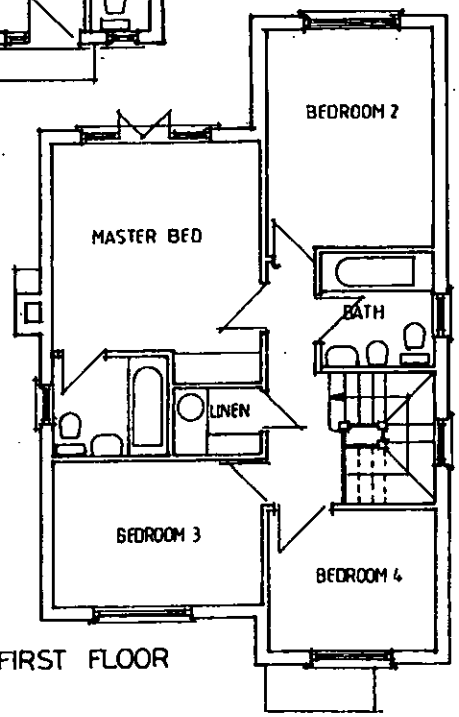
1665/SK/B

REVISED PLAN
3103

PLOT 2
Roof
Mini Stonewold tiles - colour to be selected.
Walls
Rendered and colourwashed (colour to be agree) Stone quoins and window details.
Traditional timber casement windows, painted white.

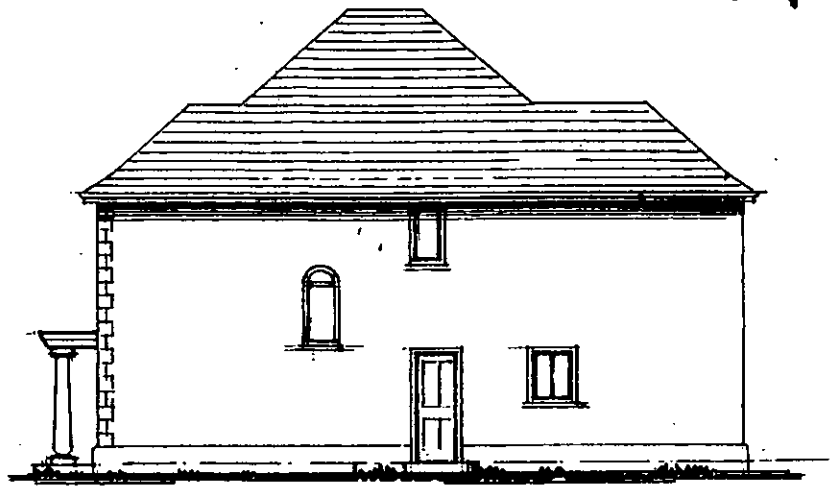


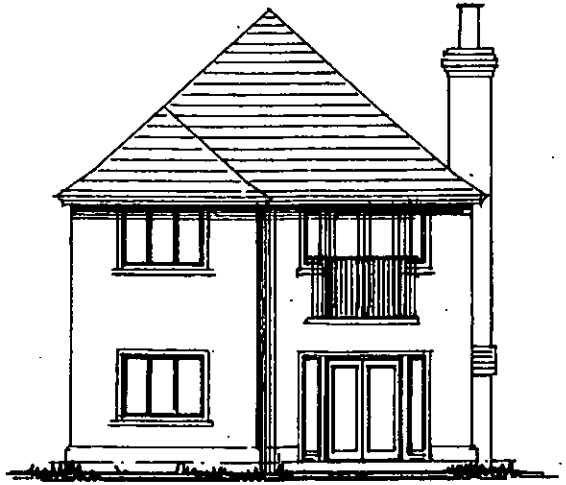
GROUND FLOOR

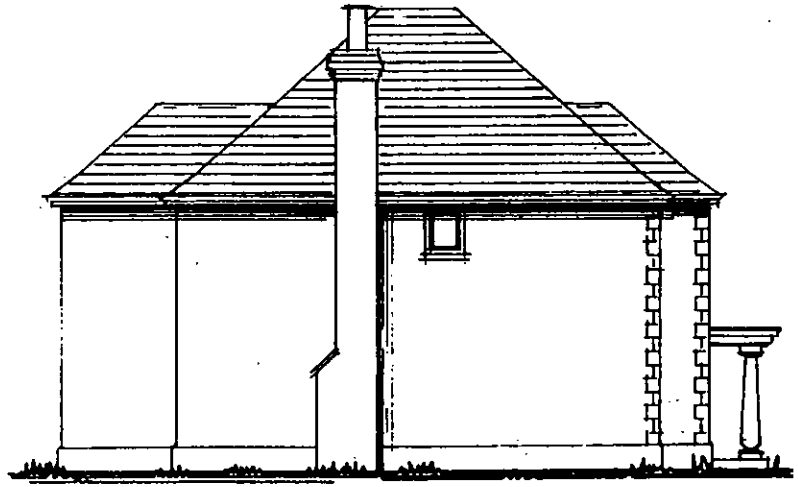


FIRST FLOOR


FRONT ELEVATION


FLANK ELEVATION


REAR ELEVATION

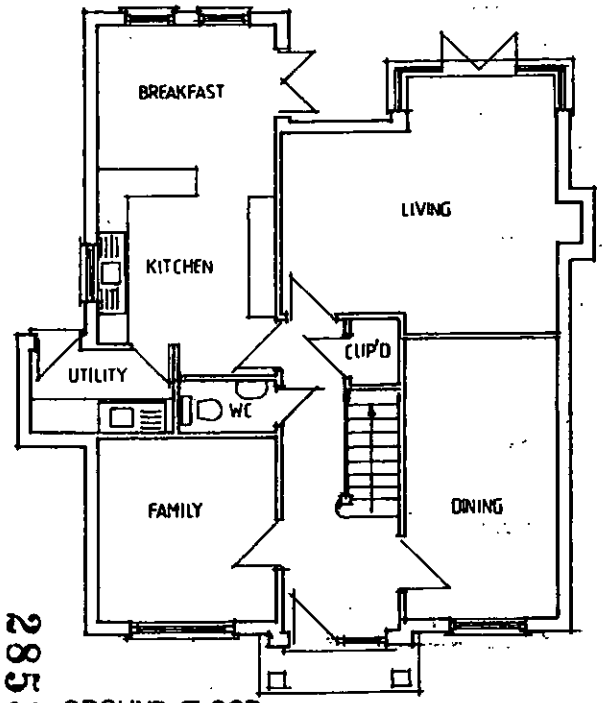

FLANK ELEVATION

REV B: WINDOW ADDED TO FLANK ELE. 11.01.01
REV A: NEW HOUSE TYPE 21.12.00

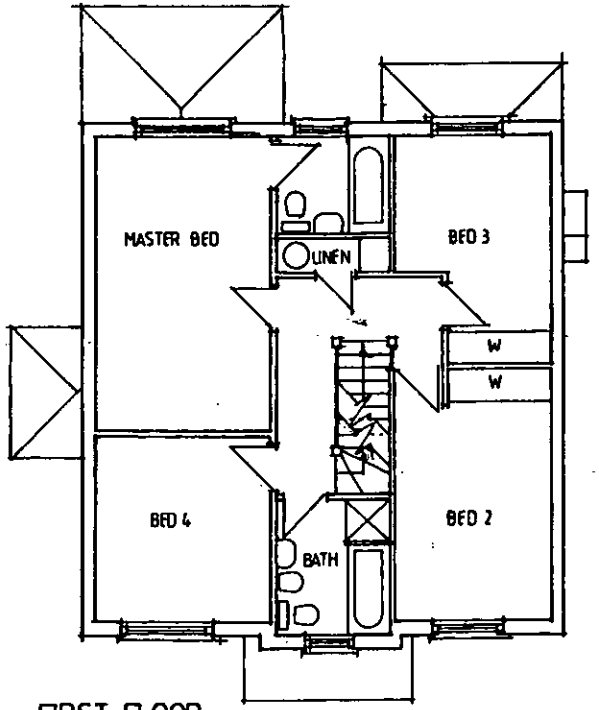
2852

project	drawing:			
Land to rear of Pinecrest, Three Birches Sunnyside and The Oaks, Nine Mile Ride, Crowthorne, Berks	PLANS EL[illegible]TIONS PLOT 2	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, F[illegible]d Road, Burgess Hill, West Sussex. RH1[illegible] Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE: 19.12.00 DRAWN: id	1665/SK38

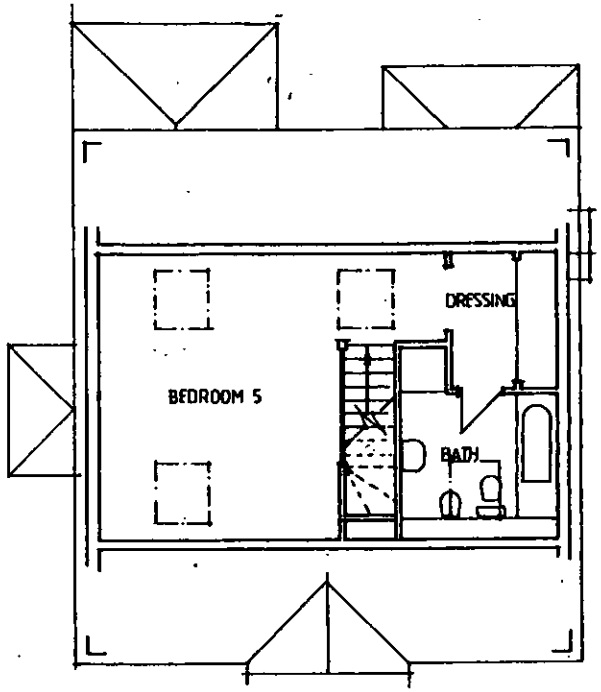
02.JAN.2000* 3103



GROUND FLOOR

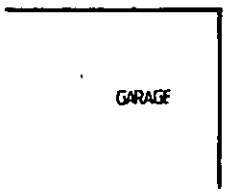


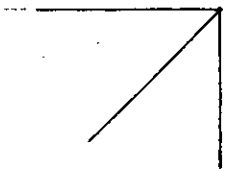
FIRST FLOOR

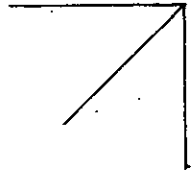


SECOND FLOOR

2853







REV B : PITCH GARAGE. INTERNAL AMENDMENTS 21.1.

project:
Land to rear of: Pine Crest,
Three Birches,Sunny Side & The Oaks
Nine Mile Ride
Crowthorne
Berks.

drawing:
Plot 3 Floor Plans

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex, RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

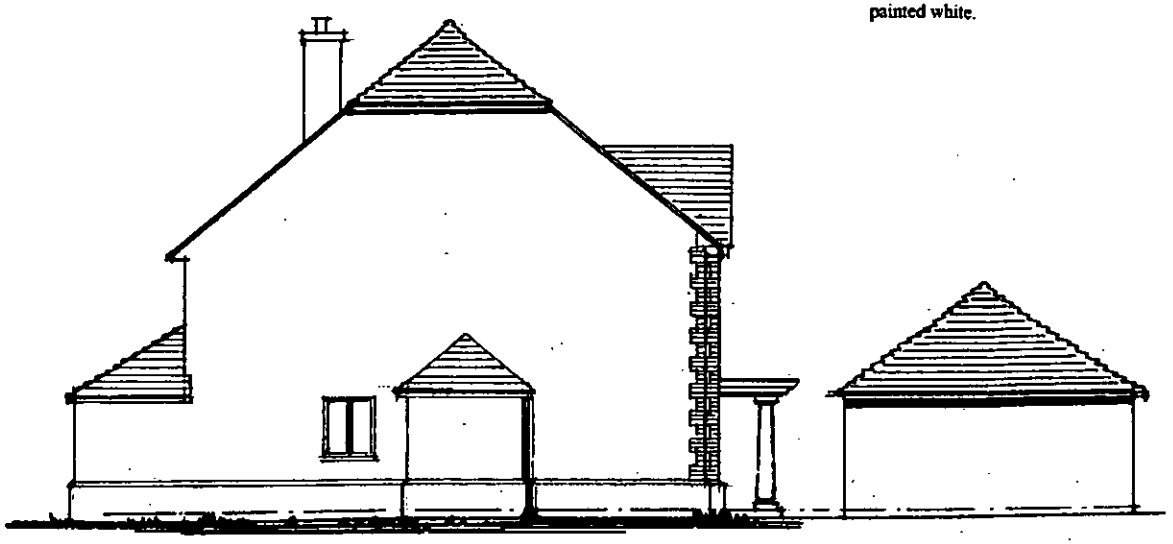
SCALE: 1:100
DATE:Sep 2000
DRAWN: id

1665/SK05 B

02.JAN.2000 3103

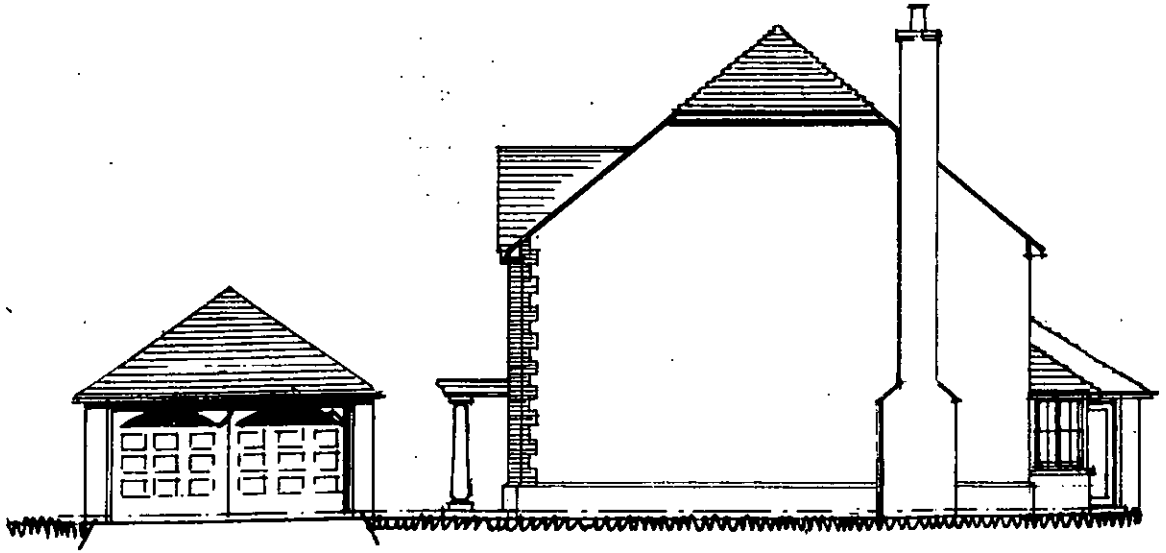
PLOT 3
Roof
Mini Stonewold tiles -
colour to be selected.
Walls
Stock brickwork, feature head
and cill bricks with matching quoins.
Flint panels to front elevation.
Traditional timber casement windows,
painted white.

