SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1730

LOCATION:
9 Heath Close, Wokingham.

APPLICANT:
Mr Lawrence

PROPOSAL:
Proposed erection of replacement garage and relocation of boundary fence.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Lawrence
9, Heath Close
Wokingham
Berkshire
RG412PG

Application Number: F/2000/1730

Parish: **WOKINGHAM**

Location: **9, Heath Close, Wokingham.**

Proposal: **Proposed erection of replacement garage and relocation of boundary fence.**

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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

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

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of the future health and amenity value of the trees.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/07/2000

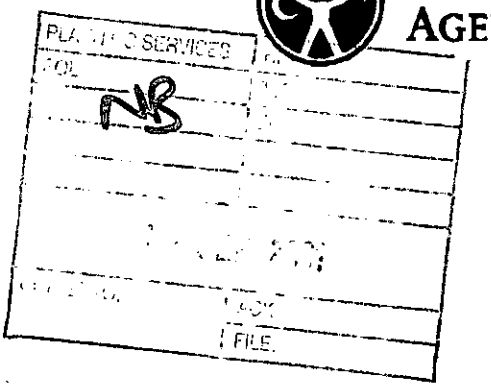
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

47622 1730

Our ref: SP\2000\001955/001
Your ref: F/2000/1730

Date: 27th June 2000

ENVIRONMENT AGENCY



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

Attention: Natalie Brown

Decision already issued - please file

Dear Madam

PROPOSED ERECTION OF REPLACEMENT GARAGE AT 9 HEATH CLOSE, WOKINGHAM

Thank you for your letter dated 21 June 2000 which was received on 26 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/11/22. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*
SU 764 677	90m	Mulberry Park

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

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 applicant. If you have any further queries please do

Waste Regulation: Contact Miranda Wycherley on 01276 454384

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

Grid Ref.	Distance from site	Landfill name	Details
SU 806 677	86 ...	Mulberry Park	industrial and

Grid Ref.	Distance from site	Landfill name	Details
SU 805 677	86 m	Mulberry Park	industrial and commercial waste in 1960's

In view of the age of fill and type of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

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

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

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..

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 20 May 2002
My ref: EXC/F/2000/1730
Your ref:

Mr W Kirkwood
21 Luckley Wood
Wokingham
Berkshire
RG41 2EW

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

Dear Mr Kirkwood

PROPOSED RETENTION OF GARAGE AT 9 HEATH ROAD, WOKINGHAM – PLANNING PERMISSION F/2000/1730

I write regarding your discussion with Emy Circuit last week and your letter of 16 May.

Planning permission for a replacement garage at 9 Heath Close was permitted in July 2000 (application ref. F/2000/1730). The description of development was for a replacement garage and the annotation on the approved drawings indicated that the existing garage would be demolished. However, there were no conditions requiring the existing garage to be removed and, therefore, there would be no requirement to demolish it.

I hope this answers your query. However, if you would like any further advice on this matter, please contact Emy Circuit on (0118) 974 6479.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

Mr. W. Kirkwood
21 Luckley Wood
Wokingham
Berkshire
RG41 2EW
TEL 01189790555

IFAW

16th MAY 2002

PLANNING OFFICE 56518
EXC
17 MAY 2002
COPIES TO
FILE

RE APPLICATION No F/2000/1730.

Dear Mr Arcuit,

GARAGE at 9 HEATH CLOSE, WOKINGHAM

Confirming our discussions of today regarding my purchase of the A/M property, I gathered that there would be no objection to my retaining the original garage building which is now redundent as a result of the new garage unit as per Application Number F/2000/1730. The original garage shall be used as a shed to keep garden tools, mower and all other requirements of and equipment for my personal use for garden and house maintenance.

The Planning Dept's agreement to this shall prevent the demolition of a perfectly good structure and save me the added expense of purchasing and erecting a new shed on the same site to keep the equipment and materials already mentioned.

A note, agreeing that there would be no objection to the above proposal would be appreciated

Yours faithfully

W Kirkwood

W. KIRKWOOD

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 13 September 2000
My ref: NB/JM/F/2000/1730

Mr B.V. Lawrence
9 Heath Close
Wokingham
Berks
RG41 2PG

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

Dear Mr Lawrence,

APPLICATION: F/2000/1730
SITE: 9 HEATH CLOSE, WOKINGHAM

I refer to your letter received on the 24 August 2000 with reference to the above.

Having spoken to our Landscape department I can confirm that your choice of shrubs for Areas 1 and 4 (screening the garage and fence) are acceptable. However, to ensure adequate coverage along the fence (Area 4) you should plant at least 6 shrubs rather than 3.

Condition 04 of planning consent F/2000/1730 can now been formally discharged. Please note that the remainder of the conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

PLANNING SERVICES	HPT 33453
POL	TLS
DC	ENF
APP	
CS	NB
24 AUG 2000	
COPIES TO:	ACK
	FILE

Mr. B.V.Lawrence
9 Heath Close
Wokingham
Berkshire
RG41 2PG

23 August 2000

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

Application No F/2000/1730

Proposal: Proposed erection of replacement garage and relocation of boundary fence.

