APPLICATION NO:
F/2002/6025

LOCATION:
16 South Drive, Wokingham. .

APPLICANT:
Gale Homes And Investments Ltd. C/O Martin J Hanham MRTPI

PROPOSAL:
Proposed demolition of existing dwelling and erection of 2 dwellings.

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2002

CASE OFFICER: **Elaine Vashi**

DO 1141

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Gale Homes and Investments Ltd.
C/O Martin J Hanham MRTPI
7 Wills Close
Corfe Mullen
Wimborne
Dorset
BH21 3SR

Application Number: F/2002/6025

Parish: **WOKINGHAM**

Location: **16, South Drive, Wokingham.**

Proposal: **Proposed demolition of existing dwelling and erection of 2 dwellings.**

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. 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 level or above in the south east side elevation of the dwelling on plot 2 hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. 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
6. 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
7. 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
8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
9. 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
10. 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
11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development

hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

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

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

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

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

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

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

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

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

Berkshire Structure Plan Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/6025

Applicant : Gale Homes And Investments Ltd. C/O Martin J Hanham MRTPI.

Location : 16, South Drive, , Wokingham.
Proposal : Proposed demolition of existing dwelling and erection of 2 dwellings.

Site Notice Displayed ? :

YES	NO	DATE
✓		21.3.02 SAW. SN.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 25/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS : recommend conditions
C049, C122, C129.

WOKINGHAM T. COUNCIL : no objection
E-HEALTH : no objection
ECOLOGY : Bat survey required.
OBS LETTERS : 19 LETTERS REC.

Planning Issues :

Application no. F/2002/6025

Appraisal:

The application being considered proposes the replacement of the existing detached chalet dwelling with 2 detached dwellings each with integral garage. The application site is approximately 0.13ha and would be subdivided to form 2 plots, plot 1approximately 14.2m by 28m and plot 2 approximately 14.1m by 22m. The proposed dwellings would be approximately 8.6m high to the ridge, with a pitched roof design.

Impact upon neighbouring dwellings

No.17a
This is a modern detached chalet style dwelling with a large detached garage in the rear garden. At present this dwelling projects slightly further than no.16 at the rear due to a single storey rear extension at no.17 which forms a conservatory. This situation would remain, as the proposed dwelling on plot 1 would not project as far at the rear as the existing dwelling. It is therefore, considered that the proposed dwelling on plot 1 would not be overbearing upon the rear of no.17a. No.17a has 2 windows in its side elevation adjacent to plot 1. One of these windows is at ground floor level and serves a utility room and the second is a velux in the roof, which serves a bathroom. The side of the conservatory of no.17a is bricked up with no glazing. It is considered that the height of the dwelling to be sited on plot 1 would not cause significant loss of light to the residents of no.17a. The proposed dwelling on plot 1 would have 1 window in its side elevation adjacent to no.17a, which would serve a bathroom and would be conditioned to be obscurely glazed.
It is therefore considered that there would be no significant loss of light or privacy to the residents of no.17a.

No. 15
This is a large two storey detached dwelling located to the south east of the application site. The dwelling to be sited on plot 2 would be set slightly further back on the site than the original dwelling, which would result in a slight projection beyond the rear of the side projection of no.15. No.15 has 6 windows in the side elevation adjacent to the application site. Although the proposed dwelling on plot 2 would not be any closer to no.15 than the existing dwelling it would be significantly higher, as at present the part of no.16 closest to this dwelling is single storey. It is considered however that only one of these windows would be affected by the proposed dwelling on plot 2, and the level of this infringement in daylighting is not considered so bad as to warrant refusal of the proposal.

Impact upon the street scene/character of the area.

South Drive is located within the settlement boundary of Wokingham. It is a private drive off Murdoch Road and has a mixture of housing types. To the north west of the drive the plots sizes are more modest ranging from 16-22m in width, and increase towards the south east of the drive. The drive is characterised by its mature well established character, and although has mainly older properties; the application site and it's neighbour to the north west (no.17a) are modern dwellings. It is considered that the design of the dwellings proposed would be in keeping with the character of the area. Although the site at present contains only one dwelling it is considered that 2 would make better use of urban land, representing 15 houses per hectare (which although below government standards for density, is an improvement on the existing situation) and as both dwellings together are no wider than the existing, it is not considered that it would appear cramped or incongruous in the street scene.