NORTH ELEVATION

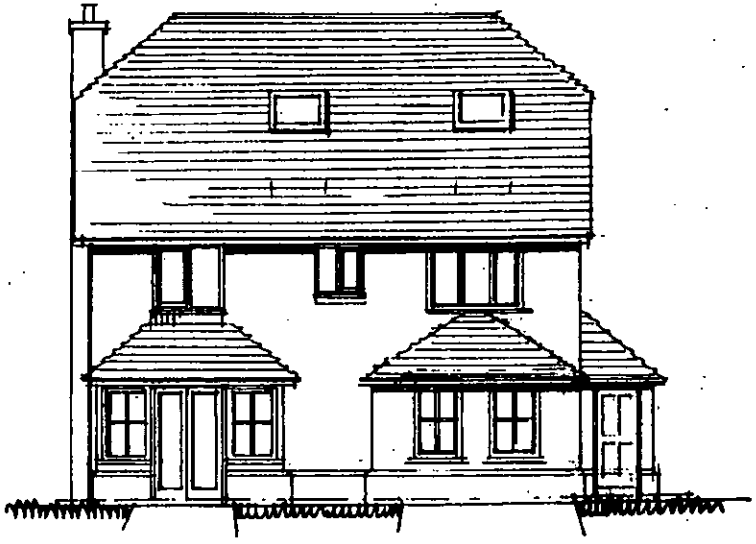


WEST





SOUTH



EAST

REV B : DETACH GARAGE - MINOR AMENDMENTS 19.11
REV A : ROOF LIGHTS ADDED 22.9.00

2854

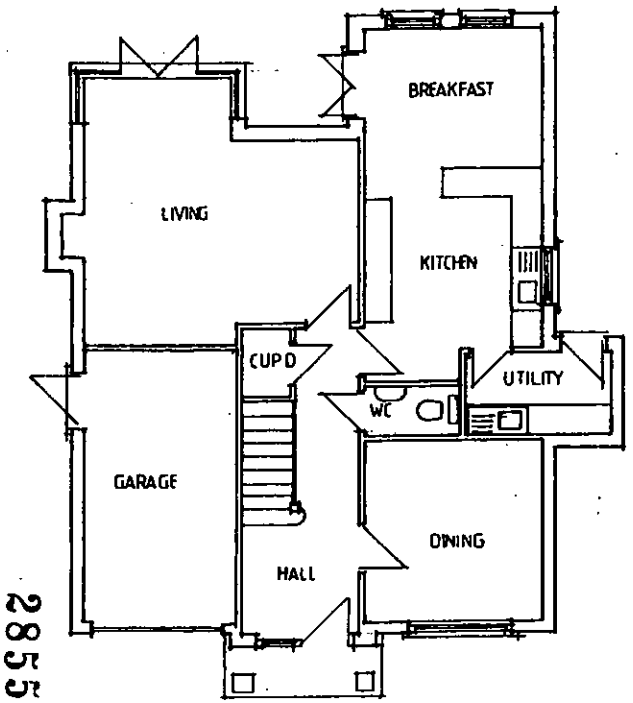
project:
Land to rear of: Pine Crest,
Three Birches,Sunny Side & The Oaks
Nine Mile Ride
Crowthorne
Berks.

drawing:
Plot 3 [redacted]ations

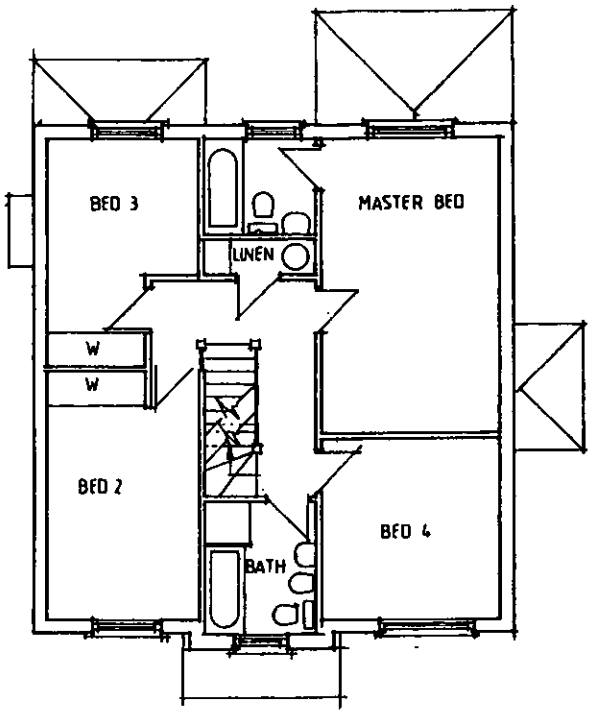
The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex, RH15 8QB

SCALE: 1:100
DATE:Sep 2000
1665/SK06B

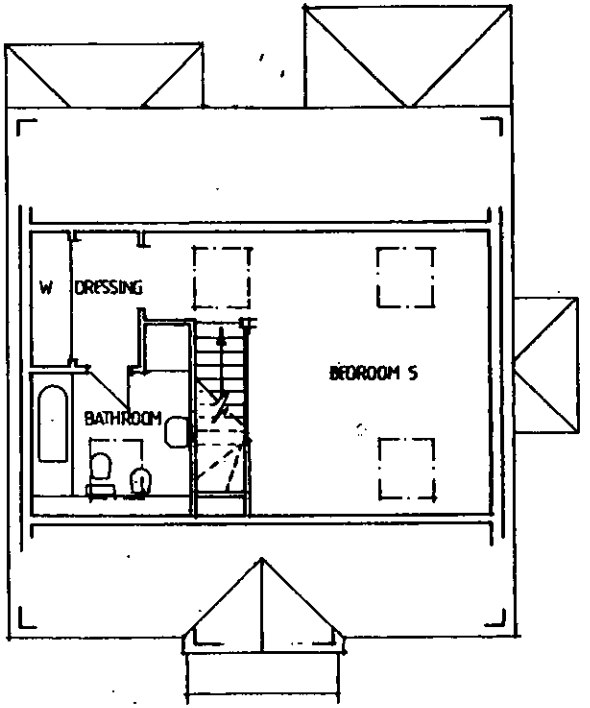
02 JAN 2000 3103



GROUND FLOOR



FIRST FLOOR

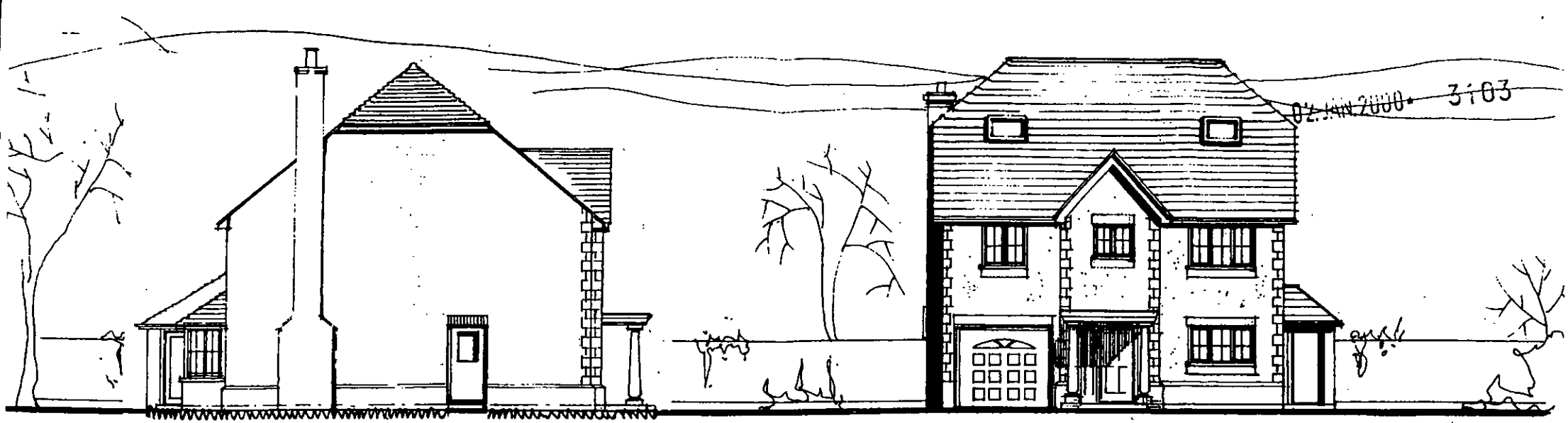


SECOND FLOOR

2853

REV: B INTERNAL AMENDMENTS 21/12

project: Land to rear of: Pine Crest, Three Birches, Sunny Side & The Oaks Nine Mile Ride Crowthorne Berks.	drawing: Plot 4 Floor Plans	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE: Sep 2000 DRAWN: I.D.	1665/SK07B



SOUTH ELEVATION

EAST ELEVATION

PLOT 4

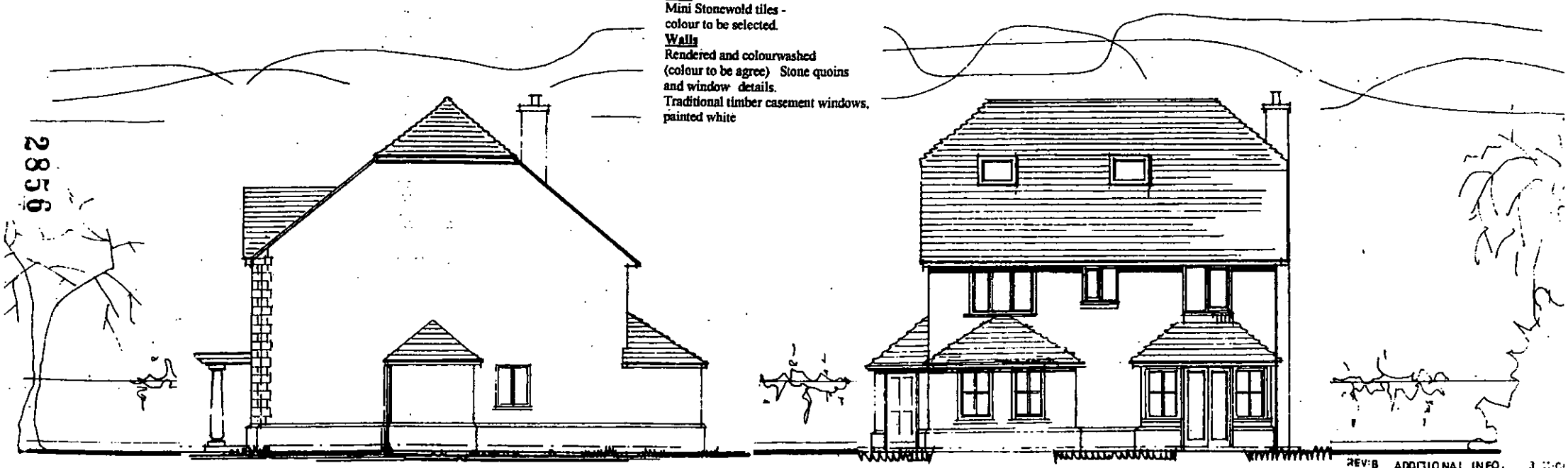
Roof

Mini Stonewold tiles - colour to be selected.

Walls

Rendered and colourwashed (colour to be agree) Stone quoins and window details.

Traditional timber casement windows, painted white



NORTH ELEVATION

WEST ELEVATION

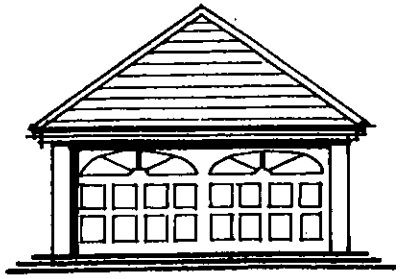
REV:B ADDITIONAL INFO.

REV:A VELUX WINDOWS ADDED

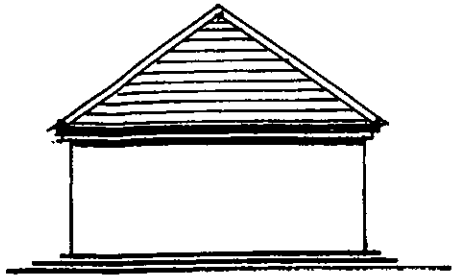
REV C. :

roject: Land to rear of: Pine Crest, Three Birches,Sunny Side & The Oaks Nine Mile Ride Crowthorne Berks.	drawing: Plot 4 Elevations	**The Graham Whitehouse Practice** CHARTERED ARCHITE… Fairfield House, Fairfield …, Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE:Sep 2000 DRAWN: 1665/SK08c

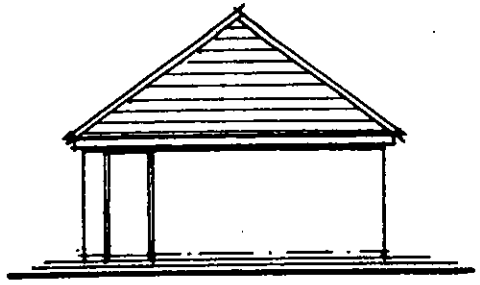
02 JAN 2000 3103



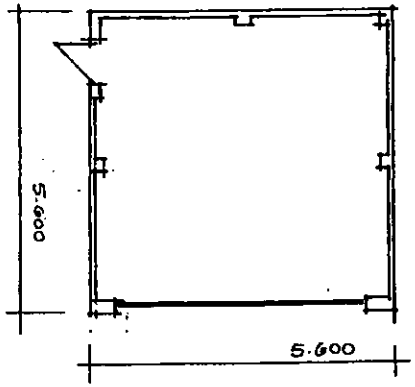
Front elevation



Flank and rear elevation



Side elevation with door



plan

NOTE: Materials to match associated house.

2837

A Revised/Dims Amended 21.12.00.

project: Land to rear of Pinecrest, Three Birches Sunnyside and The Oaks, Nine Mile Ride, Crowthorne Berks	drawing: Proposed detached, double garages (2no) to Plots 2 & 3	**The Graham Whitehouse Practice** CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex. RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	SCALE: 1:100 DATE: 21.12.00 DRAWN: OS	1665/Sk 11 A

Application No.	Received	Wargrave	Listed by Cllr. Browne
F/2000/3071	19.12.00		

Applicant: Mr S Bankes - Fay
Location: Little Acres, Milley Lane, Wargrave
Proposal: Change of use of building from B1 (office) to B2 (general industrial)

1. **Planning History** – The site is located in Milley Lane, which is situated within the Green Belt in the Parish of Wargrave. The proposal would consist of a change of use from B1 (office) to B2 (general industrial). In the past, there have been a variety of applications which have resulted in the erection of a new dwelling, and a building for livestock. The most recent applications consisted of the change of use from ancillary residential to B1 office use, which was granted consent on 21 November 1996. On 9 March 2000, retrospective planning permission was granted for the change of use from B1 office use to B2 general industrial use on a temporary basis, which expired on 27 February 2001, to assess the effect of the use on the surroundings. It is currently in use as a car repair workshop.

   This application has been listed by Councillor Browne due to concerns regarding inappropriate use within the Green Belt.

2. **Proposal** – would consist of a permanent change of use from B1 (office) to B2 (general industrial). It follows a previous consent for a temporary change of use, which expired on 27 February 2001. Temporary consent was granted in order to assess the impact of the development on traffic generation and the surrounding area.

3. **Consultations** -
   - ***Wargrave Parish Council*** – Has concerns regarding repeated renewals of temporary consent.
   - ***Highways*** – Requested conditions be added relating to parking and loading of vehicles, and restricting the size of vehicles entering the site.
   - ***Environmental Health*** – No objections.
   - ***Neighbours (x2)*** – Objected on grounds of noise pollution and visual impact on the area and neighbouring properties.

4. **Appraisal** – The main issues are:

   A. Impact on neighbouring properties: LALP Policy LBE1 and WDLP Policy WBE1.
   B. Impact on the street scene and the character of the Green Belt: LALP Policy LBE1, WDLP Policies WBE1, WGB1 and WGB4 AND BSP Policy C4.
   C. Highways comments
   D. Concerns of the Parish Council.

A. **Impact upon neighbouring properties**

Date: 09 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3103

Location: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne.

Proposal: Proposed erection of 4 detached dwellings, garaging, ancillary landscaping and access.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Alterations to access road and siting of Plot 2. Drawing nos 1665/SK09C & 1665/SK10C.

Comments are required by 26/02/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITIONS

The existing access to Nos 9/11/32/34 Queens Ride is to be reconstructed to adoptable standards (to include drainage, lighting and surfacing.) Details to be agreed.

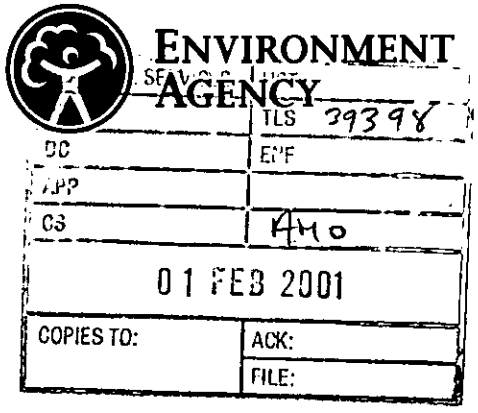
Reason In the interest of highway safety and amenity.