Further to your letter dated 31 July 2000,issuing Approval of Permission for the above.

We here by submit details for approval of the land scaping required on A4 sheets being abstracts from the original drawing no2000/02/01 Rev B already in your possession.

[Area No1] Plant 3no shrubs to be Forsythia Golden Bells

(Area No4] Plant 3No shrubs to be Photinia x Fraseri

I trust this meets with your approval

Yours Sincerely

B.V. Lawrence.

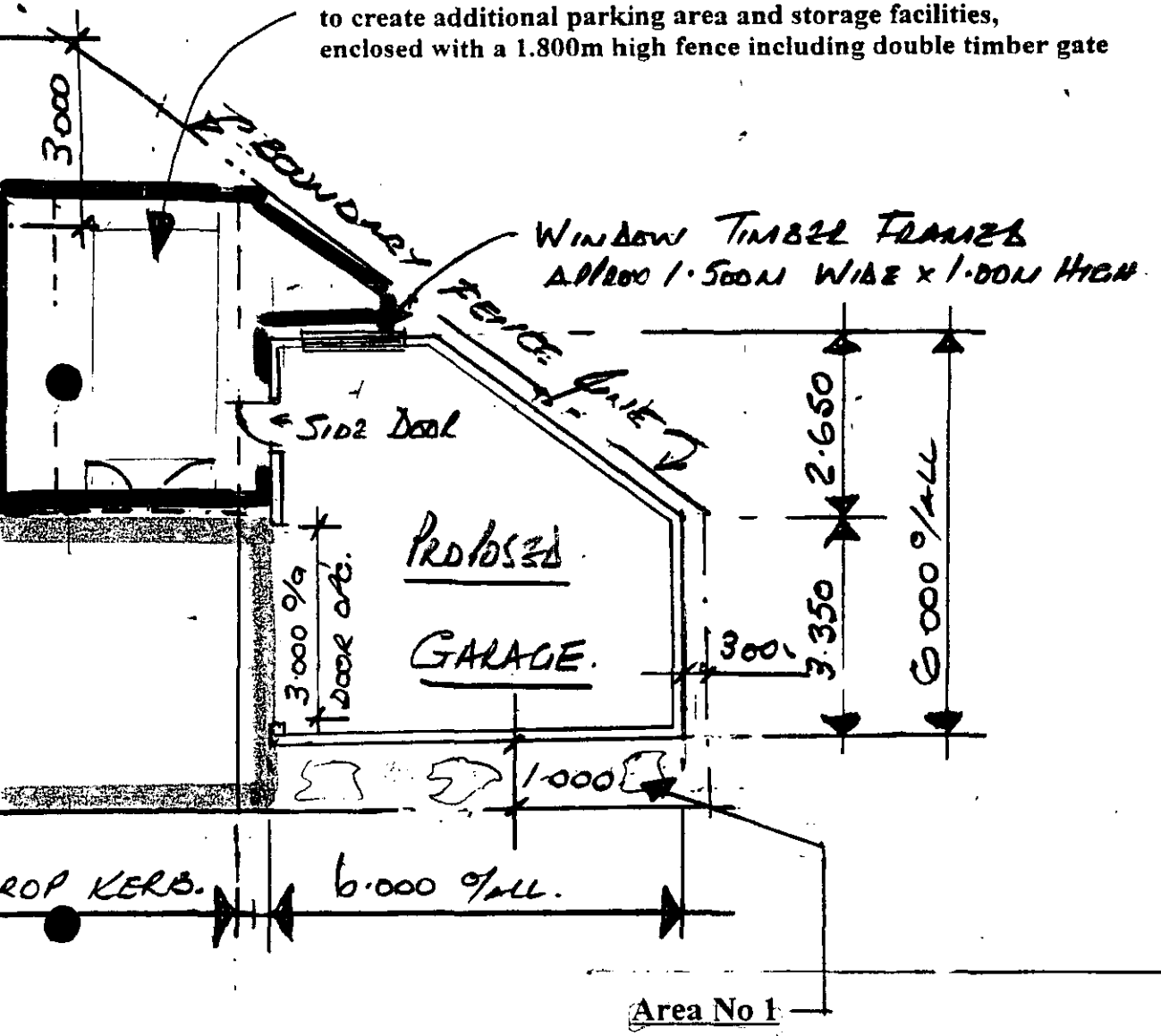
cc Encl

Window and side entrance door will be constructed in timber softwood and painted white.

Main garage door will be metal up and over spring loaded with electrical operated system for opening & closing.