Concerns of local residents

19 letters of objection have been received from concerned local residents. Many of these raise concerns about the increase in the level of traffic that would result from the proposed development, and are concerned that the design of the dwellings is not in keeping with the character of the area. The Council's Highway Officer has not raised any concerns about the generation of additional traffic, and has recommended conditions to be attached to any consent. It is considered that the issues of character and cramping have been addressed in the above report

Application Number F/2002/6025
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3.	C044	R044	INF: 1st fl. level or above in the SE side elevation of the dwelling on plot 2
4.	C045	R045.	1st flow side bathroom window.
5.	C049	R049.	
6.	C122	R122	
7.	C129	R129	
8.	C070	R070	
9.	C150	R151	
10	C151	R151.	
11	C153	R153	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.

GREEN BELT LOCAL PLAN POLICIES: OSH, EXT

BERKSHIRE STRUCTURE PLAN POLICIES: OS4, ENV1.

MINERALS LOCAL PLAN POLICIES:

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

Date: 24.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 16 South Drive
Wokingham.

APPLICATION NUMBER: F/2002/6025

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types
mainly hse 2st. detached dwellings

3. DESCRIPTION OF SITE/BUILDING

SEE NOTES OVERLEAF & PHOTOS.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

det. split level.
hard standing to front.
ent / exit driveway

17a - gr fl side wind - utility
1st floor velux - bathroom

1st fl. rear bedroom window

1.8m fence along boundary.

3 dormer window
& 1 velux side
shed.

center screen to rear.