C04A – Garaging
R049
C122 – Parking + Turning
R122
C129 – Construction Vehicles
R129
C130 – Mud
R130
C133 – Access
R133

SNAYTON 19.3

Our ref: SP\2001\002993\001
Your ref: F/2000/3103

Date: 29th January 2001



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

For the attention of: Angella Odell

Dear Sir/Madam

4 DETATCHED DWELLINGS, GARAGING & ACCESS INFRASTRUCTURE LAND REAR OF THE OAKS, PINE CREST, THREE BIRCHES & SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

Thank you for your letter dated 9 January 2001 which was received on 11 January 2001. You are asked to quote the following reference in any correspondence: SU86NW/4/4. 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: 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.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Cont/d..

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

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 454 373 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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) a buffer zone is left on either side of any watercourse, and
(4) 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.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. 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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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.

Cont/d..

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. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc.Graham Whitehouse Practice, Fairfield House, Fairfield Road, Burgess Hill, RH15 8QB

The Graham Whitehouse Practice

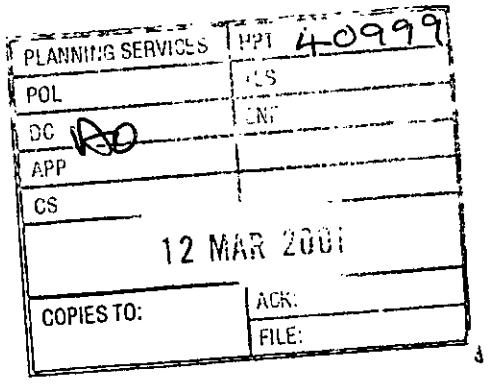
Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

9th March 2001

our ref: GW/ps/1665
your ref: AO/F/2001/3103

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR



Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, On land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.

Further to your telephone enquiry earlier today I am pleased to write and confirm that our layout plans have been based on a commissioned site survey of both the site and the adjoining dwellings on Queens Ride.

You may therefore assure the Members of the accuracy of the relationship between existing and new dwellings as drawn

I hope this is sufficient information for your needs, but should you have any outstanding queries, do please let me know.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

Tel: (0118) 974 6445

Date: 5. 3. 01

My ref: F/2001/3103

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/3103
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.

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 **Angela Odell** on **(0118) 974 6445**. 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 15. 3. 01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/3103**
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.

Transfer: Yes ☐ No ☐
Reason for Transfer: Concern over Access Arrangements

Signed: _____ Date: 8 6. 3. 01

Councillor A Ross

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 6445

Date: 5.3.01

My ref: F/2001/3103

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2001/3103
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access..

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 5.3.01

My ref: F/2001/3103

Environmental Services Departme
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 P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2001/3103
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access..

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

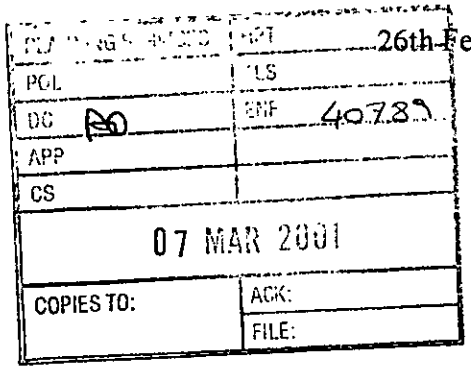
COPY
As requested by Graham Whitehead

Hodson
DEVELOPMENTS

For the urgent attention of Angela Odell

Our Ref: SP/LW

26th February, 2001



Mr. N. Simmonds,
34, Queens Ride,
Crowthorne,
Berkshire,
RG45 6LG

Dear Mr. Simmonds,

re: Planning Application

reference Wokingham District Council F/2001/3103

Further to our meeting last Thursday evening, I write to thank you for the opportunity to discuss the residents concerns at the end of Queens Ride in relating to our Planning Application and to thank you and your wife for your hospitality.

As discussed, I write as promised to confirm our discussions in relation to your letter of the 8th February to Angela Odell at the Wokingham District council, Planning Service. In that letter you outline 7 matters of concern and we discussed and addressed them in order as per your letter.

1. You asked who was responsible for the ownership and maintenance of the shared access way at the front of Plots 57, 58, 59 and 60 (32, 34, 11 and 9 Queens Ride as they are now known), once our proposed development has taken place. The ownership of the land is vested in Laing Homes title as it always has been and Hodson Developments have full legal rights over and under the road in accordance with the enclosed Title Absolute dated 25th September 1997. This outlines the various rights in relation to vehicular and pedestrian access, connection of services, so on and so forth. The maintenance of the area has and will continue to be the responsibility of Messrs. Peverel (the Management Company) to whom all the residents pay their share, contributing to the upkeep of all the roads on the estate (as per the original Laing Conveyance layout when the houses were sold, a copy of which I enclose) and, accordingly the new residents of the proposed new houses will have the same liabilities.

Forge Lane
Hallowell Road
Northwood
Middlesex
HA6 1DP
Telephone: 01923 820855
Fax: 01923 823520
e mail: HODSONDEV@aol.com

2. The plans submitted by the Graham Whitehouse Practice were indeed an extract of the conveyance plan which you refer to as Original site plans which were submitted to show the rights retained by Hodson Developments. This plan is not incorrect but quite clearly, Laing did not construct your plot precisely as proposed. However, as we agreed when stood outside your house on the access road discussing the upgrading works required to the existing access way, there is no necessity to change the configuration of your driveway in any way (or anybody else's) and if you have a grievance with any party, it must therefore be with Laing and not with Hodson Developments.

3. You asked if the quality of the street lighting, drainage and road surface would meet Wokingham District Council's standards and match the existing estate including landscaping – to which the answer is 'Yes'.

4. You asked if the new residents would pay the maintenance fees already in place with the existing residents which we have covered in No. 1 above.

5. You asked if site materials and workers would have access through Queens Ride and pointed out that it was a private residential estate. As discussed, I confirm that we had already offered to plan the build programme of our 5th plot i.e. the replacement for the house known as Sunnyside, Nine Mile Ride in such a way that as much site traffic as possible could access from this point minimising the necessity for access from Queens Ride until later on the proviso that Council also find this acceptable. I understand that they may have also been asked this same question by a local councillor at some time, but to reiterate the position, we have already confirmed that we are happy to access the initial construction works from Nine Mile Ride. As and when it is not physically possible to access the site in this manner then we will have no choice but to come through Queens Ride and we would put right any damage to the road surface of the existing estate grounds as requested in your letter.

6. You asked if access timed would be controlled in relation to traffic and risk to local children and I confirm that it was usual for the Council to include within the conditions of any planning permission that is given a condition relating to restrictions of hours of work at any site.

7. You asked if the road area outside 32, 34, 11 and 9 Queens Ride would be re-laid completely and whether access to the properties would be possible for the residents during such works. As you know we walked around the access road and discussed precisely what works would have to take place which primarily amounted to some fairly small areas of grass being lost and replaced by brick paving the same as the original and current materials. It may well be that it is not necessary to re-lay the whole road completely. If, however, Road Design Engineers that we employ on every site advise that the whole road should be re-laid then this would take place and it would be our responsibility to ensure that upheaval was kept to a minimum and that access to the properties was available.

HM Land Registry

TITLE NUMBER : BK346847

Edition date : 8 December 1997

Entry No.	A. PROPERTY REGISTER containing the description of the registered land and the estate comprised in the Title
	BERKSHIRE : WOKINGHAM
1.	The Freehold land shown tinted pink on the plan of the above Title filed at the Registry and being Land on the South side of Nine Mile Ride, Crowthorne.
2.	The land has the benefit of the following rights granted by a Transfer of Oak Tree Farm dated 8 September 1997 made between (1) Hodson Developments PLC (Vendor) and (2) Laing Homes Limited (Purchasers):- "THERE shall be excepted and reserved for the benefit of the Retained Land and each and every part thereof the following rights:- (1) The right of support from the Property for the surface of the Retained Land (2) Free and unrestricted use of the Retained Land for building or any other purpose notwithstanding that it will or may restrict or interfere with the access of light and/or air to the Property and any buildings erected thereon (3) The free and uninterrupted passage of water soil gas electricity telephone communications radio signals television signals and other electronic transmissions through the Conducting Media which may at any time within the period of eighty years from the date of this Transfer be in or under the Property (4) The rights to install and connect to the Conducting Media in on under or over the Property Conducting Media to serve the Retained Land (5) The right of entry upon the Property for the purpose of repairing maintaining renewing replacing installing or connecting such Conducting Media (6) The right to connect to the Estate Roads and the right of entry upon the Property to repair maintain renew replace install or connect such connecting roads (7) The right at all times to pass and repass with and without vehicles over and along the Estate Roads giving access to and egress from the Retained Land (8) In the case of the rights contained at Clauses 4(4) (5) and (6) the exercise of such rights shall:- (a) be subject to the Vendor causing the minimum disturbance and making good all damage caused as expeditiously as possible and (b) not extend to any part or parts of the Property comprised within the curtilage of a dwelling THE Purchaser HEREBY COVENANTS with the Vendor for the benefit of the Retained Land and every and every part thereof with the intention of binding the Purchaser its successors in title and the owners at all times

Continued on the next

HM Land Registry

Entry No.	A. PROPERTY REGISTER (continued)
	of the Property and each and every part thereof that the Purchaser and its successors in title shall:- (1) Not construct make or lay the Estate Roads other than in a position or positions which provide full and adequate access to and egress for residential purposes only (save for vehicles involved in the actual residential development of the Retained Land and adjoining land) to and from the Retained Land at the points marked X and Y on Plan 2 annexed hereto or such other point or points as the Purchaser shall agree such agreement not to be unreasonably withheld so that the Vendor and its successors in title shall be able to develop the Retained Land together with other land adjoining the Retained Land (2) Not to construct make or lay all foul and surface water drains and sewers other than:- (a) so as to enable the Vendor and its successors in title to connect to the Conducting Media and to exercise the rights excepted and reserved in Clause 4 of this Transfer provided that the Purchaser shall not be required to increase the capacity of such drains and sewers to serve the development of the Retained Land and the land adjoining and (b) strictly in accordance with the Planning Permission (or any subsequent planning permission) DEFINITIONS "Conducting Media" - drains sewers conduits flues gutters gullies channels ducts shafts watercourses pipes cables wires and mains for the transmission of water soil gas electricity telephone communications radio signals television signals and electronic transmissions "Retained Land" - the strips of land 300 mm in width along the perimeter of part of the Property shown coloured blue on Plan 1 annexed hereto "Estate Roads" - the roads and footpaths constructed made and laid or to be constructed made and laid over and upon the Property within eighty years from the date of this Transfer "Planning Permission" - a Permission issued on 10th June 1997 by Wokingham District Council under Reference 96/63710/RM permitting the development of the Property by the erection of fifty-eight dwellinghouses and ancillary works." NOTE:-The points X and Y referred to are reproduced on the filed plan. The land in this title forms the Retained Land coloured blue referred to.

Continued on the next page

HM Land Registry

Entry No.	B. PROPRIETORSHIP REGISTER stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof TITLE ABSOLUTE
1.	(25 September 1997) Proprietor: HODSON DEVELOPMENTS PLC (Co. Regn. No. 2850626) of Forge Lane, Hallowell Road, Northwood, Middx HA6 1DP.

***** END OF REGISTER *****

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This certificate was officially examined with the register on **8 December 1997.**

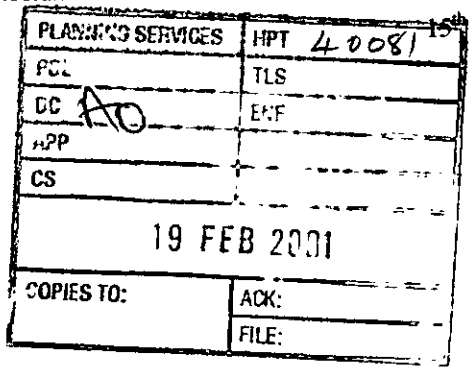
The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1665/1695
your ref: AO/F/2001/3103

15th February 2001



Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, On land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne. Planning Application ref: F/2001/3103 and Proposed erection of replacement detached dwelling & garage at Sunnyside, Nine Mile Ride, Crowthorne (recently determined under Planning App. ref. F/2000/2652)

Further to our recent telephone conversation and your subsequent fax, I would respond as follows:-

1. *Working access to 4 dwellings* - I can confirm that my Client would be prepared to access the 4 dwelling site during the course of construction via Sunnyside/Nine Mile Ride and thereby obviate the necessity to route contractor's vehicles through Queens Ride. However, I should of course point out that this would rely upon timing of the developments being coincidental/sequential and clearly he would not wish to undertake to only construct Sunnyside, after the other 4 dwellings had been completed, if this means a delay in proceeding with the Sunnyside works.
   In other words, if one views the combined sites as 5 houses, all granted Planning Permission concurrently, then he would be prepared to construct the Sunnyside plot last.

2. With regard to the access to Queens Ride, I believe that my previous letter and enclosures dated 1st February were quite explicit. Unfortunately, the enclosures to your fax included photographs which are too dark to be legible, but I understand that the residents at no. 34, to the east of the access way are claiming ownership of part of the shaded area which we have shown as reserved by Laing for the benefit of the application site.
   I fully appreciate your concern over this matter, although you have acknowledged that such matters are not strictly planning issues. I have supplied you with the information supplied to me by the Applicant's Solicitors and Laing Homes and in the absence of any evidence to the contrary, my Clients would respectfully ask you to proceed to determination of the applications.

Of course if you have any additional evidence, or if the residents in Queens Ride can supply copy of Conveyance Plan/Deeds in contradiction of the previous Conveyance Plan supplied to us via Laing Homes, I would of course be pleased to have sight of such documentation and respond accordingly.

Yours sincerely

P.P. P. Saunders.

G. Whitehouse
The Graham Whitehouse Practice.

@ NO OTHER ENCLOSURES WITH this letter.

Date: 17 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3103

Location: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne.

Proposal: Proposed erection of 4 detached dwellings, garaging, ancillary landscaping and access.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Bathroom window added to flank elevation of plot 2, and velux window shown to bedroom 3 elevation on plot 1. Drawing nos 1665/SK1B & /SK3B.

Comments are required by 27/01/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

1970

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

App No. (Planaps) / F/ 2000 1/ 3103 (Ludhouse) Date Rec. 16.1.01

Location: Land r/o The Oaks etc., Nine Mile Ride, Crowthorne.

Parish Wok Without.

Applicant: Hodson Developments Ltd

Description of attached plans Bathroom window added to flank elevation of plot 2 and velux window shown to bedroom 3 elevation plot 1.

Drawing No's: 1665/SK1B + SK3B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: 9 Palmer Close & 11 Queens Ride.

Date for Responses ~~receive by~~ 10 Feb.

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AD

Consultations Sent by Admin. on 17.01.PS

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 February, 2001
My ref. AO/F/2001/3103

Mr N Simmonds
34 Queens Ride,
Crowthorne,
Berks
RG45 6LG

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

Dear Mr Simmonds

PLANNING APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

Further to my letter to you of yesterday, I have now received a copy of the letter to you from Hodson Developments which explains that you have already had a site meeting with them. It would therefore appear unnecessary for another meeting to take place on site regarding the land ownership and rights issue.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Cllr. A. Ross

Date: 09 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3103

Location: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne.

Proposal: Proposed erection of 4 detached dwellings, garaging, ancillary landscaping and access.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Alterations to access road and siting of Plot 2. Drawing nos 1665/SK09C & 1665/SK10C.

Comments are required by 26/02/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2001/3103 (Ludhouse) Date Rec. 7.2.01

Location: Land to rear of The Oaks, Pine Crest, Three Buttes and Sunnyside, Nine Mile Ride

Parish Wok. W/o.

Applicant: Hodson Developments Ltd.

Description of attached plans Showing alterations to access road and siting of Plot 2.

Drawing No's: 1665/SK09C & 1665/SK10C.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: 9, 11, 32 & 34 Queens Ride, + Three Buttes & Pinecrest, Nine Mile Ride

10 days

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AV

Consultations Sent by Admin. on 08.02.01

Yellow - Part One Copy
Green - Officer's Copy

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

PLANNING SERVICES	HPT 39648
FO2	TLS
DC AO	ENF
APP	
CS	
07 FEB 2001	
COPIES TO:	ACK:
	FILE:

6th February 2001

our ref: GW/ps/1665
your ref: AO/F/2001/3103

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, On land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne. Planning Application ref: F/2001/3103

Further to our various recent telephone conversations and correspondence, I am pleased to enclose herewith 5 copies each of my drawings nos. 1665/SK09C and 1665/SK10C.