Area No 2

This area will be transformed into a paved hard standing to create additional parking area and storage facilities, enclosed with a 1.800m high fence including double timber gate



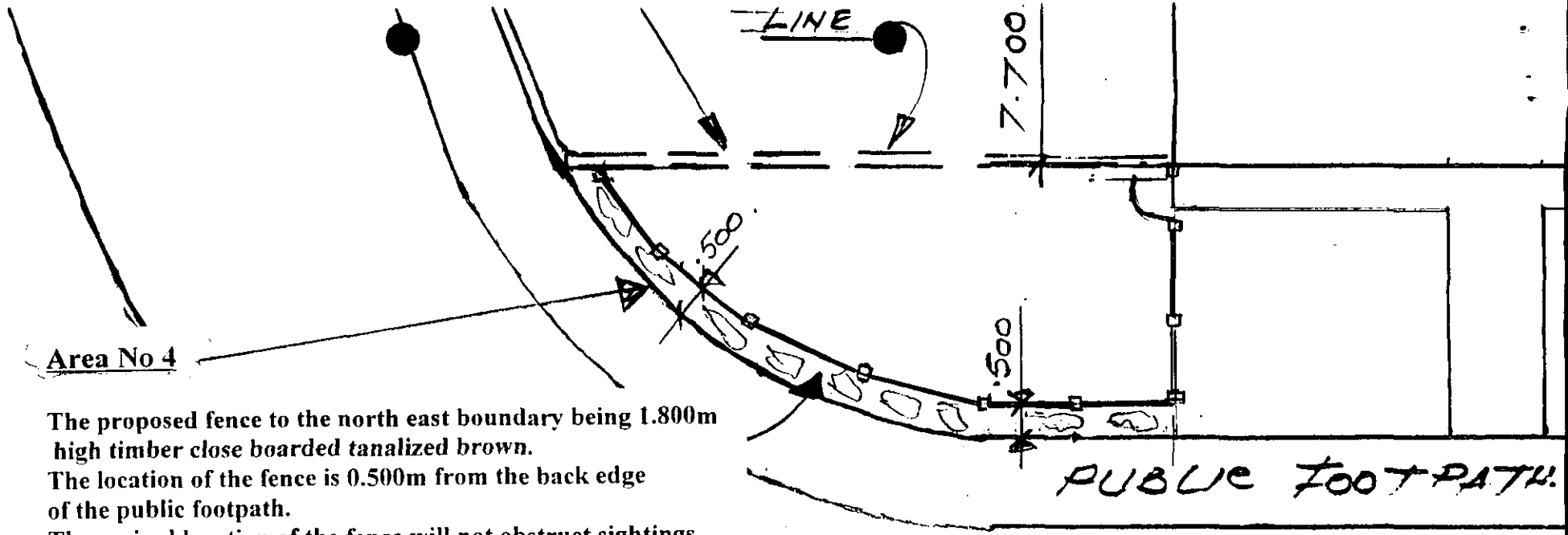
Area No 1

The verge on the North Elevation of the garage and back of public footpath will be approximatly 1.000m wide and will be soft landscaped with grass and shrubs to form foliage cover to the face brickwork facing the public roadside.

parking for 3no cars
lity to 5no vehicles

the public road.

DRG N:° 2000/02/01. B.



Area No 4

The proposed fence to the north east boundary being 1.800m high timber close boarded tanalized brown.
The location of the fence is 0.500m from the back edge of the public footpath.
The revised location of the fence will not obstruct sightings in vehicles whilst maneuvering around the corner.
The verge between the back edge of public footpath and the new fence line will be also be soft landscaped with grass and shrubs.

PLAN.

SCALE 1:1

GE AT 9, HEATH CLOSE WOKINGHAM

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1730

Applicant : Mr Lawrence .

Location : 9, Heath Close, , Wokingham.
Proposal : Proposed erection of replacement garage and relocation of boundary fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		04/07/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 04/07/2000

Date Registered : 13/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 08/08/2000. 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 :

W&C TC: 14/7 - no objection.

Env Health: 27/6 - no objections.

Highways: 11/7 - parking/garaging condition

Env. Agency: 3/7 - No objection.

Neighbours RN: 24 Heath Close (5/7)
18 Heath Close (6/7).
11 Heath Close
28 Heath Close } 12/7
30 Heath Close
32 Heath Close - 14/7.

objections - concerns over
- future use of property
  ↳ too much carparking provided!
- still not untidy with estate
- fence on already blind corner (driving hazard)
- landscape on plans inadequate.

Planning Issues :

suggestions re landscaping & keeping the road clear of rubble.

1) Impact upon neighbouring properties } WBE1 SBE1/2 STV6.
2) Impact upon the streetscene

3) Impact upon highway safety.

. Re-submission of f/2000/1009 - refused on grounds of being an obtrusive feature detrimental to the open character of the street scene.

⊛ NB the concerns from some residents re the no parking spaces provided & ~~[illegible]~~ the future use of the dwelling do not warrant a refusal. 5 parking spaces (3 more than council standards require for a 3 bed) should ensure that there would not be an issue with on-road parking.

Application Number: F/2000/1730

Appraisal :

ⓐ Development: ⓐ Detached garage 6x6m (following shape of boundary ∴ will be ~~[illegible]~~ not be square shape). It will be set 1m back from the front boundary. It will have a pitched roof 2m to eaves & 3m to the ridge. (Previous proposal was up to front boundary & 2.3m to eaves & 4.3m to the ridge).