lgt rear
garden

1.8m
fence
with brick
sup

lg 2-1 det
sub

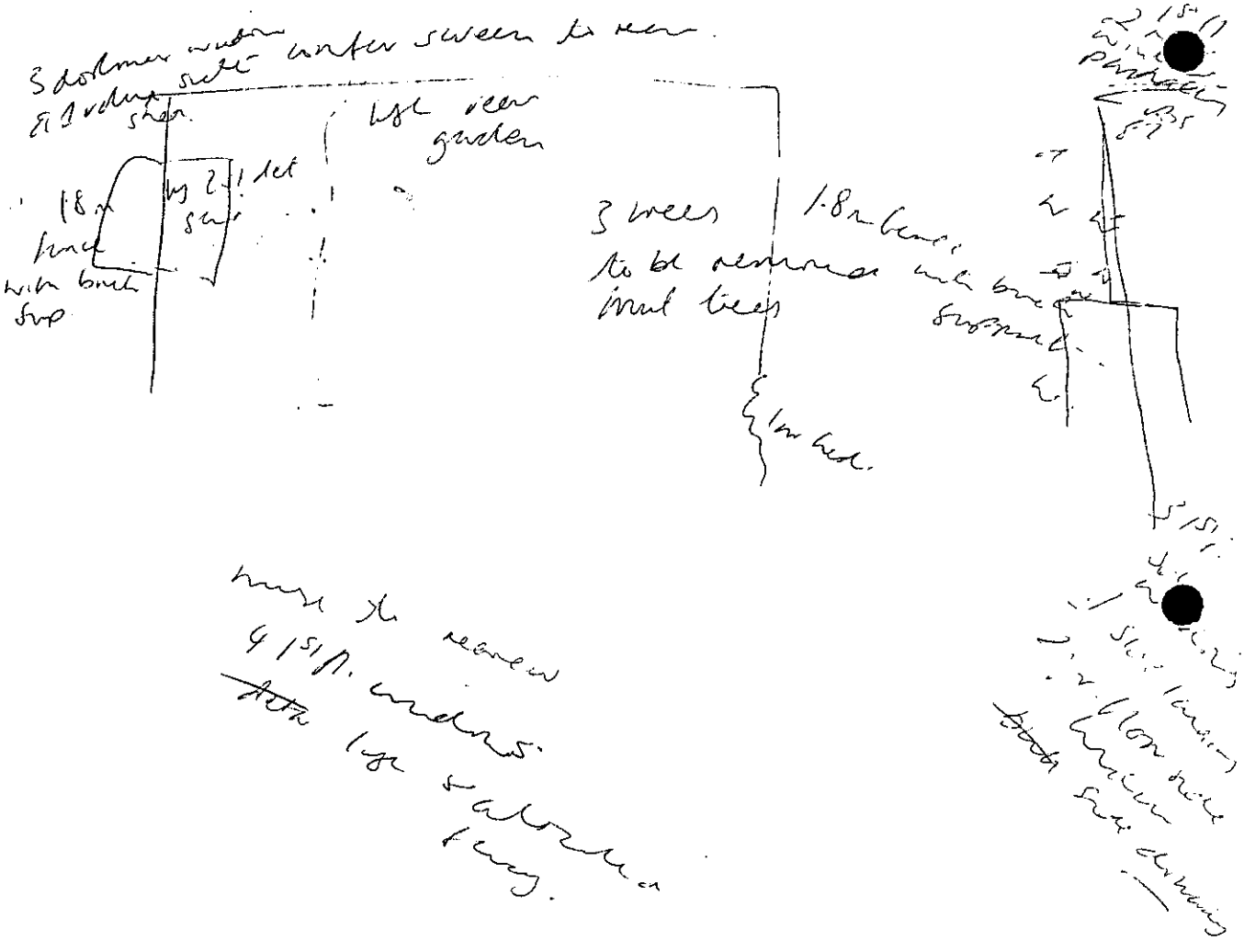
3 trees
to be removed
mat trees

1.8m fence
with brick
support

1m hed.

2 1st fl
wind
panel
[illegible]

3 1st fl
[illegible]
1 slide [illegible]
2 1st floor side
[illegible]
~~[illegible]~~ side drawing



[illegible] to remove
4 1st fl. windows.
~~[illegible]~~ lgt & [illegible]
[illegible].

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2002/6025	Nick Carter, Director The South Drive Residents Association Limited C/o 10 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Martin Spooner 17 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Mrs E I Scott 2 South Close WOKINGHAM. RG40 2DJ
F/2002/6025	Derek and Margaret McRonald 11 South Close WOKINGHAM. RG40 2DJ
F/2002/6025	Paul Clegg & Carol Clegg 6 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Mrs K A Pelling 3 South Close WOKINGHAM. RG40 1DJ
F/2002/6025	Michael Leathes 7 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Moira Chaplin & Peter Chaplin Holme House 12 SouthDrive WOKINGHAM. RG40 1DH
F/2002/6025	Patricia Woodward 4 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Mrs J Foy & Mr R Foy 9 South Close WOKINGHAM. RG40 2DJ
F/2002/6025	Frank & Pam Carstairs 17a South Drive WOKINGHAM. RG40 2DH

WOKINGHAM UNITARY
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F/2002/6025	John and Susan Brenner 2 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	The Rev. Prof. Erik Fudge 4 South Close WOKINGHAM. RG40 2DJ
F/2002/6025	Chrisopher and Helen Hall 3 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Sue Nelson 15 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Robert H Nelson 15 South Drive WOKINGHAM. RG40 2DH
Mailshot 26.03.02	
F/2002/6025	Fred and Doreen Cass 5 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Jon & Sally Bolter Norfolk Lodge 14 South Drive WOKINGHAM. RG40 2DH
F/2002/6025	Stuart Munro The Coach House Lambs Lane SPENCERS WOOD RG7 1JE
F/2002/6025	David J Smith 10 South Close WOKINGHAM. RG40 2DJ
Application Approved	Letters sent 1st May, 2002.

PLANNING SERVICES | RPT
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27 MAR 2002
COPIES TO | ACK: ✓
FILE:

Norfolk Lodge,
14, South Drive,
Wokingham,
Berkshire,
RG40 2DH.

Wokingham Unitary Planning Services,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

26th March 2002

Dear Sirs

Proposed development at 16 South Drive, Wokingham
Planning Application F/2002/6025

We have been fortunate enough to have enjoyed living at 14 South Drive for the last three and a half years . However, we feel we must write to you in order to oppose – in the strongest possible terms - the planned re-development of No.16 South Drive . This is for two key reasons:

1. **The proposed design of the houses is totally out of character with the rest of South Drive .**

2. **The planned re-development will present a potential safety hazard for residents.**

The proposed design of the two new houses is *totally unacceptable*, not remotely in keeping with any other property in South Drive or South Close. The design appears to be the most basic ,'cheap to build' housing – designed to maximise short term profit for the development company (and presumably Mr Gale - the current occupier of the house).

When we ourselves purchased our home (**one** house on an existing plot) everybody concerned - residents, architects and builders alike - went to enormous lengths to replace the original bungalow with a property totally in keeping with surrounding properties - even though this meant sacrificing a number of the plans we had of our own for the house. We now have a home that not only blends in, but also adds to the overall character of both South Drive and South Close.