The drawings have been amended in accordance with the revised requirements of the Highways, following the meeting between our Client's Highway Consultants, Bellamy Roberts Partnership and your own Highway Engineers.

I hope you will agree this has given rise to improved visual appearance with the requirement for less hard landscaping and as a result of the turning head omission, you will see that we have re-sited Plot 2 a little further forward so as to improve the private amenity space to this plot and increase the distance from the nearest tree.

I trust that upon examination you will now find the application to be in order, but should you have any outstanding queries whatsoever, please do not hesitate to let me know. Thank you for your continuing attention to this matter.

Yours sincerely

REVISED PLAN

3103

G. Whitehouse
The Graham Whitehouse Practice.

enclosures:

cc: I. Roberts Esq., The Bellamy Roberts Partnership
S. Auton Esq. Highway Engineer, Wokingham District Council
Hodson Developments.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 February, 2001
My ref. AO/F/2001/3103

Mr N Simmonds
34 Queens Ride,
Crowthorne,
Berks
RG45 6LG

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

Dear Mr Simmonds

PLANNING APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

I refer to the above application. I consider that it may be helpful to arrange a meeting at the site between the developer's agent, yourself and myself in order to clarify the exact extent of the property ownership dispute. Please advise me whether you consider this would be helpful, and if so telephone me to try to arrange a time. Please also advise me whether you think there are any other nieghbouring properties who consider that they may own land over the proposed altered access.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Cllr. A. Ross

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 16th February 2001

Location: Land rear of the Oaks, Pine Crest. Three Birches & Sunny Side, Nine Mile Ride, Crowthorne.

Proposal: Erection of 4 detached dwellings and ancillary landscaping.

Application Number: F/2000/2705 and 3103

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

Several trees were cleared from this site before planning permission was applied for. The proposals are acceptable in relation to the trees still growing on the site.

If planning permission were granted I would recommend attaching conditions requiring tree protection measures and a fully detailed landscape scheme.

Neil Etherington
Senior Arboriculturist

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 February, 2001
My ref. AO/F/2001/3103

Mr N Simmonds
34 Queens Ride,
Crowthorne,
Berks
RG45 6LG

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

Dear Mr Simmonds

PLANNING APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

Thank you for your letter of 8 February and enclosures. I will continue to try to get the property ownership/rights situation clarified. In the event that this issue is not clarified to the satisfaction of all parties, then I understand from Councillor Angus Ross that he will ensure that the application is determined by the Committee rather than under delegated powers. In view of the continued apparent discrepancies on property matters, if the application is to be determined by the Committee it will not be considered at the 28 February Committee, due to lack of time.

I will continue to ensure that you are consulted on any revised plans that may be received. I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

cc: Cllr. A. Ross

Date: 06 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3103

Location: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne.

Proposal: Proposed erection of 4 detached dwellings, garaging, ancillary landscaping and access.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Plans showing land ownership of proposed access.

Comments are required by 16/02/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) /F/2001/3103 (Ludhouse) Date Rec. 2-2-01

Location: Land rear of The Oaks, Pine Croft, Three Birches and Sunnyside, Nine Mile Ride Parish ~~Finchampstead~~ ~~Crowthorne~~ Wokc. W/O.

Applicant: Hodson Developments Ltd

Description of attached plans Plan showing Land ownership of proposed access.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: 7, 9, 11, 30, 32 & 34 Queens Ride

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 06.02.PS

Yellow - Part One Copy
Green - Officer's Copy

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

PLANNING SERVICES	HPT 39474
POL	TLS
DC AO	ENF
APP	
CS	
02 FEB 2001	
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	FILE

1st February 2001

our ref: GW/ps/1665
your ref: AO/F/2001/3103

3103

ADDITIONAL PLAN

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, On land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.
Planning Application ref: F/2001/3103

Further to my letter dated 29th January and our subsequent telephone conversation earlier today, I am pleased to write and confirm the following:-

1. ***Access via Queens Ride:*** I understand that some concerns have been expressed to you by adjoining residents concerning the rights and ownership of the proposed upgraded access to the application site.
I therefore attach herewith appropriate extracts from the Laing Conveyance Layout, which clearly shows the land extending to the north of the existing turning head to be reserved for future link (to the application site). This land was therefore not conveyed to the purchasers of the four dwellings approaching the site and the land in question was excluded from their curtilage.
You will see that the reserved land extends in parallel straight lines from the back of the existing footway/ service margins in anticipation of an extension of Queens Ride and to allow a similar carriage width to the existing road.

   I trust that you will find this information helpful, but should any outstanding queries remain in this regard, please do not hesitate to let me know.

2. Following a meeting yesterday between Ian Roberts of The Bellamy Roberts Partnership and Mr. Auton of your Highways Department, I write to confirm my understanding that there is no longer a requirement for turning head to adopted standards within the proposal, although we will ensure private vehicular access and turning to each dwelling.
As we have discussed today, this will enable some modification of the siting of Plot 2 and result I believe, in some improvements to the overall appearance of the scheme.
I will provide you with amended plans in respect of the revised Highways requirements in the next few days.

Thank you for your attention to this matter.

Yours sincerely

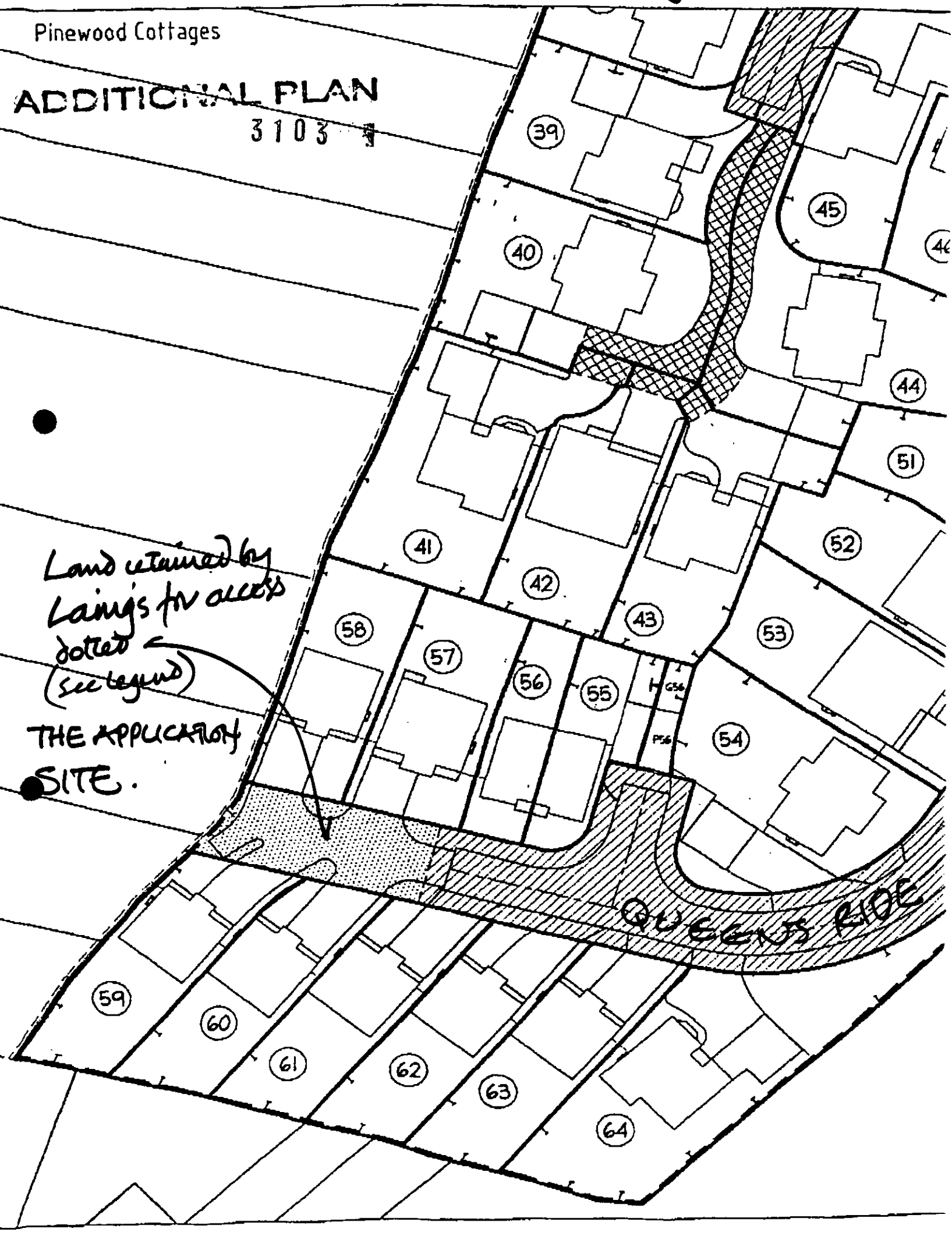
G. Whitehouse
The Graham Whitehouse Practice.

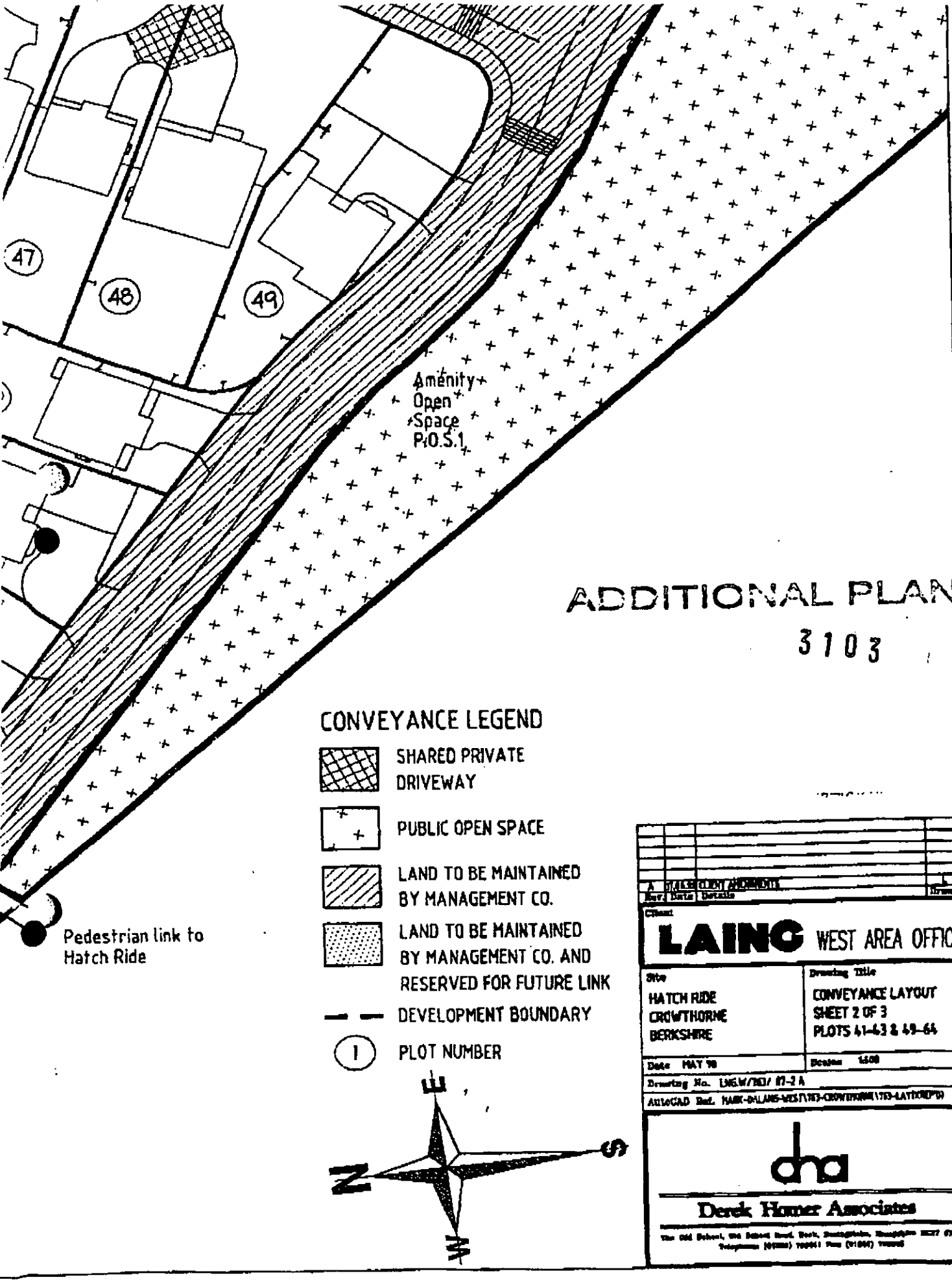
enclosures:

cc: Ian Roberts Esq. - Bellamy Roberts Partnership
A. Hodson Esq.
S. Auton Esq. Highways Engineer

1:500 approx.

Extract of Laing conveyance layout Queensride.




47
48
49
Amenity Open Space P.O.S.1
ADDITIONAL PLAN
3103
CONVEYANCE LEGEND
SHARED PRIVATE DRIVEWAY
PUBLIC OPEN SPACE
LAND TO BE MAINTAINED BY MANAGEMENT CO.
LAND TO BE MAINTAINED BY MANAGEMENT CO. AND RESERVED FOR FUTURE LINK
DEVELOPMENT BOUNDARY
1
PLOT NUMBER
Pedestrian link to Hatch Ride
E
N
S
W
A
CLIENT AMENDMENTS
Rev.
Date
Details
Drawn
Client
LAING WEST AREA OFFICE
Site
HATCH RIDE
CROWTHORNE
BERKSHIRE
Drawing Title
CONVEYANCE LAYOUT
SHEET 2 OF 3
PLOTS 41-43 & 49-64
Date MAY 98
Scales 1:500
Drawing No. LNG.W/763/ 07-2 A
AutoCAD Ref. HARK-DALANS-WEST\763-CROWTHORNE\763-LAYOUT(REP'D)
dha
Derek Homer Associates

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
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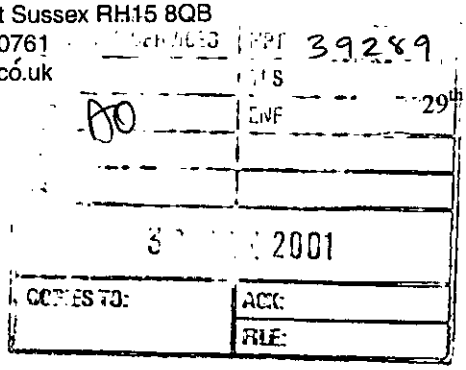
Chartered Architects



29th January 2001

our ref: GW/ps/1665
your ref: AO/F/2001/3103

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, On land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.

Further to your letter dated 22nd January, I write to confirm that I have briefly discussed the highway matter/turning head requirements with Steve Auton in Engineers and have passed the matter on to Bellamy Roberts the Highway Consults. Ian Roberts has arranged to meet with Steve Auton for this Wednesday 31st January when we trust the matter will be satisfactorily concluded.

I shall of course report back to you promptly, but should you have any queries in the meantime, please do not hesitate to let me know.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

cc: Hodson Developments plc.
Bellamy Roberts Partnership

PLANNING SERVICES	HPT 39477
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DC AO	ENF
APP	
CS	
02 FEB 2001	
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	FILE:

Mrs Angela Odell, Senior Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

THE
BELLAMY
ROBERTS
PARTNERSHIP

Turnpike House
16 Church Road, Fleet,
Hampshire GU13 9RJ
Tel 01252 613465 Fax 01252 626737

Highways and Transportation

With compliments - Ian Roberts

THE
BELLAMY
ROBERTS
PARTNERSHIP

By Fax and Post

Stephen Auton Esq
Wokingham Borough Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

1 February 2001

ITR/apc/00/2351

Dear Stephen

HODSON HOMES, CROWTHORNE

I refer to our meeting yesterday and telephone conversation this morning in connection with the turning head issues associated with the above site.