ⓑ 1.8m close boarded fence to enclose part of the front garden – to be set back 0.5m from the boundary with the path ~~& [illegible] not be [illegible] of the~~ (Previous proposal 2m fence up to boundary with path).

① Impact upon neighbouring properties.
The proposals are now to be set back from the front boundaries & ~~[illegible]~~ neighbouring properties ie Nº 11 are set back from the boundary with Nº 9. It is considered that the actual development would not have any adverse -ve impacts upon neighbouring properties through overlooking, overbearing, overshadowing. However, there have been 5 neighbour objections on st. scene & highway safety – discussed below.

② Impact upon the streetscene.
Due to the setting back of the proposals from the footpath – there is now room for landscaping (condition added). Nº 18 (letter rec 6/7) suggests the d'ment be well planted to disguise it & Nº 11 (letter rec 12/7) says the landscaping in plans would do nothing to soften impact ∴ landscape conds added other garage & fence would appear harsh – Normally a gap > than 0.5m between fencing & footpath would be required, however given the fact that there is already a wall of Nº 9 hard against the boundary & fencing alongside pavement with the side of Nº 1 & Nº 9 & that the proposed fencing would not fully enclose the open plan front garden of Nº 9 & that there is gap for landscaping – the enclosing of ~~the~~ part f. garden would be acceptable.

⊛ The garage ~~was~~ would also been set back 1m from the footpath & a 1.3m reduction in height would mean that the garage wouldn't be as obtrusive as the previous app & would be landscaped to soften its impact. Also, now that the garage has been set back, the wall surrounding the works (adj to Nº 11) which juts out to the pavement edge (& is landscaped) would be the feature visible as coming round the front of Nº 9.

⊛ Some letters still thought that the proposals would detract from the open plan nature of the estate, however given the set back, reduced heights & landscaping & amount open plan remaining in front of the dwelling – it is not felt that this would be the case.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)

There would be no increase in hardstanding at the property as the photographs show – hardstanding already exists. The whole frontage of Nº 9 would remain grassed & open plan in nature.

Considering the above points – although there would be some loss of the open plan garden – it is not considered enough to warrant a refusal when the garage & fencing can be landscaped & are set back from the pavement, the garage would be far less obtrusive & the wall around the works is quite prominent (even though landscaped).

③ Impact upon highway safety ⊛
There are 3 beds & proposed provision of 5 parking standards more than adequately satisfying council standards – if this remains available at all times then no detrimental impacts. No objections from highways re fencing – now it is set back – there would be less of a prob with driving hazards. The existing wall at Nº 9 already reduces views. But still concerns from residents re traffic.

Application Number F/2000/1730
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK
③	SC23	SR06	GARAGING + PARKING
④	SC40	SR17	(Delete 2nd sentence)
⑤	SC48	SR18	

31/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 9 Heath Close Wokingham.

APPLICATION NUMBER: F/2000/1730

OFFICER: Natalie Brown

DATE OF SITE VISIT: 04/07/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on lamp post outside dwelling.

2. DESCRIPTION OF SURROUNDINGS

open plan f. gardens -
Proposed d'mer would retain open plan nature of dwelling & grassed area between fence/garage & path - to be landscaped.

3. DESCRIPTION OF SITE/BUILDING

open plan gravel area (not grassed) where proposed garage is to be.
Grassed area infront of bungalow & area to be enclosed by fence.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - See plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING existing flat roof detached single garage to be demolished.

LEVELS

BOUNDARY TREATMENT Existing wall at side (with road). 1.6m fence back/part side with Nº 11

OTHERS

- Nº 34 has pitched garage roof alongside pavement & is visible from Nº 9
- Side wall for 'works' adj. to Nº 11 juts out to road & although landscaped is visible as go round corner of Nº 10.
- fencing alongside pavement with Nº 1 & side Nº 8 (?) - Brick wall of Nº 10 alongside Rd.

Applicationo	Name & Address
F/2000/1730	Mrs U Morris 24 Heath Close Wokingham RG41 2PG
F/2000/1730	J Nicholls 18 Heath Close Wokingham RG41 2PG
F/2000/1730	S Latimer 30 Heath Close Wokingham Rg41 2RG
F/2000/1730	J G Whitaker 11 Heath Close Wokingham RG41 2PG
F/2000/1730	Mr C Evans 28 Heath Close Rg41 2PG Wokingham
F/2000/1730	D Oxborough 32 Heath Close Wokingham RG41 2PG

App approved
Letter sent 03/08/00

Received by Wokingham District Council

Application No: F/2000/1730

Proposal:
Proposed erection of replacement garage and relocation of boundary fence.