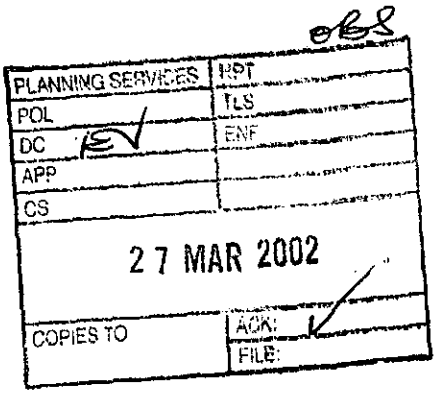
We are lucky enough to have three young children - we therefore share other residents worries with regard to road safety being compromised as a result of the proposed development. This is for two reasons – firstly , because the two houses are planned to be built on the blind bend in the road and secondly , as a direct result of their 'economical' design , cars will be continually having to reverse out of the driveways of number 16. It has to be stated that one of the major attractions of the South Drive location is its relative safety so near to the town centre - whereby our children can walk safely into town unaccompanied by either of us. We are worried that this will not be the case if the development goes ahead as it is currently planned.

Surely the better option would be to turn the current bungalow into a larger two storey dwelling – designed in keeping with the surrounding houses- with a single entrance to the road ? If then priced correctly it would sell easily in such a sought after address. In such circumstances , the existing owner would surely make much of the financial gain he is clearer seeking without having the negative effect on the environment he is leaving behind in South Drive .

Residents of both South Drive and South Close really care about their neighbourhood, we have to say that the proposed re-development seemingly shows that Mr. Gale does not share similar values.

Yours sincerely,

Jon and Sally Bolter.



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

26 March 2002

Dear Mrs Vashi

RE: NO: 16 SOUTH DRIVE
PLANNING APPLICATION NUMBER F/2002/6025

We are writing to express our deep concern at the above application to demolish the existing house and to construct two dwellings.

Our strong objection is based on a number of factors.

1. Not in keeping with neighbouring properties

South Drive is a quiet private road which has the feel of a village lane. It is abutted mainly by established detached houses built on or before the turn of the century. Some of which are on fairly large plots. There is also a mix of other large family detached homes on individual plots all having a unique character.

Although we feel that we take a realistic approach to the need for additional housing within the town as a whole and are not averse to development per se, we strongly feel that little thought has been given to the design and specifications of the proposed dwellings. They are wholly out of keeping with the other houses in South Drive and South Close. They are clearly of a standard "bulk build" design with bold architectural features out of line with all other properties.

2. Size of Plot

We know that contact has been made with Mr Gale by our Residents Association, such that a sensible redevelopment of the existing house (most of which is on one level) would not be opposed. Mr Gale has ignored the general consensus of opinion and gone ahead with the application regardless. The dimensions of the current proposal clearly show that the houses would be extremely close together and give a very "squashed" feel.

We appreciate that a certain amount of development in this area is inevitable, however the above proposal is not a sensible solution to the need for additional housing.

Part of the beauty and attraction of Wokingham as a town in which to live, work and visit is that it has retained much of its architectural history. We sincerely hope that the council share our view that permitted development must be considerate, proportionate and in keeping with the existing surroundings.

Yours faithfully

Mr and Mrs Carter

Mr and Mrs Carter
Number 10 South Drive

5 South Drive Wokingham Berks RG40 2DH

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26 MAR 2002	
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25 March 2002

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
P.O.Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Vashi

Development @ 16 South Drive Wokingham
Planning Application F2002/6025

As Residents of South Drive for 30 years we are writing to express our strong objections to the above Planning Application.

We both feel that to demolish a perfectly good property and replace it by TWO fairly standard "estate type" houses will be totally out of character with the neighbourhood and surrounding properties.

South Drive has a range of established, mature properties each with its own garage and /or driveway space for car parking. The proposed application is calling for two properties that appear to be squeezed into the plot with little or no consideration as to how they will harmonise with other properties around them. The garages look quite small and with the reduced front driveway they will almost certainly have to reverse into the road. This could be a potential safety hazard particularly as the existing property is on a bend and cannot be seen when entering the road from the town end. There have already been a few near misses in this particular area.

Over the past few years' two properties have been constructed in South Drive but in both instances the development was carried out, in consultation with the Residents, to ensure that both properties were sympathetic to the surrounding area. Sadly no such effort has been made in this current application.