I was pleased to note that you are in agreement with my views on utilising the existing turning head facility. As a consequence of this agreement the proposed development does not require a turning head facility within it.

I understand that you will be advising your colleague of this and that you have no objection to the proposal.

Thank you for your time and assistance.

Yours sincerely,

I T Roberts

cc Angela Odell
Alan Hodson
Simon Pascoe
G Whitehouse

Turnpike House
16 Church Road, Fleet, Hampshire GU13 9RJ
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 January 2001

Application Number: F/2001/3103

Proposal: Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Applicant:
Hodson Developments Ltd C/O The Graham Whitehouse Practice.

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).

Comment

The layout as proposed does not comply with adoptable standards and as such the H.A may be minded to recommend refusal if the necessary amendments are not incorporated.

Signed: _____ **Print name:** S.N. ATTON

18.1.01

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 January, 2001
My ref. AO/F/2001/3103
Your ref. GW/ps/1665

The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

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

Dear Mr Whitehouse

PLANNNG APPLICATION F/2001/3103
PROPOSED ERECTION OF 4 DETACHED DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES & SUNNYSIDE, NINE MILE RIDE, WOKINGHAM WITHOUT

I have been advised by highway officer Steve Auton that the layout as proposed does not comply with adoptable standards and as such the highway authority may be minded to recommend refusal if the necessary amendments are not incorporated. I therefore recommend that you discus the requirements with Steve Auton and submit revised plans, if advised to do so.

It is important that the additional information is submitted to me within two weeks, i.e. by 6 February, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Steve Auton on 0118 974 6322 or me immediately. However, I advise you that the above refers to highway matters only and receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

AD.

MRS A ODELL
Senior Planner

cc: Steve Auton

38687

PJL	
DC	ENF
CS	
15 JAN 2001	
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	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: F/2000/3103

Date. January 10, 2001

PROPOSED: ERECTION OF 4 DWELLLINGS

LOCATION: SUNNYSIDE, NINE MILE RIDE, WOKINGHAM W.O.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached.

Standard Planning Condition C070

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES | HPT 39059
POL | TLS
DC | ENF
APP | CS
24 JAN 2001
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Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2001 3103

Proposal erection of 4 detached dwellings, garaging, ancillary landscaping and access. Minor amendments to plans recd 18/1.

Site Land rear of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne.

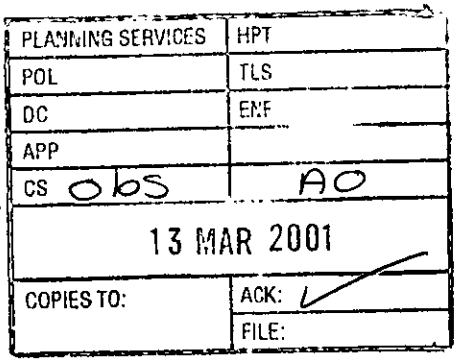
Committee's Comments

Refusal recommended. Traffic increase down Hatch Ride; loss off wildlife preserve in rear gardens of area; increasing housing density to detriment of existing dwellings. Original permission for Queens Ride Development was for maximum number of dwellings.

Signed : _____
Clerk to Wokingham Without Parish Council

23 January 2001

Mr M A Crean
The Oaks
Nine Mile Ride
Wokingham
Berkshire
RG40 3DY



Mrs A Odell
Senior Planning Officer
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11 March 2001

By Fax & Post

Dear Mrs Odell

Re: Planning Applications ref: F/2001/3103 & F/2000/2652

I am the current occupier of the property The Oaks, Nine Mile Ride, Wokingham. The planning applications as detailed above relate to land at the rear and adjoining this property, for which planning permission is being sought to develop a number of properties.

I have received a copy of a letter from The Graham Whitehouse Practice, dated the 15 February 2001, who are the architects for the proposed developers Hodson Homes. The letter requests that access to the proposed development site should be granted through the property currently known as Sunnyside, Nine Mile Ride, during the construction phase of the development. I would like to take this opportunity to advise you of my concern at this proposal.

Nine Mile Ride is a busy through road and suffers from providing poor visibility for its users as well as being particularly badly lit. In particular where the property Sunnyside is situated, at a the brow of a small hill, the users vision is very poor and the road is extremely narrow, and I have serious concerns with the potential dangers of large lorries regularly entering and leaving a building site onto Nine Mile Ride at this point. In addition to this point I have a young family and I feel that both the dangers posed by having large lorries using the property next door as access to a building site and the noise implications are not acceptable. I would therefore ask you to deny access to the proposed development site from Nine Mile Ride and look to provide access through Queen's Ride as previously requested by the developer.

If you wish to discuss the contents of this letter please feel free to contact me. My mobile telephone number is 07778-041303.

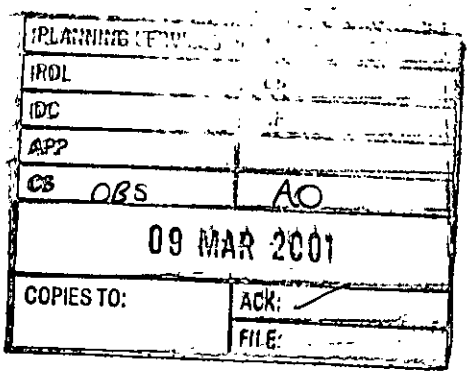
Yours sincerely

Andrew Crean

THREE BIRCHES
NINE MILE RIDE
WOKINGHAM
RG40 3DY

8 March 2001

Mrs Angela Odell
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR



Dear Mrs Odell

RE; Proposed Erection of 4 Dwellings on Land to Rear of The Oaks,Sunnyside. Three Birches and Pinecrest
Planning Application F/2001/3101
Demolition of Sunnyside and erection of new dwelling

I refer to the copy you forwarded to me of a letter from The Graham Whitehouse Practice dated 15 February 2001 concerning access for vehicles to the above site.

I am opposed to access to the above site via Sunnyside for the following reasons:-

1) Nine Mile Ride is a fast dangerous road with traffic frequently exceeding 50mph. To permit heavy construction lorries to use this former residence as an accessway will only serve to increase the hazards during the development period.

2) This accessway has private residences on either side with small children and animals. The danger of either getting out onto the main road via Sunnyside cannot be overstated.

3. Planning permission was refused along this stretch of Nine Mile Ride for one additional property last year for traffic reasons. Can permission be granted for numerous vehicles visiting the site for the next 12 months without there being highway objections?

4) The noise and fumes, dust and dirt from heavy vehicles using this accessway will be intolerable and, moreover, its duration is likely to be in the order of 9-12 months.

cont'd.....

If the Council are minded to grant the developer access to the rear site via Sunnyside, then I would seek the following conditions:-

1. There should be no vehicle movements before 8am or after 5.pm through Sunnyside

2. Before demolition of Sunnyside and its outbuildings, the developer should take steps to secure the buildings to prevent debris damaging or landing on property or persons and animals belonging to both The Oaks and Three Birches

3. There is a likelihood of asbestos in buildings on both sites which should only be removed in accordance with strict procedures. The developer's contractor has already broken off pieces from buildings on both sites and left them lying around, an unacceptable practice.

4. Screening should be erected along the boundary between Three Birches and Sunnyside as a protection from stray objects, and to provide some privacy and security.

5. There should be no bonfires of vegetation, trees or materials on any of the sites including Sunnyside

6. There should be no weekend or night working

Any damage to the land or property known as Three Birches is to be remedied at the developer's expense and if there is any nuisance as a result of this access being approved, I shall commence proceedings.

I would be grateful if you would make these requirements known to the developer in the event that permission is granted, and let me know what conditions the Council have imposed.

Yours sincerely

J.E. JOSEPHI (MRS)

PLANNING SERVICES | HPT
PDL | TLS
OC | ENF
APP | AMO
CS OBS | Life Healthcare Communications Ltd. Highview House Charles Square Bracknell Berks RG12 1DF sales@lifehealth.com www.lifehealth.com
COPIES TO: | Tel: 01344 397071 Fax: 01344 397177
07 . 1 . 2001

life
HEALTHCARE COMMUNICATIONS

Angela Odell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

6/2/01

Development Ref: Angela Odell F/2001/3103
c.c. John Mitchell

Dear Ms Odell,

In response to your letter dated January 9th I would like to state for the record that I object in the very strongest terms to the use of the stretch of road commencing from the electric gates on Queens Ride, off Hatch Ride, Crowthorne for site traffic to access the new building site land at the rear of The Oaks, Pine Crest etc. off Nine Mile Ride, Crowthorne.

I have contacted the Roads Department at your own offices and they have assured me that this stretch of road is listed with yourselves as a **private road.**

The builder of the homes served by the access road, Laing Homes, have assured me likewise of the private status of the road, as has the management Company, Peverel Ltd. who maintain the road on behalf of the residents.

Said residents pay for the upkeep of this [illegible] has delicate brickwork speed humps and electric gates, neither [illegible] enough to stand heavy site traffic.

Our homes were sold to [illegible] by this protected stretch or roadway and, as parents [illegible] important factor in our purchase of said properties

Heavy traffic on this road wo[illegible] serious threat to the safety of our children, result in considerable [illegible] and noise and constitute an unacceptable invasion of privacy for the families concerned.





We all know what ungodly hours over weekends are worked by builders and the idea of skips and trucks thundering by between our homes at 6am in the mornings is completely unacceptable given the fact that said traffic has no legal right to be there.

I have been assured on good faith by the above mentioned sources, including your own offices, that these contractors do **not** have **legal right of way** over **private roads** and therefore take it on good faith that this is true.

Therefore, if this foreign site traffic insists on what could be termed trespassing, I will not hesitate to take legal advice to make sure of my legal rights as a resident and would urge my neighbours to do likewise.

If new houses are to be built on the land proposed, I would strongly suggest that the site concerned be accessed from another direction, for example directly from Nine Mile Ride, where I believe the developer concerned has such ability.

A copy of this letter will be delivered to all my fellow Queens' Ride residents to ensure all are aware of said issues, in the event that they may wish to exercise their rights in this regard.

Yours Faithfully
Ms G Bowell
Director
Life Healthcare Communications Ltd.

Homeowner:
24 Queen's Ride
Crowthorne.





Mr M A Crean
The Oaks
Nine Mile Ride
Wokingham
Berkshire
RG40 3DY

Mrs A Odell
Senior Planning Officer
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11 March 2001

By Fax & Post

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Re: Planning Applications ref: F/2001/3103 & F/2000/2652

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If you wish to discuss the contents of this letter please feel free to contact me. My mobile telephone number is 07778-041303.

Yours sincerely

Andrew Crean

+0181 995 8200
FROM: GFS FAX NO.: + 0181 995 8200 12-03-01 09:41 P.02

Eurest Sutcliffe
Mulliner House, Flanders Road, Turnham Green, London W4 1NN
Telephone 020 8996 2251 Facsimile 020 8747 3527

Fax

To	Mrs A Odell	From	Andrew Crean
Company		Office	Turnham Green
Office		Telephone no.	020 8996 2251
Fax no.	0118 974 6464	Fax no.	020 8747 3527
Date		Total no of pages	2
Copy			

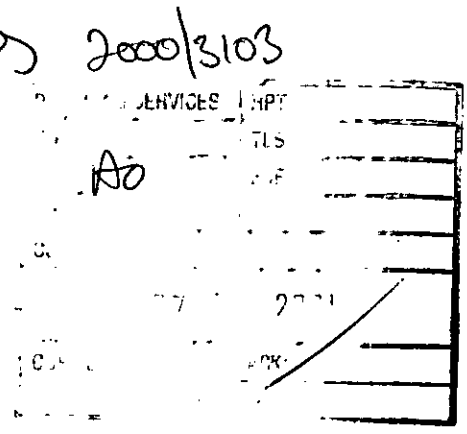
Please see attached letter.

Regards

FROM: GFS FAX NO.: +0181 995 8200 12-03-01 09:40 P.01
+0181 995 8200

01582393701

Peverel OM



FACSIMILE

TO: WOKINGHAM DISITRICT COUNCIL PLANNING DEPT

FAX: 01189 974 6484

FAO: MS ANGELA ODELL

RE: PLANNING APPLICATIONS F/2000/2705 & F/2000/3105 3103

DATE: 6TH FEBRUARY 2001

FROM: MARK ELMORE

Dear Ms Odell

With reference to the aforementioned planning applications, we are the Managing Agent of The Ridings, Crowthorne, which adjoins the proposed development. Unfortunately we have received no information relating to either application and have only been made aware of the situation by one of the residents. Therefore, please forward details of both proposals for our consideration.

We are principally concerned with the access to the development and would object to any scheme which utilises Queens Ride for this purpose, as it would cause a nuisance to the residents. Furthermore, as Queens Ride is a private road the developers will require our clients approval for its use, I am unaware of any such approval having been granted to date.

In the circumstances, please accept this letter as an objection to both applications.

Yours sincerely
PEVEREL OM LIMITED

MARK ELMORE
Estate Manager

ARMA

Carol

Please could you ask someone else to deal with this - ~~i.e. send~~

(including revised plans)

N.B. They only need 3103 as 2705 withdrawn.

Thanks

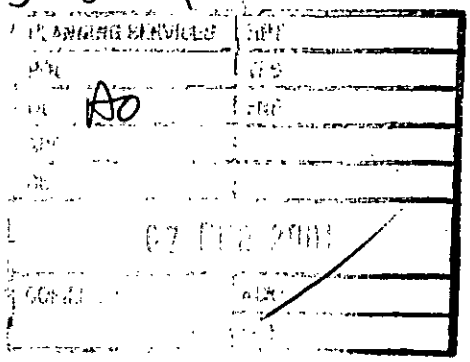
Angi

details sent 13/2 C Hunter

01582393701

Peverel OM

OS 2000/3103



FACSIMILE

TO: WOKINGHAM DISITRICT COUNCIL PLANNING DEPT

FAX: 01189 974 6484

FAO: MS ANGELA ODELL

RE: PLANNING APPLICATIONS F/2000/~~2705~~ & F/2000/~~3105~~ 3103

DATE: 6TH FEBRUARY 2001

FROM: MARK ELMORE

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Yours sincerely
PEVEREL OM LIMITED

pp
MARK ELMORE
Estate Manager

life
HEALTHCARE COMMUNICATIONS

PLANNING SERVICES	HPT
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APP	
CS 39978	

15 FEB 2001

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	FILE:

Life Healthcare Communications Ltd. Highview House Charles Square
Bracknell Berks RG12 1DF
Tel: 01344 397071 Fax: 01344 397177
sales@lifehealth.com www.lifehealth.com

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

6/2/01

Development Ref: Angela Odell F/2001/3103
c.c. Angela Odell

Dear Mr Mitchell,

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The builder of the homes served by the access road, Laing Homes, have assured me likewise of the private status of the road, as has the management Company, Peverel Ltd. who maintain the road on behalf of the residents.

Said residents pay for the upkeep of this road, which has delicate brickwork speed humps and electric gates, neither of which are robust enough to stand heavy site traffic.

Our homes were sold to us based on the privacy afforded by this protected stretch or roadway and, as parents of very young children, was an important factor in our purchase of said properties.

Heavy traffic on this road would also pose a serious threat to the safety of our children, result in considerable pollution and noise and constitute an unacceptable invasion of privacy for the families concerned.



We all know what ungodly hours over weekends are worked by builders and the idea of skips and trucks thundering by between our homes at 6am in the mornings is completely unacceptable given the fact that said traffic has no legal right to be there.

I have been assured on good faith by the above mentioned sources, including your own offices, that these contractors do **not** have **legal right of way** over **private roads** and therefore take it on good faith that this is true.

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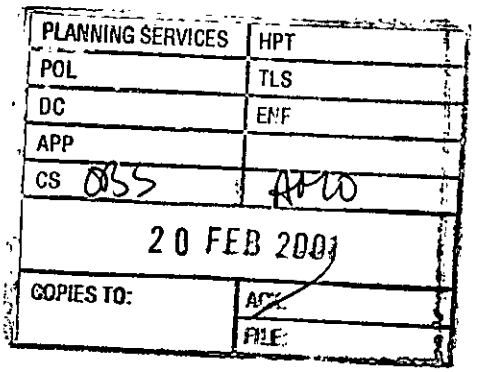
Yours Faithfully
Ms G Bowell
Director
Life Healthcare Communications Ltd.