Location:
9, Heath Close, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 June 2000

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 June 2000**

My ref: F/2000/1730

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

Dear Councillor

Application Number: F/2000/1730
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1730**
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 June 2000**

My ref: F/2000/1730

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2000/1730
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1730**
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 June 2000**

My ref: F/2000/1730

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/1730
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1730**
9, Heath Close, , Wokingham.
Proposed erection of replacement garage and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]	Map No. 83 Site 0:05
Officer: NB	Application No. f/2000/1730

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT GARAGE AND RELOCATION OF BOUNDARY FENCE

Location: 9 HEATH CLOSE

Parish: WOKINGHAM Ward: Evendons 21.6.2000.

Applicant: MR LAWRENCE

re-submission 2000/1009 – refused.

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + S, 67, 10, 11, 12, 14, 16, 18, 24, 28, 30+32 Heath close.

PLANNING SERVICES
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14 JUL 2000
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ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1730

Proposal: Proposed erection of replacement garage and relocation of boundary fence.

Site Address: 9 Heath Close, Wokingham.

Applicant: Mr Lawrence

Your observations are required in respect of this application by **15/07/2000**

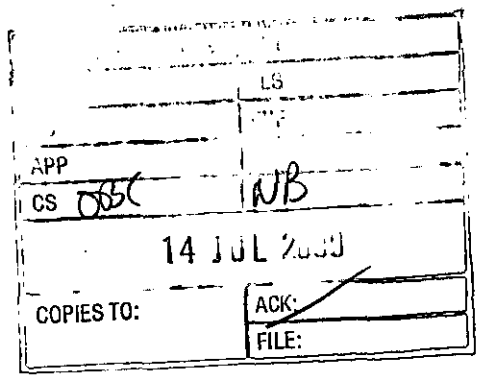
No objection

SIGNED: _____ **DATE:** 13/07//00

CLERK TO Wokingham Town Council

Ann & David Oxborough

32 Heath Close
Wokingham
Berkshire RG41 2PG
United Kingdom
Home Phone 0118 978 1054
Email doxo@aol.com



13 July 2000

Planning Department
Wokingham District Council
Shute End
Wokinham RG40 1BN

For the attention of Ms Natalie Brown

Dear Ms Brown

Planning Application F/2000/1730

We refer to your letter dated 21 June regarding the above.

The comments made in respect of the previous application (F/2000/1009 - our letter 26 April refers) would still apply. Moving the boundary fence back half a metre would make very little difference to the view that traffic negotiating the bend would have.

The comments we made in our previous letter are therefore still valid and we would like these again to be taken into consideration.

Yours sincerely,

D Oxborough

Tel: +44 118 978 2307
Fax: +44 118 977 2130

E. Mail: joseph@whitakerjg.freeserve.co.uk

11, Heath Close
Wokingham
Berkshire
RG41 2PG

11 July 2000

PLANNING SERVICES | HPT
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CS 0855 | NB
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FILE:

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

Your Reference: Natalie Brown F/2000/1730

Dear Sirs,

Planning Application Number F/20001730

I refer to the above planning application for the proposed erection of a replacement garage and relocation of a boundary fence at No.9, Heath Close Wokingham.

This is a resubmission of a previous application for the same work which was rejected on the grounds that it was out of keeping with the way in which the rest of the estate is laid out. I note that minor amendments have been made such as reducing the height of the garage roof and the provision if a strip between the garage and the footpath and one between the proposed new fence and the footpath. These strips are to be grassed and planted with shrubs. It is my opinion that this feature will do nothing to soften the impact of both garage and fence on the environment, furthermore shrubs which might eventually cover the garage wall will also produce root systems which will contribute to the degradation of the footpath.

The fact remains that the proposed additions will increase the building frontage by approximately 30%. This application includes in addition the provision of a parking area extending 7.2 metres in front of the garage to accommodate 3 cars bringing the total parking requirement to 5. This is totally disproportionate to the size of a small bungalow in a residential area and will virtually turn a large proportion of the frontage into a permanent car park leaving only a small area of green in front of the house. I consider this would be an unacceptable 'blot on the landscape'.

This application does not, in my opinion, seriously address the grounds on which the previous application was refused. It also gives further grounds for rejection by calling for parking provision for a number of cars greater than that which could be justified for a bungalow of this size used solely for residential purposes. I therefore believe that permission should again be refused.

Yours faithfully

J.G. Whitaker

(J.G.WHITAKER)

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Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Fao: Natalie Brown:

11th July 2000

Dear Madam

Re: Planning Application No: F2000/1009:

I have seen the plans with respect to the above mentioned planning application and have enclosed the copy of a letter I sent to you the last time this application was submitted.

My comments then are the same as now with the addition that I am concernerned about the future use of the property. Are we to assume that the need for the parking of at least five vehicles constitutes the fact that a small bungalow is now to be used for commercial purposes and not residential.

My objections are therefore the same as before.

Yours sincerely

Colin E Evans:

28 Heath Close
Wokingham
RG41 2PG

0118 979 4049:

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Fao. Natalie Brown.

26th April 2003

Re: Plan[illegible]plication No: F/2000/1099:

Dear Madam

I have seen the plans for the changes to the property with respect to the above planning application. I object to an already dangerous corner being made more difficult to negotiate safely should the council see fit to allow the proposed works to go ahead.