Finally as Members of the South Drive Residents Association we fully support the letter of objection you have received from them.

Yours sincerely

F+D Cass

Fred & Doreen Cass

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26 MAR 2002

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2 South Drive
Wokingham
Berks RG40 2DH

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Ms. Vashi,

25 March 2002

Proposed development at 16 South Drive, Wokingham
Application Number F/2002/6025

We are writing as residents of South Drive, and as members of the South Drive residents Association. We oppose the planned development at 16 South Drive because it is not in keeping with existing properties within the road.

Splitting the existing plot into two will result in two new homes with half the frontage of other plots on the same side of the road, and will produce a squashed appearance that will detract from the character which this residential area has evolved over many years. Furthermore, the architectural design of the proposed houses is highly unsuitable: they are a stock estate design which is quite out of keeping with the character of the adjacent homes. A more thoughtful and intelligent development could achieve a much better result (such as the large new house build recently at no. 14).

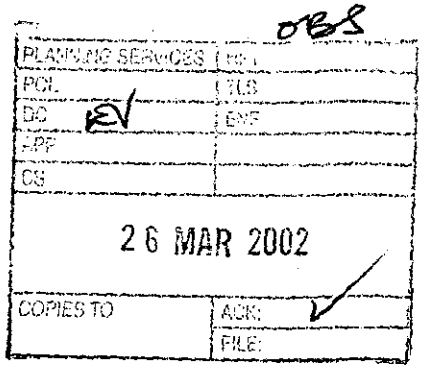
In recent years it has become the practice for construction of new homes in our road (e.g. no. 17A and no. 14) to be negotiated with our Residents Association so that the character of the area can be preserved as best as possible. Unfortunately, the owner of no. 16, Mr. Gale, has decided behave in an un-neighbourly way and not do this. If the application is approved, it will have significant and lasting negative impact on the character and amenity of our neighbourhood, where we have lived happily for 17 years.

As ratepayers and citizens, we look to yourselves, the local authority, to reject unsuitable developments like this. We would welcome a more suitable development, and would also be content if the existing house were left unaltered.

Yours sincerely,

John and Susan Brenner

The Rev. Prof. Erik Fudge
4 South Close
Wokingham
Berks
RG40 2DJ
Tel. (0118) 9786081
E-mail: Erik@fudge700.fsnet.co.uk



25 March 2002

Elaine Vashi
Development Control Officer
Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham RG40 1WR

Copy to: Fred Cass, Hon. Secretary, South Drive Residents Association

Dear Ms Vashi,

Re: Planning Application F/2002/6025, 16 South Drive, Wokingham

Thank you for your notice of the above-mentioned planning application

I oppose the planned development at 16 South Drive for the following reasons:

A. Plot size

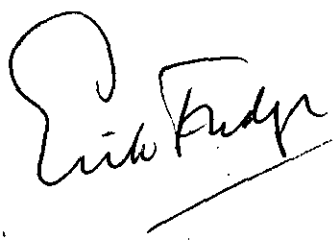
If No. 16's land were to be subdivided into two plots each accommodating a new dwelling, the resulting plots would be narrower than any existing plot in South Drive, and this would constitute a radical change in the character of the road.

B. Inappropriate design of proposed new houses

The proposed new houses are of a standard 'estate' design, totally out of keeping with neighbouring houses. In comparison with the care that was devoted to the design of No. 17a next door, the preparation of this proposal can only be described as thoughtless in this respect.

If the Planning Committee turns down this application, it will be taking a valuable step towards the preservation of the character of one of Wokingham's greatest assets.

Yours sincerely,



Erik Fudge (Rev. Professor)

JBS

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15 South Drive
Wokingham
Berkshire RG40 2DH

25th March 2002

Elaine Vashi
Development Control Officer
Wokingham Unitary
Environment Services Department
Planning Services
PO Box 157
Shute end
Wokingham RG40 1WR

Dear Ms Vashi,

Application Number F/2002/6025
Site Address 16 South Drive
Proposal Proposed demolition of existing dwelling and erection of 2 dwellings

We live next door to number 16 South Drive and have the following objections to the proposed demolition of the existing house and erection of two houses:

1. The height of the houses seems excessive. The only reason I can see for the roofs to be the same measurement as the living quarters is that it is planned in future to make these houses three storied residences.