Homeowner:
24 Queen's Ride,
Crowthorne.



9 Queens Ride
Crowthorne
Berkshire
RG45 6LG

Tel: 01344 751390



14th February 2001

Ms. Angela Odell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Odell,

Application Number: F/2001/3103

Site Address: **Land Rear of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne**

Proposal: **Proposed erection of 4 detached dwellings, garaging, ancillary landscaping and access..**

I refer to John Mitchell's letter dated 9th February 2001.

I wish to strongly object to the above proposed development for the following reasons:

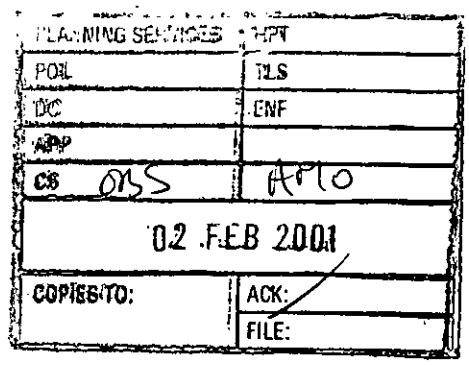
i) Access via Queens Ride is totally inappropriate because:

a) roadway width is unlikely to meet applicable planning regulations;
b) drive would be too narrow to permit lorry access, given regular vehicle parking;
c) the type of drive construction will be unsuitable for additional number of houses it would be required to service;
d) drive construction would not support contractors/developers vehicles.

ii) The current development consists of 64 recently constructed houses. Plots 1-8 are accessed from Hatch Ride, which is an adopted highway. However, you should be aware that Plots 9-64 are accessed via a private roadway. As you are aware there is a set of electronic vehicle gates to access. As the residents are responsible for contributing to the maintenance and upkeep of the driveway I therefore doubt the legality of granting access unless the Trustees have consulted with the freeholders, which I do not believe has happened. No doubt the Council's solicitors will be in a position to determine whether or not

9 Queens Ride
Crowthorne
Berkshire
RG45 6LG

Tel: 01344 751390



24th January 2001

Ms. Angela Odell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Odell,

Application Number: F/2001/3103

Site Address: **Land Rear of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne**

Proposal: **Proposed erection of 4 detached dwellings, garaging and ancillary landscaping and access**

I refer to John Mitchell's letter dated 9th January 2001.

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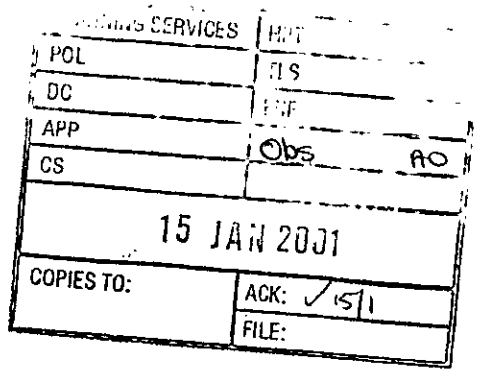
44 00000 000000



Carr
20 Queens Ride
Crowthorne
Berkshire
RG45 6LG



To: John Mitchell, Development Control Manager
Company:
Fax number: +44 (01189) 746484
Business phone:

From: Jeni and Paul Carr
Fax number: Jenipaul@bigfoot.com@+44 (00000) 000000
Business phone: 01753 791842
Home phone: 01344 772442

Date & Time: 12/01/01 20:45:02
Pages: 2
Re: Planning Application Number F/2001/3103

Dear Mr Mitchell,

Thankyou for your letter of 9 January 2001, in respect of the above planning application. I note its similarity to the recently withdrawn application, reference F/2000/2705, and object to the development on the same basis as originally. The objection is re stated below, and majors on the unsuitability of the proposed access route.

It is my understanding that Queens Ride is a private road, and has not been adopted by Wokingham District Council. It is therefore inappropriate that Wokingham District Council have been requested to approve a Planning Application which proposes access to a development of housing using this private road. As a resident of Queens Ride, I would certainly object to any plans to 'open' the road to any further building work, on the folowing grounds:

1. Queens Ride has only recently been completed, and the road surfaced. It now comprises various traffic calming devices - block paved ramps and cobbled areas - which make it totally unsuitable for site access during development work.

2. As previously mentioned, Queens Ride is a private road, 'owned' by its current residents.

Permission to use the road, either for site access or as a thoroughfare to proposed new housing would need to be granted with the consent of the residents, which has certainly not been requested at this point, and which it is likely would be denied.

3. Queens Ride is a quiet residential cul de sac, occupied by a majority of families with young children. It is a safe area for them to play, and the current low level of traffic is ideal for this. Any increase in the volume of traffic, such as that generated by either site access, or due to new residential housing in the longer term, would be detrimental to this ambience.

4. A more suitable access for any proposed development on this site would surely be directly from Nine Mile Ride, over the site of the plot occupied by the soon to be demolished 'Sunnyside'. Access would then service only the four properties proposed, reducing the effect on Queens Ride, Royal Oak Drive, Hatch Ride etc of increased traffic.

To address the wider issue concerning the development itself, then I would also object to this on the following grounds:

1. Following recent developments in the immediate vicinity, housing is already at saturation point. Housing development has not, and is not, being matched with an increase/improvement in the local amenities required to support residents. For example, Hatch Ride School is over subscribed, and any children moving to the proposed new housing would likely need to be transported by Wokingham District Council to schools further away, increasing the burden on the Council Tax payer, and increasing traffic in the area in peak periods.

2. I note that Wokingham District Council have already rejected a similar application for a development in the rear garden of a property in Hill Rise (Ref: 99/69748/0), which seems to set something of a precedent.

3. It seems somewhat presumptious of the 'developer' to have already advertised for sale the proposed development of 'The Oaks' using Romans Estate Agents, showing access to the proposed development across our privately owned road, despite planning application not having been lodged until recently.

4. Further development in this area can only result in the destruction of a greater number of trees and habitats, of which there are a declining number in the Crowthorne area. One of my prime motivators for moving into this area was the greenery and wildlife, in the midst of which I now reside. Wokingham District Council has an obligation to the environment; it must resist attempts to destroy ecological havens for the short term profit of developers.

I trust that I have articulated my objections clearly, and look forward to hearing from you shortly, and to the results of consideration by the planning oficer.

Yours sincerely,

Paul R Carr
(01753) 791842 (daytime)

Mr & Mrs P Middleton
32 Queens Ride
Crowthorne
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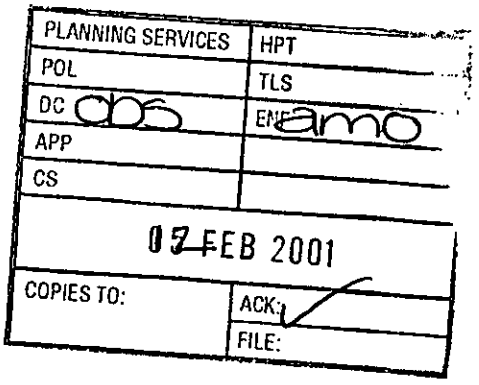
RG45 6LG
01344 772779
home@middleton1.fsnet.co.uk



8 February 2001

Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell,

Planning Application Number: F/2001/3103 Revised/Additional plans

We would like to make some comments about the above application following the revision of it by the Developer. These changes primarily detail the land ownership of the proposed access area.

The information that has been provided by the Developer simply duplicates previous plans as prepared by Laing when constructing Queens Ride in 1998/9. A crucial point that has not been addressed by the Developer is that these plans were not followed correctly when it came to the laying of the roadway/driveways. The error occurs where the line of the road does not, in actual effect, follow through into the raised block paved area and up to the perimeter fence. This misalignment has now created a legitimate land ownership dispute, where our drive in particular, significantly extends beyond the said line. We will be seeking legal advice in this matter.

We would impress upon the Council to ensure that the Developer provides an accurate representation of this cul-de-sac and to detail the changes that would need to be made in order to comply with the highways requirements. It will then be a matter for the Developer, Laings and the householders affected by this error, to agree, or not, on how this could be accomplished.

We trust you will give serious consideration to the objections already raised and also to the implications of what has been detailed above. We look forward to hearing from you in due course.

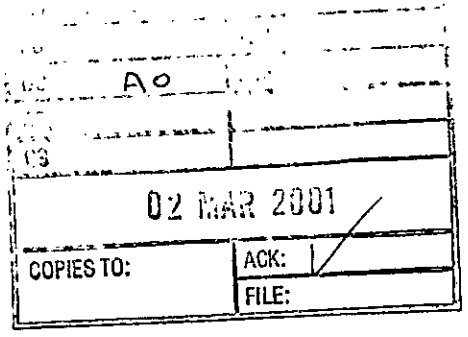
Yours sincerely,

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 28 February 2001 19:49
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: 2001/3103
Correspondent_FullName: Middleton
Correspondent_StreetAddress: 32 Queens Ride
Correspondent_Address2:
Correspondent_Town: Crowthorne
Correspondent_County: Berkshire
Correspondent_PostCode: RG45 6LG
Correspondent_Telephone:
Correspondent_Email:



Comments:

- In addition to our letter.

We thought we would email you and inform you that following advice, if it transpires that in order to meet the highways requirements for road width the additional length in our driveway needs to be reduced, we will be seeking an injunction against the Developer. This will prevent him from interfering with the present layout of the cul-de-sac until the rightful ownership of the disputed boudary is determined. If Laing can prove that the extra 2 feet or so should be theirs, then we will be making a legal issue of it stating that we purchased the house on a sight & inspection basis and that THEIR error in laying the boundaries would be classed as a misrepresentation.
In addition, if the highways department feel that the error can be ignored, with the verge/pavement just being narrower on this side, we will be involving the Health and Safety Executive, to ascertain their views. It must be remembered that this is a residential estate, occupied by families with children. A reduction in the pavement width coupled with construction site access should raise some serious questions.

Can I also take this opportunity to address the problem of drainage in the vicinity. We appreciate that all building has to meet Building Regulations and that there are Inspectors who visit the site at various stages. This we presume would have been the case when this site (The Ridings) was built, however the whole estate has still managed to suffer with serious drainage problems. This has been due to the removal of mature trees, compacting of the land, construction of housing, and the type of soil. This problem has been severe enough for Laings/Barratt to excavate back gardens and put in place drainage systems. The addition of the 4 new houses, garaging and the necessary roadway/driveways, would put an intolerable strain on drainage. This winter in particular, has begun to show the affects of overbuilding, shown by the scale of flooding seen in some areas. We know that WDC is already aware of such problems. The land within Hatch Ride, Old Wokingham road and Nine Mile Ride has seen excessive building demands over the last 6 years with the significant developments of Kings Copse and the Ridings. We would implore you to revise any thoughts of adding to this and in particular to refuse any request to allow contruction traffic through Hatch Ride/Queens ride.

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16 FEB 2001
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Mr & Mrs P Middleton
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RG45 6LG
01344 772779
home *a* middleton1.fsnet.co.uk

14 February 2001

Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell,

Planning Application Number: F/2001/3103 Revised/Additional plans

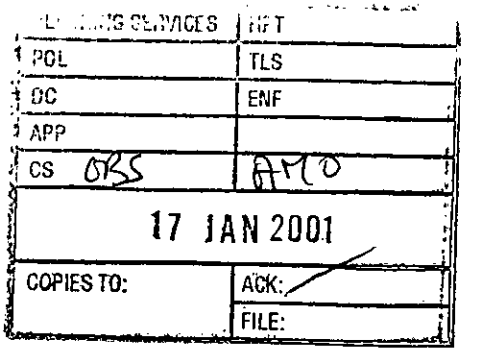
We would like to make some comments about the above application following a further revision of it by the Developer. These changes are supposed to detail alterations to the access road and a change to the positioning of plot 2.

The drawings that have been provided by the Developer STILL duplicate previous plans prepared by Laing when constructing the existing roadway and cul-de-sac of Queens Ride in 1998/9. A crucial point that has not been addressed by the Developer is that these plans were not followed correctly when it came to the laying of the roadway/driveways. The error occurs where the line of the road does not, in actual effect, follow through into the raised block paved area and up to the perimeter fence. This misalignment has now created a legitimate land ownership dispute, where our drive in particular, significantly extends beyond the said line. We will be seeking legal advice in this matter.

We would impress upon the Council to ensure that the Developer provides an ACCURATE representation of this cul-de-sac and to detail the changes that would need to be made in order to comply with the highways requirements. It will then be a matter for the Developer, Laings and the householders affected by this error, to agree, or not, on how this could be accomplished.

We trust you will give serious consideration to the objections already raised and also to the implications of what has been detailed above. We look forward to hearing from you in due course.

Yours sincerely,



Mr & Mrs P Middleton
32 Queens Ride
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RG45 6LG
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16 January 2001

Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell,

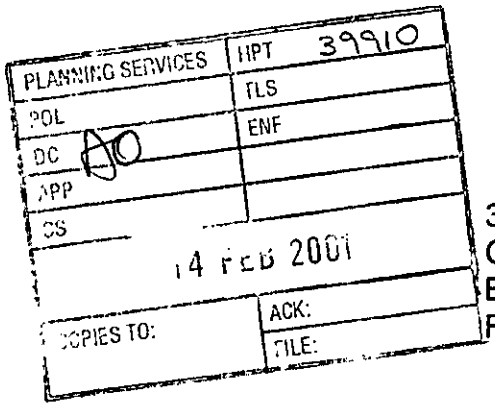
Planning Application Number: F/2001/3103

We would like to make some comments about the above application whilst it is being considered.

It has become apparent that the Developer has a blatant disregard for normal procedures and is manipulating the process for 'his' own gains. During October we witnessed the felling of several mature Oaks, Birches, etc, on this site. The work was conducted on a Saturday when we were unable to verify their actions. It is our understanding that planning permission should be sought first so that the Tree Preservation Department may inspect the site and place on any necessary orders. As this land was formerly half of the back gardens to the adjoining houses on Nine Mile Ride, preservation orders had not been placed on what would undoubtedly have been considered valuable trees. These trees were then set fire to when they should have been mulched, with the latter only being conducted following complaints from residents due to the resulting dense smoke and ash.

The Developer is assuming success for his application, with Romans, the estate agents who are selling The Oaks on 'his' behalf, having held 'plans' for several months. Interested buyers have been informed that a development is going to take place to the rear of the property and are shown the plans. Why has the developer waited until now to go through the formal channels?

Working practices aside, the proposed development itself is an alarming prospect for several reasons.



Angela Odell
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

34 Queens Ride
Crowthorne
Berks
RG45 6LG

13th February 2001

CC: Steve Auton – Highways & Planning

Dear Ms Odell

Application F/2001/3103

I refer to the letter I received from you on the 9th February regarding new plans submitted, 1665/sk09c and1665/sk10c.
These revised plans still do not show the true site layout of the propose site. ie the builder is using the old Laing site plans! Please see my previous letter/photo's dated 8.2.01.

I suggest that the planning application is put on hold until this error has been corrected and new drawings submitted. I understand that Angus Ross will take this application to your planning commity on the28.02.01. Is this correct, and if so can I attend the meeting?
I was concerned to see the planning dept have conceeded not to include a turning area for traffic as part of the revised plan. As you now consider the end of Queens ride to be a main road and not a drive way I feel it should include such basic facilities as to be able to turn around a vehicle. Also the original Laing development did include such a feature!
As a local resident I am very aware of the number of cars trying to access an exit route and then having to turn around out side my house!!!
I welcome your comments.....

Yours sincerely,

Nick Simmonds

The concentration of houses within the vicinity is now too high with any remaining woodland seriously under threat from further development. The saturation of houses here is not being matched by an appropriate increase in amenities and schooling. Hatch Ride Primary school for which these houses form the catchment, currently operates waiting lists of potential new pupils.

Queens Ride is not suitable or safe for construction site access. This is due to the traffic calming measures that are in place, that the road itself is too narrow, and the block paving within the cul-de-sac could not withstand heavy vehicles. It should not be forgotten that this is a quiet residential estate and naturally the homes are occupied with families who have young children. Their safety has to be ensured. Construction site access should only be considered through 'Sunnyside' on Nine Mile Ride, post demolition, for which there is a planning request currently under consideration and owned by the same Developer.