I have on two occasions narrowly missed being hit by another vehicle and was a witness to an accident some 5 years ago when another car was written off in a collision on the same bend. As a resident of Heath Close for the 16 years I know that at least 70% of the residents will have their safety put at risk both on foot and in their vehicles as the view is blocked by a high wall and cars parked on either side of the road.

May I suggest that alternatives be considered so that we all might benefit from such a change.

Yours sincerely

Colin F Evans:

28 Heath Close
Wokingham
RG41 2PG.

0118 973 4949:

Rosemary & Desmond Latimer
30 Heath Close, Wokingham, Berkshire.
RG41 2PG
☎ 0118 978 5552

PLANNING SERVICES
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12 JUL 2000
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FILE:

Monday 10th July 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham
RG40 1 BN

Attention of : Miss Natalie Brown

Application No: F/2000/1730
Site Address: 9 Heath Close, Wokingham.

Dear Madam

Having visited your office and perused the above plans I am writing to express our concerns about this application.

As with the previous application I have grave concerns at the proposed boundary alterations specifically at the corner of this site, as any extension to the present wall whether wood or brick built will constitute an additional driving hazard for both driving into and out of Heath Close. The corner is already a blind spot and even without vehicles being parked on either side of the road ones vision is very restricted.

There are no fewer than 33 houses in Heath Close beyond No. 9 who will be adversely affected by these boundary alterations and I trust they have been notified of the proposals.

With regard to the proposed garage my only objection is that it will be out of proportion to the relatively small bungalow and will dominate because it will be so close to the pavement.

My view of the proposal in its entirety, bearing in mind the garage, the hard-core stand and the fenced storage area adds up to what appears to be a commercial premises in a residential area and should therefore be rejected on environmental grounds.

Yours sincerely



S.D. Latimer

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 June 2000

DELEGATED

Application Number: F/2000/1730

Proposal: Proposed erection of replacement garage and relocation of boundary fence.

Parish: WOKINGHAM TOWN

Site Address:
9, Heath Close, , Wokingham.

Applicant:
Mr Lawrence .

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

✓ below as applicable;

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

SC: 23 (Garaging & Parking)

SR: 06

Signed: _____ **Print name:** Stephanie Knowles

19/07/00

PLANNING SERVICES	HPT
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06 JUL 2000	
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	FILE:

18Heath Close
Wokingham
Berkshire RG41 2PG

5 July 2000

Planning Application F/2000/1730

Dear Sir

With respect to the above referenced application, I note little change with respect to the objections which you raised in your rejection of the earlier application from the occupant, especially relating to the established open-planned nature of the frontages to houses along this close.

I wonder if the proposal would be more acceptable if the proposed distance between the garage wall and pavement were at least 1.5 m wide, instead of 1 metre, if the 1.5m strip were well planted with shrubbery of height to approach that of the garage wall and thus softening and disguising it, and bounded by a 6 or 7 metre long open boarded low fence of the same style as that of the occupants next-door neighbour.

Even if this were the case, I would expect additionally that assurances about keeping the state of the adjacent road surface clear of rubble and mud during building and planting work would have on this occasion to be given and kept.

I welcome the occupants concern about keeping this narrow close as clear as possible in relation to vehicles parked on the road.

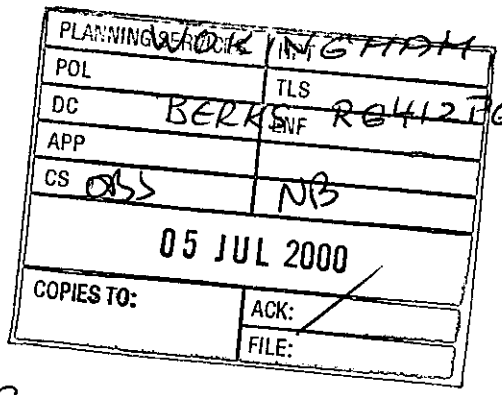
I answer your letter on my own behalf only.

Yours sincerely

J M Nicholls.

MRS U. MORRIS
24, HEATH CLOSE

YOUR REF:
NATALIE BROWN
F/2000/1730



5 JULY, 2000

Dear Miss Brown,

I have informed myself of the new proposal at 9, Heath Close.
Have all the Residents of Heath Close beyond No. 9, recieved a notification of the new proposals? These are the people who drive daily along Heath Close - not the Residents who live near the entrance of Heath Close.

The application notice has now been moved from the far off garage door to be twisted round the lamp post!

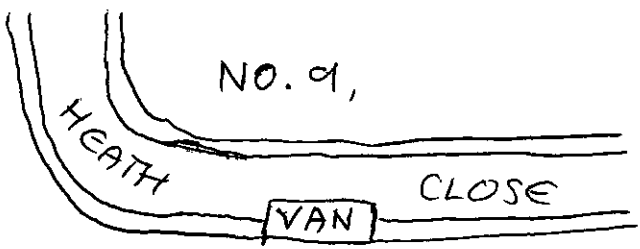
II.