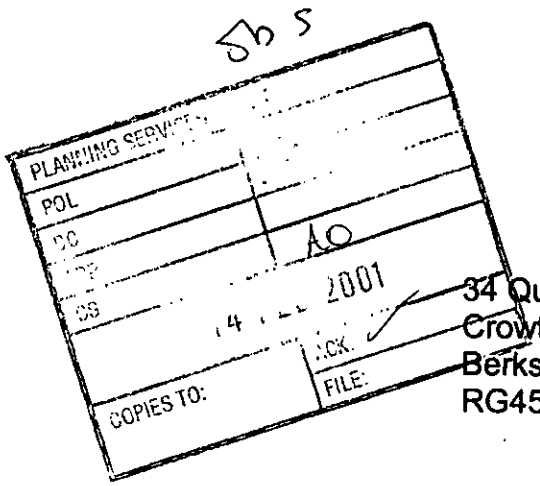
We would argue that *if* the proposed development is granted permission, that the permanent site access be through the same point, with a smaller replacement dwelling of 'Sunnyside' than is currently proposed. This access would in effect just service the four properties to the rear of The Oaks, Pine Crest, Three Birches and Sunnyside. Any extension to the existing cul-de-sac at the end of Queens Ride would present additional pressure on the already difficult issue of parking for visitors. At present, due to the grass verges and narrow layout of this particular area, visiting vehicles are forced to park up to the gates.

Planning has already been considered and refused for a similar application in half of the back garden to Hill Rise (Ref; 99/69748/0).

Finally, we hope that Wokingham Planning Services will not be seen to condone the activities of an over zealous developer who is actively trying to orchestrate events to ensure his application is successful.

We trust you will give serious consideration to the objections and issues that have been raised and look forward to hearing from you in due course.

Yours sincerely,



Angela Odell
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

34 Queens Ride
Crowthorne
Berks
RG45 6LG

13th February 2001

CC: Steve Auton – Highways & Planning

Dear Ms Odell

Application F/2001/3103

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I welcome your comments.....

Yours sincerely,

Nick Simmonds

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Reply 19/2

Angela Odell
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

34 Queens Ride
Crowthorne
Berks
RG45 6LG

8th February 2001

CC: Steve Auton – Highways & Planning

Dear Ms Odell

Application F/2001/3103

I refer to the letter I received from you on the 6th February regarding new plans showing land ownership at the development site entrance, and a letter you received from the Graham Whitehouse Practice dated 2nd February ref. GW/ps/1665.

The drawing attached to this letter clearly outlines plans of the original Laing development showing the original plot no's 58, 57, 59 & 60 (not house numbers) and does not represent the site plan of the proposed development drawn by Hodson Developments. Plot 58 and 57 area shaded is owned by the residents of these properties.

I suggest that the planning application is put on hold until this error has been corrected, and new drawings submitted. I also attach some other concerns.

Yours sincerely,

N. J. Simmonds

Nick Simmonds

Resident Concerns Over Proposed Development at End of Queens Ride
Ref: F/2001/3103

1. Who is responsible for ownership/maintenance of the area outside Plot 58, 57, 59 & 60. Either Laing / Hodson / the new residents / the original residents.

2. The plans submitted by the 'Graham Whitehouse Practice' appear to be the original site plans and not the developer's plans! Both versions being incorrect to the site – see photographs.

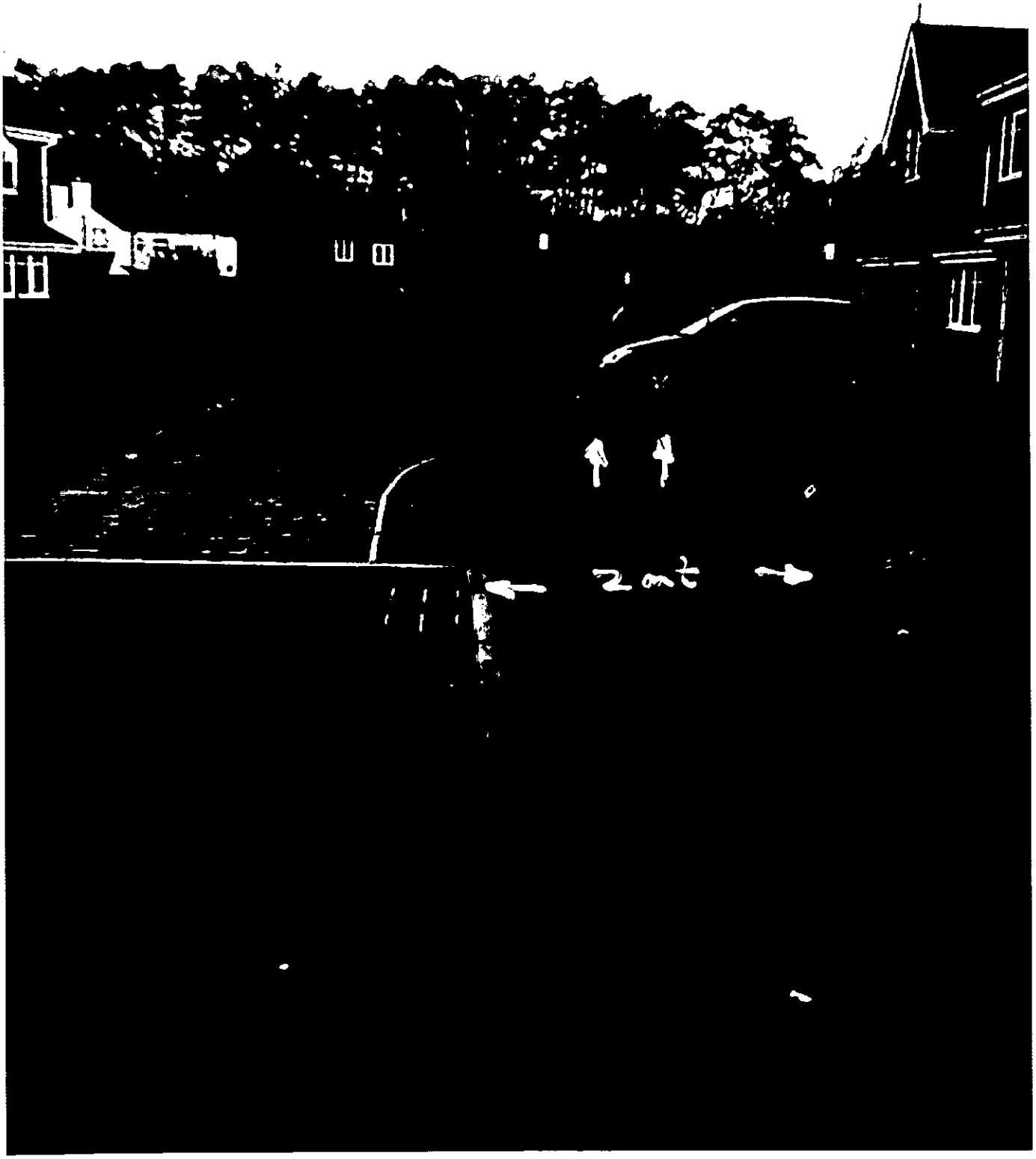
3. Will the quality of street lighting / drainage / road surface meet Wokingham District Council standards and match the existing estate including landscaping.

4. Will the new residents pay the maintenance contract already in place for existing residents.

5. Will site materials/site workers have access through Queens Ride, a private residential estate. If so will Hodson put right damage to road surface and existing estate grounds.

6. Increase in site traffic/materials could put local children at risk during construction, as all material will access through our private residential road, will access times be controlled.

7. Will the road area outside plot 58, 57, 59 & 60 be re-laid completely during this process will residents be able to gain access to their properties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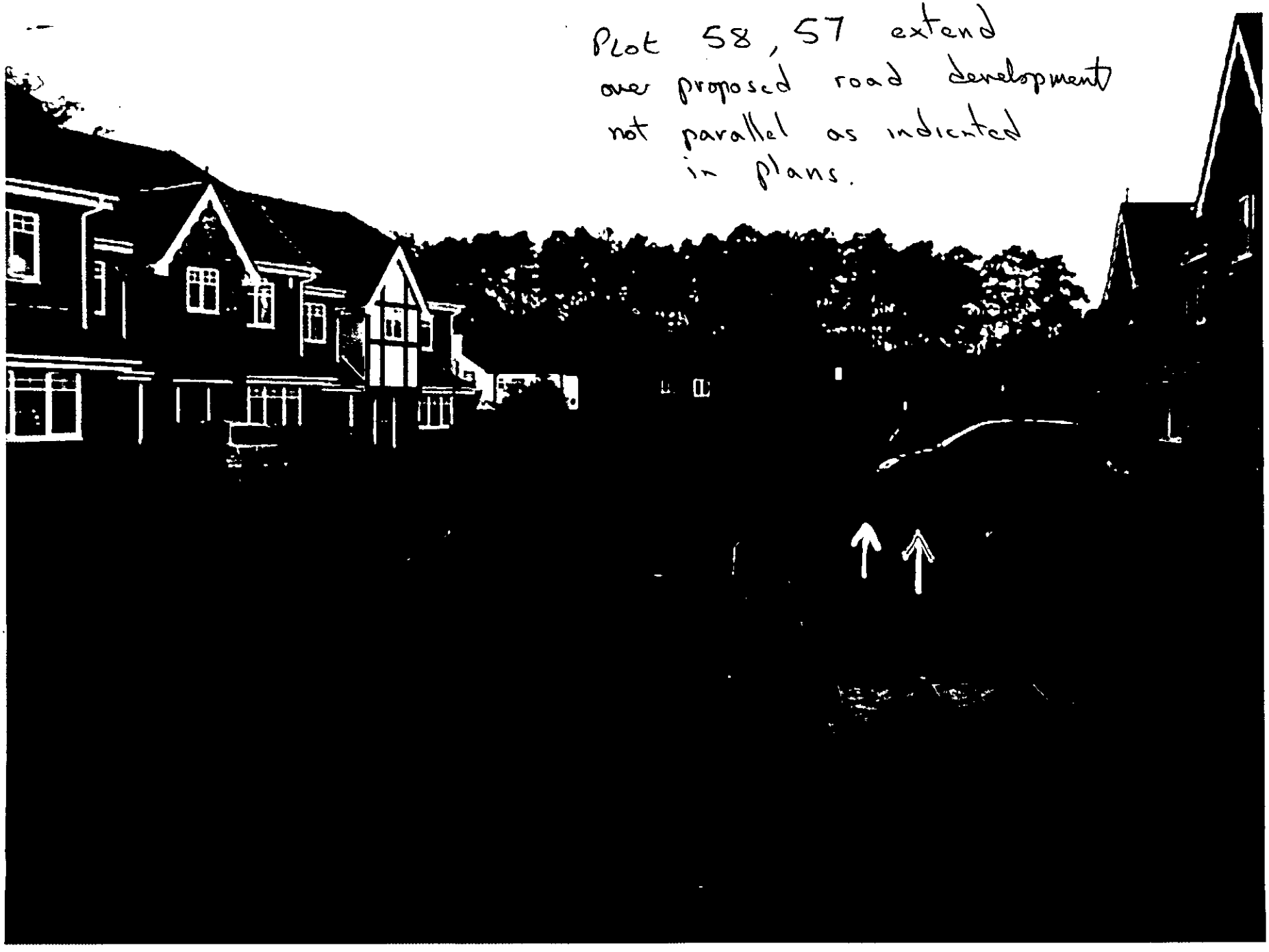
Plot 58, 57 extend
over proposed road development
not parallel as indicated
in plans.

PART 1 REGISTER

The Graham Whitehouse Practice

Chartered Architects

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

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1st February 2001

our ref: GW/ps/1665
your ref: AO/F/2001/3103

3103

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

ADDITIONAL PLAN

Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, On land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne. Planning Application ref: F/2001/3103

Further to my letter dated 29th January and our subsequent telephone conversation earlier today, I am pleased to write and confirm the following:-

1. *Access via Queens Ride:* I understand that some concerns have been expressed to you by adjoining residents concerning the rights and ownership of the proposed upgraded access to the application site. I therefore attach herewith appropriate extracts from the Laing Conveyance Layout, which clearly shows the land extending to the north of the existing turning head to be reserved for future link (to the application site). This land was therefore not conveyed to the purchasers of the four dwellings approaching the site and the land in question was excluded from their curtilage. Incorrect! You will see that the reserved land extends in parallel straight lines from the back of the existing footway/ service margins in anticipation of an extension of Queens Ride and to allow a similar carriage width to the existing road.

   I trust that you will find this information helpful, but should any outstanding queries remain in this regard, please do not hesitate to let me know.

2. Following a meeting yesterday between Ian Roberts of The Bellamy Roberts Partnership and Mr. Auton of your Highways Department, I write to confirm my understanding that there is no longer a requirement for turning head to adopted standards within the proposal, although we will ensure private vehicular access and turning to each dwelling.
   As we have discussed today, this will enable some modification of the siting of Plot 2 and result I believe, in some improvements to the overall appearance of the scheme.
   I will provide you with amended plans in respect of the revised Highways requirements in the next few days.

Thank you for your attention to this matter.

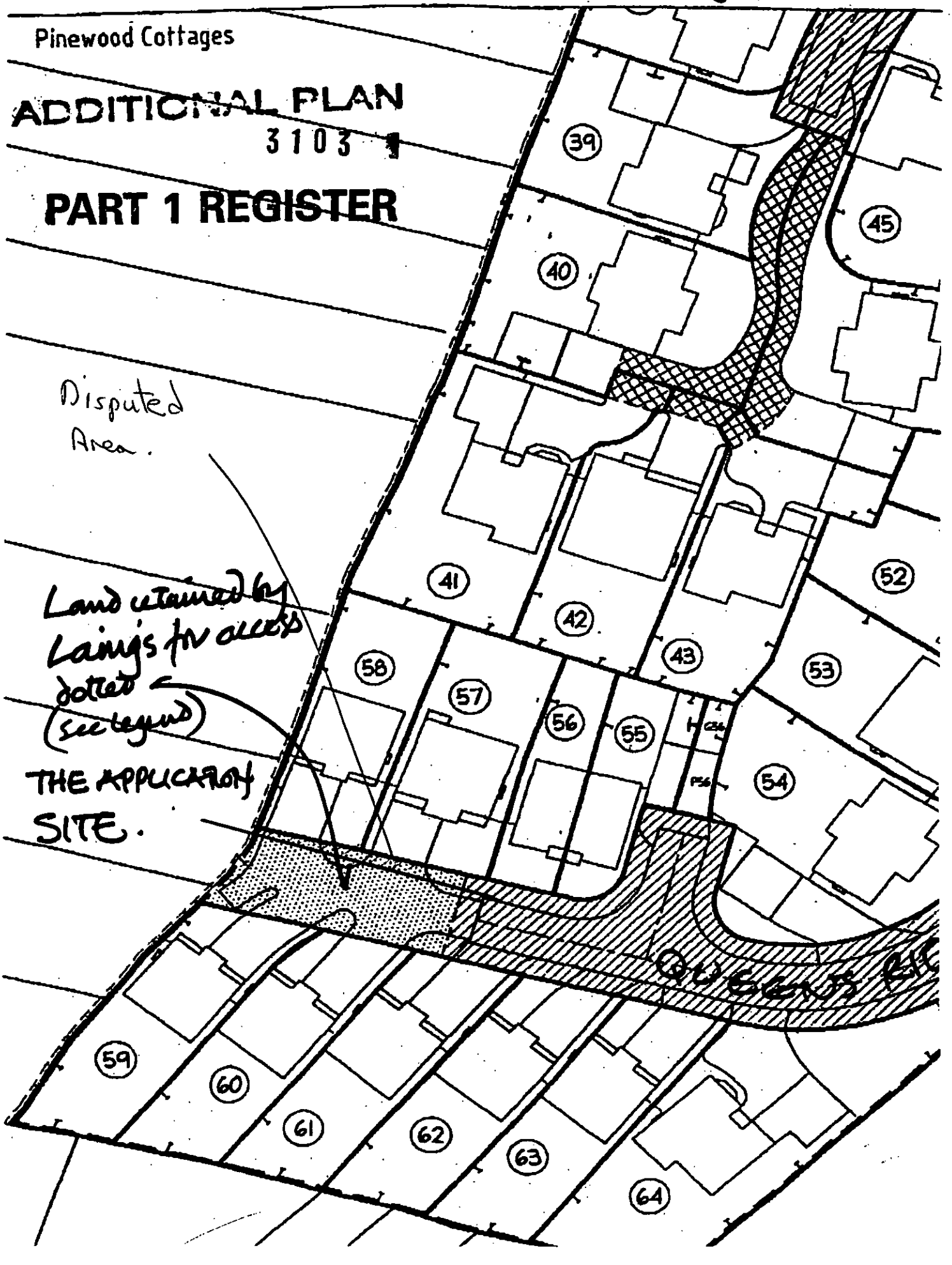
Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

enclosures:

cc: Ian Roberts Esq. - Bellamy Roberts Partnership
A. Hodson Esq.
S. Auton Esq. Highways Engineer

1:500 approx.
Extract of Laing conveyance layout Queensl



John Mitchell - Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

34 Queens Ride
Crowthorne
Berks
RG45 6LG

18th January 2001

Dear Mr Mitchell

Subject: Land to the rear of The Oaks, Pine Crest, Sunnyside, Nine Mile Ride, Crowthorne

I would like to object to the second planning application of this site. The entrance to the site is still not suitable for such a large development!

The maximum number of houses off such a sand/brick driveway is five houses – we already have four. I have looked at the amended proposal, which now shows a widened driveway 4.8 mtrs plus 2 x 2 mtr service strips on each site. Unfortunately the builder does not own 8.8 mtrs and would need to take land from 34 Queens Ride and 32 Queens Ride to conform to his own application.

I would also question if the builder intends to offer suitable street lighting, suitable drainage for such a large area of driveway. Also if he intends to lift the existing road surface and re-lay it and build it to a suitable standard for eight houses.

I would welcome your comments

Yours sincerely,

Nick Simmonds

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Mr Steve Auton
Wokingham District Council
Environmental Services Department
Highways and Planning
Shute End
Wokingham
RG40 1WR

34 Queens Ride
Crowthorne
Berks
RG45 6LG
ref ns6574jsg
18.01.01

Dear Mr Auton

Application No. F/2001/3103
Proposal: Erection of 4 Houses.

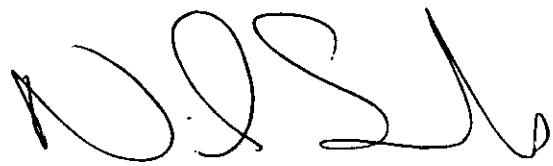
As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches accessing via Queens Ride.

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the existing main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive, would bring into question drainage over such a large area, street lighting, parking, and maintenance of the area between the road and the new development. I believe that only 5 houses are allowed to share this type of private driveway. Could you confirm this?

Looking at the builders new plans he needs 8.8mts to access the proposed new site. Unfortunately for him, he will need to obtain land from 32 and 34 Queens ride the two existing houses next to the site entrance. Could we stop access on this basis?

I would be grateful for any advice from you or your department, and hopefully prior to the planning approval. I hope to hear from you soon.

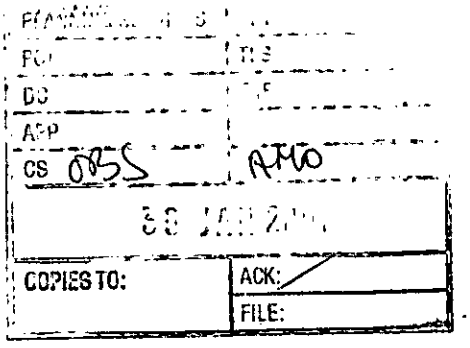
Yours sincerely,



Nick Simmonds
Tel 01344 775174
Tel 01753 576888

Mr & Mrs C. Eastwood
16 Royal Oak Drive
Crowthorne
Berkshire
RG45 6LU

Tel: 01344 761163



27 January 2001

Your Refs: Angela Odell F/2001/3103

Dear Sir/Madam,

We are writing in response to the planning application proposal letters sent 8 Nov and 10 Nov respectively.
We are keen to voice our **disapproval** at the proposed housing development to the rear of The Oaks, Pine Crest, Three Birches and Sunnyside, Nine Mile Ride, Crowthorne. We live, as you are likely aware in one of 66 recently developed houses also to the rear of these properties, which are accessed via Hatch Ride, Crowthorne.
We object to the proposed development for the following reasons :

- The propose development requires site access through Hatch Ride, into the Ridings Estate and Queens Ride. This will cause severe traffic problems and noise within estate. Since the estate being gated, consists of mostly families with young children, safety will be of major concern. All site traffic will need to pass through very small roads not meant for this type of traffic.

- One of the new proposed houses is planned to the rear and to one side of our property. The building of a house in this position will affect lighting in our rear garden as this is a Westerly view from our garden. Not least having our garden overlooked from this aspect too.

Yours sincerely,

Mr & Mrs C. Eastwood

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | Obs AO
CS
2001
ACK: /18/1
FILE:

Collin Miles
8 Royal Oak Drive
Crowthorne
Berkshire
RG45 6LU

15th January

Application Number F/2001/3103

Dear Ms Odell,

I am writing to strongly object to the above planning application.

I understood from my neighbours that an almost identical application has been made twice before in late 2000, and both had been rejected. Why do the people concerned keep re-applying?

The need for additional housing in this area is zero – I understood that once our development had been completed, this meant the housing density set out under the Bracknell Plan had been reached for this area.

One of the benefits of living in this particular area is that the lower density of the houses and perhaps more importantly, the high density of the trees and well established plants, which contribute in making this a pleasant place to live.

The addition of four more homes in such a small area will mean, the destruction of trees and plants and also the increase in traffic and domestic noise.

So please ensure that the strongest objection is lodged against this application

Yours sincerely

Collin Miles

Cc.
Mr Eastwood
10 Royal Oak Drive

Received by Wokingham District Council

Application No: F/2001/3103

Proposal:
Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access.

Location:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2001. 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

09 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JAN 2001	Map No. 100 Site ...018...
Officer: AO | Application No. F|2001|3103	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 4 DETACHED DWELLINGS, GARAGING, ANCILLARY LANDSCAPING & ACCESS

Location: LAND R/O PINECREST, THREE BIRCHES, SUNNYSIDE & THE OAKS NINE MILE RIDE

Parish: WOK WOUT Ward: Wok / Wout 9.1.2001

Applicant: HODSON DEVELOPMENTS LTD

re-submission 2000|2705 w/drawn

Fee Received 00-00 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	Parking layout needed for 13 cars — OK		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plot 2 — Ensuite window shown on 1st floor plan but not on flank elevation	9.1.	
6	Floor plans	Plot 1 — Ground floor hall window not shown in elevation		
7	Metric scale disclaimer	— Show position of rear velux window in bedroom 3.		
8	Encroachment letter	Encroachment on the gardens of Three Birches & Pinecrest		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.1.2001 JE Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....✓.....
Trees TPOs on site.....
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 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ re - new access road

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

HERITAGE BODIES

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

OTHERS:

(Rural area)
No pre apps
- C.P.R.E ✓

NEIGHBOURS:

2 x site notices (Nine Mile Ride & Queens Ride)
Consult all buildings within the green outline ✓
Also consult 20 and 22 Queens Ride due to prior complaints

02.JAN.2000* 3103

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1665
your ref:

27th December 2000

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed erection of 4 detached dwellings, with garaging, landscaping and access on land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.
(re-submission of amended proposal following withdrawal of duplicate applications under L.A. refs: AO/F/2000/2705 & 2725

Further to my Clients recent withdrawal of the above reference duplicate applications (your confirmation awaited) on the 11th December, I am pleased to enclose herewith the following amended proposal for your consideration as a detailed submission under The Town & Country Planning Act.

- 6 duly completed copies of planning application forms Part 1
- 1 endorsed copy of Certificate B
- 6 copies each of my drawings nos. 1665/SK1A, /SK/3A, /SK05B, /SK06B, /SK07B, /SK08C, /SK09B, /SK10B & /SK11A

Please note that no planning fee is submitted on this occasion as this is an amended proposal for the recently withdrawn application for which a fee was paid.

I trust that upon examination you will find the application to be in order. Please do not hesitate to let me know if you require any additional information at this stage.

You will recall that the previous applications were withdrawn following your consultation with the Highway Engineer at Wokingham (Mr. Coggins) and in addition to his expressed concern that more than five dwellings might be served from a private shared drive, you also expressed your own concerns regarding the relationship of Plot 1 to the rear of no.11 Queens Ride.

Both these concerns have been carefully considered and addressed as follows:-

1. *Access Arrangements:*
   The proposal is to adapt the block paved drive from the end of the forward side turn at the head of Queens Ride in order to provide a 4.8metre shared surface, block paved access to the development, complete with service margins to both sides. Upon entering the site, the shared surface would narrow to 4.1metres as a private drive, shared by the four new dwellings, with an open forward side turn facility included to ensure turning of refuse vehicles, if required. It is considered that a shared surface extension to Queens Ride will mean a minimum of disruption and visual intrusion to the existing dwellings.

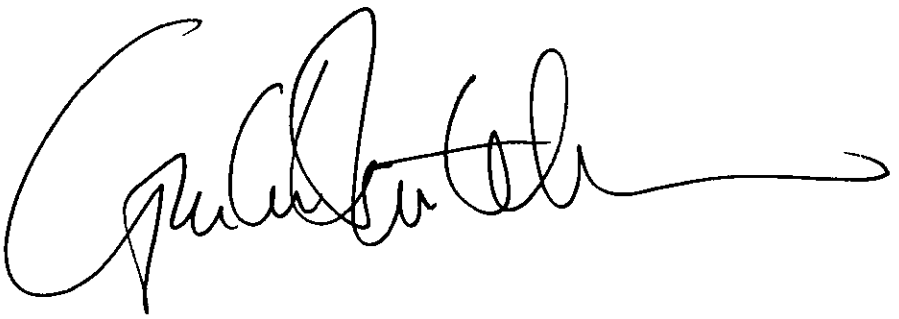
2. *Relationship of Plot 1 to no.11 Queens Ride:*
   You previously criticised the layout for infringing the '45^0 test' from the rear window on the northwest corner of no.11. Plot 1 has therefore been re-sited to comply with your requirements. It should of course be noted that the new dwelling is due north of the existing property and the stagger of the rear building line, combined with lack of flank windows should ensure a satisfactory level of privacy and private amenity is maintained.

In addition to the above amendments in response to your previous comments, I would also confirm the following minor amendments.

a) Plot 2 has been re-designed to provide more visual interest and an improved standard of accommodation.
b) Plot 3 has some minor amendments to enable the garage to become detached.

I trust you will agree that the above amendments satisfactorily answer the previously expressed concerns, but should any outstanding queries remain, do please let me know. I shall in any event contact you to check the progress of the matter and to ensure that the application is not delayed for want of minor amendments.

Yours sincerely



G. Whitehouse
The Graham Whitehouse Practice.

enclosures:

cc: Hodson Developments plc
Ian Roberts Esq. - Bellamy Roberts Partnership (Highway Consultants)

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 02.JAN.2000* 3103

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ LAING HOMES THAMES VALLEY	ASHRIDGE HOUSE OAKLANDS PARK OFF FISHPONDS ROAD WOKINGHAM RG41 2FD	27.12.00

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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 be not earlier than the beginning of the period of 21 days ending with the date of the application).

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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . HODSON DEVELOPMENTS . . . .

Date . . . 27.12.00 . . . . . .

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

"PINE CREST",

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/134/70	Mr. N. R. Gutteridge	Addit to Bedroom	16.4.70	App. N/A
22963	MR & MRS J. DRYE	S/ST. HT., GARAGE & PORCH	7.3.85	N/A C/A
BR24540	"	"	18.5.85	APP N/A
F/2000/2705	Hodson Dulpmnts R/O			
F/2000/2725				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"~~SUNNY REST~~," "THREE BIRCHES"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/436/69	Mr. K. W. Peel	Double Garage	1.1.70	App. App.
R/298/70	"	Single Storey Extn.	9.7.70	App. App.
R/298/70	"	Waiver of building regs on window position.	26.11.70	Refuse N/A.
PD/588/71	"	Window in side cleret (Relax of Bldg Regs)	30.9.71	App N/A.
BR 5225	MR. E. F. BUTLER	ALTERATIONS TO WINDOWS	3.8.76	APP. N/A
05182	"	"	28.10.76	N/A C/A
34826			12.1.90	C/A
BRA8247	MR. K. ARLOTTE	S/St. HT.	27.11.84	APP
F/2000/1638	Mrs. Joseph	S/St/S - Garage	8.9.00	APP
F/2000/2705	Hodson Dulpmnts R/O			
F/2000/2725				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"THE OAKS,"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/355/61	Mr. F. L. Gardner	Garage & New Bathroom	10.8.61	App. N/A
348/71	Mr J. Cussens	Sun Screen extension	15.4.71	App C/A
BR 4433	" "	Addition of chimney	25 3 76	App N/A
04458	" "	" "	15 4 76	N/A C/A
12657	"	3/STOREY EXT, INT. ALTS.	13.3.80	N/A C/A
BR 13044 (Ext. 66)	"	" "	27.3.80	App. N/A
3675	"	REPL.	5.11.80	C/A
BRA 9625	"	GARAGE	6.11.90	App
99/70068/F	Mr R Gilder	2/St Side Ex + S/ST R. Ext.	18.08.99	C/A
F/2000/2705 F/2000/2725	Hodson Dvlpmnts R/O			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"SUNNY SIDE,"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05908	MR. S.C. McDOUGALL	2/STOREY EXTENSION	17.2.77	N/A C/A
BR 6299	"	"	30.3.77	App N/A
11025	"	"	2.8.79	N/A C/A
BR 11156	"	Bedroom over Kit + WC	30.7.79	App N/A
BR 17185	"	GARAGE	16.7.81	App. N/A
BRA 10725	"	"	19.8.91	App
38362	"	GARAGE	20.11.91	C/A
F/2000/2649	Hodson Developments	Replacement Det Dwelling	27.11.00	REF
F/2000/2652	"	" (Duplicate App)	28.11.00	REF
F/2000/2705 F/2000/2725	Land R/O Hodson Dvlpmnts			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1509/ab

PLANNING APPLICATION PART 1

02 JAN 2000 3103

WOKINGHAM DISTRICT COUNCIL

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

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

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

For office use only
Application No.

1.-	YOUR NAME	HODSON DEVELOPMENTS LTD
	ADDRESS	FORGE LANE · HALLOWELL ROAD
		NORTHWOOD · MIODX ·
	POST CODE	HA6 1DP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE GRAHAM WHITEHOUSE PRACTICE
	ADDRESS	FAIRFIELD HOUSE · FAIRFIELD ROAD
		BURGESS HILL · W·SUSSEX
	POST CODE	RH15 8QB Tel No. 01444·239019
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND TO REAR OF PINECREST·THREE
		BIRCHES·SUNNYSIDE & THE OAKS
		NINE MILE RIDE · CROWTHORNE · BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·16ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 4 DETACHED DWELLINGS,
		GARAGING & ANCILLARY LANDSCAPING
		& ACCESS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:~~2500~~ 1250 Location Plan	6	1:100 Floor Plan	6
1:500 Block Plan	6	Other	
1:100 Elevations	6		

8. Does the application involve any of the following

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

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☐
OTHER			

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

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

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

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

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

RESIDENTIAL LAND

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

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOFS: CONCRETE TILES TO BE SELECTED
WALLS: F/FACE BRICKWORK WITH SOME FLINT. TRAD. SW CASEMENT WINDOWS. UPVC RW GOODS

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

YES / NO

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

YES / NO

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

YES / NO

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

YES / NO

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

YES / NO

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

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	0
	2	0
	3	0
	4	2
	5 or more	2
	TOTAL	4
Nos. of residential units lost through demolition or conversion		NONE
NET CHANGE		gain 4

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

YES / NO

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

YES / NO

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

YES / NO

23. THE FEE ENCLOSED IS £ NIL

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

SIGNED [signature] ON BEHALF OF HODSON DEVELOPMENTS DATE 27.12.00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3103**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

02.JAN.2001* 3103



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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001 Scale: 1 : 1250

N
W E
S