The proposed garage building is too big for the OPEN DESIGN of Heath Close and still to close to the footpath - nowhere along Heath Close is a brick building of that size blocking the view.

On the application form at the Environmental Office it is stated: NO TREES NOR SHRUBS are effected! Where have the TREES AND SHRUB gone? All they needed was pruning.

The proposed brown wooden fence 1.80 m high will be ugly and will block out the view for drivers driving through the curve. Has the Highway Officer assessed the situation? Will double yellow lines be put along either side of the drive way?

The existing brick wall No. 9, was designed and build for a OPEN PLAN Heath Close and to give the driver a clear view of oncoming traic - which is more now than when the houses were build.
A big van is parked opposide No. 9, most times and also cars park along that side of road, which is the Residents privilege.



Will the premises No. 9, be used for business?
Why distroy the green & pleasand part of Heath Close with Bricks and Wood?

Yours sincerely,

Ursula Morris

Our ref: SP\2000\001955/001
Your ref: F/2000/1730

Date: 27th June 2000

ENVIRONMENT AGENCY

31297

WB

COPIES TO: FILE:

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

Attention: Natalie Brown

Dear Madam

PROPOSED ERECTION OF REPLACEMENT GARAGE AT 9 HEATH CLOSE, WOKINGHAM

Thank you for your letter dated 21 June 2000 which was received on 26 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/11/22. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*
SU 764 677	90m	Mulberry Park

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

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 applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Bryan Lawrence, 9 Heath Close, Wokingham RG41 2PG

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

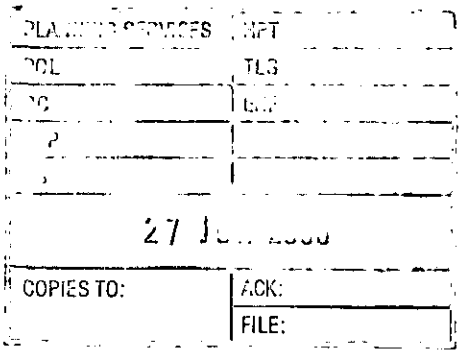
Date: 26/06/00

---

9 HEATH CLOSE, WOKINGHAM, F/2000/1730

Having considered the above planning application, I have no objections or comments to make.

John Mullaney
Environmental Health Officer



Mr. B.V.Lawrence
9 Heath Close
Wokingham
Berkshire
RG41 2PG

12 June 2000

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

Proposal: Proposed erection of replacement garage and relocation of boundary fence.

Further to your letter dated 8 May 2000 , concerning the refusal of planning application No F/2000/1009.

I re-submitte for approval details duly amended being a compromise of the previous application all shown on drawing No 2000/02/01 Revision B.

I have taken cogisence of the six letters received from residents within close proximity in Heath Close , regarding the dangers of the bend in the road and have modified the fence line location along the north boundary perimeter accordingly. Also included in this modification a soft landscaped area.

Regarding the garage I have modified the pitch line of the roof and also moved the garage 1.000m back from the edge of public footpath,to all apperences this makes a less obtrusive structure than previously submitted for approval. This scheme provides for 5no parking spaces , thus alleviating car parking on the public highway.

13.JUN.2000* 1730

continued:-

In order to demonstrate my intentions and to aid you to consider this application , I have enclosed photographs showing existing elevation of the Bungalow and the proposed additions , for clarifcation of the situation.

I have also included within this submission photographic evidence of other properties within Heath Close where the original planning conditions regarding enclosing the front garden areas to the properties have been violated.

I trust this meets with your approval and wait to here in due time

Yours Sincerely

B.V. Lawrence.

cc Encl drawing no 2000/02/01 rev B

13 JUN 2000 1730

ADDRESS 9 HEATH CLOSE PARISH WOK

PLOT No. 11 ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
8/51/65	Lovelock	Res Dw	28/10/65	C
8/21/66	Lovelock Ltd	Erect bungalow & siting of garage (Sup 8/21/66 WITHDRAWN)	24/8/66	C
6/32/67		Bungalow & Garage	29/6/67	C
R/80/67		6' Close fence (32/67 ref)	30/8/67	C
BR 5629	Mr & Mrs C K Cummins	S/storey ext & alt	27·10·76	APP N/
05546	"	"	16·12·76	N/A C/
F/2000/1009	mr B U Lawrence	replacement garage & Boundary Fence	08.05.00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Dble Garage - 6.3.00 - Lawrence

DRAINAGE

091074

13.JUN.2000* 1730

Environmental Services

For office use only.
Application number: 13 JUN 2000* 1730

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	BRYAN. VICTOR. LAWRENCE 9 HEATH CLOSE WOKINGHAM RG41 2RG. 0118 - 9771846
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	9 HEATH CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED ERECTION OF REPLACEMENT GARAGE AND RELOCATION OF BOUNDARY FENCE LINE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	GARAGE BRICKWORK & ROOF TILE TO MATCH EXISTING BUNGALOW. NEW FENCE & GROUND
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: THREE	Proposed: NONE.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	APPLICATION Nº F/2000/1009 BEING REFUSED THIS APPLICATION IS A COMPROMISE AND DETAILS ALIGNED ON ATTACHED DRAWINGS		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	DRG Nº 2000/02/02	
	• 1:500 scale site layout plan.	DRG Nº 2000/02/03	
	• 1:100 or 1:200 scale floor plans and elevations.	DRG Nº 2000/02/01 B.	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

~~**Certificate B**~~

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

~~Owner's name~~ ~~Address at which the notice was served~~ ~~Date on which the notice was served~~

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of

Date 12 June 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

APPROVED

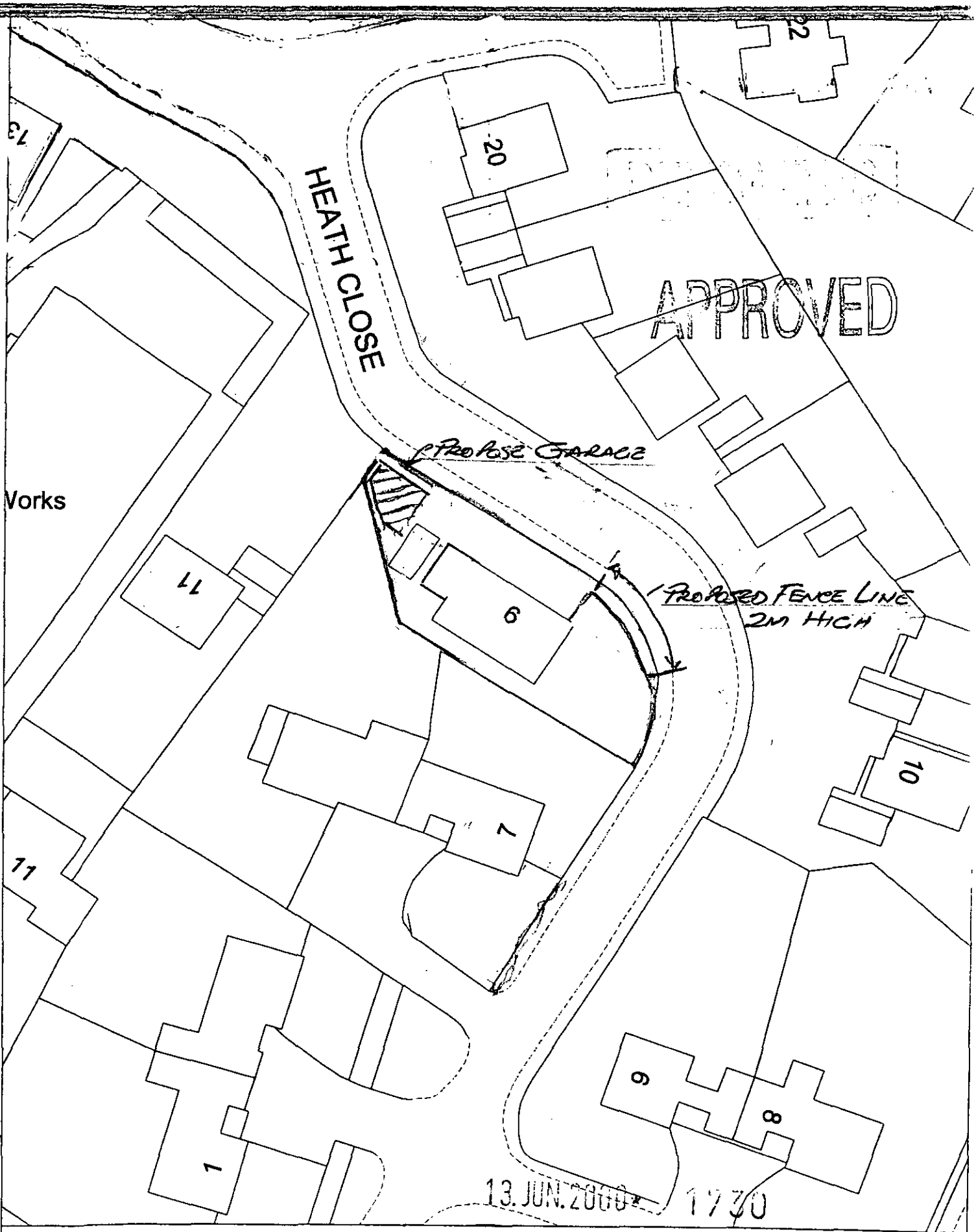


EXISTING ELEVATION



PROPOSED ELEVATION

13 JUN 2000 * 1220



Site Plan, Scale: 1 to 500 DRG 2000/02/03

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Date: 16 March 2000



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Development Control Section, Environmental Services, Wokingham District Council.

16 June 2000

Scale: 1 : 1250

13.JUN.2000* 1730