2. Having two houses next to us will restrict the amount of light to our premises – at the moment, as you may know, the part of the house next to us is a bungalow.

I strongly object to this proposal.

Yours faithfully

Sue Nelson

Sue Nelson

088

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3 South Drive,
Wokingham,
Berks
RG40 2DH

20 March 2002 ~~03~~

Elaine Vashi,
Development Control Officer
Wokingham Unitary Authority
Planning Services,
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Elaine Vashi,

Planning Application F/2002/6025
16 South Drive Wokingham

We were surprised to see this application for development. Recent buildings and extensions in this older area of Wokingham, where properties date back up to 100 years, have only been approved where they are in keeping with the environment. The proposed development does not make any attempt to blend with the style of the existing houses on either side or of other properties in South Drive. The subdivision of a single dwelling plot is inappropriate and will inevitably add to the traffic at a potentially dangerous junction with Murdoch Road.

We trust that you will reject this application for development.

Yours sincerely,

Christopher and Helen Hall

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David J Smith
10 South Close
Wokingham Berks
RG40 2DJ
Ph/Fx: 0118 9773511

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

28.03.02

Dear Ms Vashi

Proposed development at 16 South Drive, Wokingham
Planning Application F/2002/6025

The proposed development at 16 South Drive has recently been brought to my notice.

The planned houses do not appear in keeping with the properties in this street both in style and space. Not only that, this development will add to the traffic density in what is a narrow road where pedestrians use the roadway. South Drive is a very special residential area that this type of development will ultimately destroy if this proposal is approved.

I also believe granting permission for this type of opportunistic development which will cause immediate disruption and long-term difficulties for the remaining residents, whilst the owners walk away pocketing profits without any disruption, is distasteful and unacceptable.

Yours Sincerely

D J Smith.

ROBERT H NELSON *Chartered Accountant*

15 South Drive
Wokingham
Berkshire
RG40 2DH

Telephone: 0118 - 978 1062

PLANNING SERVICES
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26 MAR 2002
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FILE:

Elaine Vashi
Development Control Officer
Wokingham Unitary
Environment Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

My Ref

Your Ref

Date

25 March 2002

Dear Ms Vashi,

Application Number F/2002/6025 - Site Address 16 South Drive
Proposed demolition of existing dwelling and erection of 2 dwellings

We live next door to No.16 South Drive and have the following objections to the proposed demolition of the existing house and erection of two houses:

1. The height of the houses and the pitch of the roofs is excessive, ugly and out of keeping with the remainder of South Drive. In addition the chimney positions given the prevailing winds will make the discharge oppressive.

2. Having two houses next to us will restrict the amount of light to our premises – at the moment, as you may know, the part of the existing dwelling [which it is proposed should be demolished] next to No.15 is a bungalow. The development of this site has reached its limit; there have been two extensions since the original bungalow was built.

3. I consider that to erect two dwellings on this site is also out of keeping with the remainder of the street and will add a minimum of three cars a day to use what is already an active roadway.

4. Because of the position of the site, especially as it on the appex of the bend on the Drive, there will be unnecessary disturbance, during the demolition and construction, in the immediate area as there is no available spare parking area and occasional parking outside other premises is not allowed.

I strongly object to this proposal.

Yours faithfully

RH Nelson

Robert H Nelson

Frank & Pam Carstairs
17a South Drive, Wokingham Berkshire RG40 2DH
Telephone 0118 978 1571
Telephone day 0118 977 6645

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FILE:

Elaine Vashi
Wokingham District Council
Planning Services
PO Box 157 Shute End
Wokingham RG40 1WR

25th March 2002

Dear Ms Vashi,
Your ref F2002/6025

I am writing to strongly object to the plans to replace 16 South Drive with two estate style houses. I am sure that the planned houses will be out of character with the rest of South Drive and will encourage parked cars which will be dangerous and unsightly. We are all sure that the replacement of Number 16 with a new house designed to blend in with the unusual and pleasant character of South Drive is the sensible solution which would probably be supported by all residents.

Yours Sincerely

Frank & Pam Carstairs.

4

ORS

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26 MAR 2002

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	FILE:

9 SOUTH CLOSE
WOKINGHAM
BERKS
RG40 2DJ
TEL: 0118 979 0560

March 24th 2002.

Dear Ms Vaski,

Proposed development at 16, South Drive, Wokingham.
Planning Application
F/2002/6025

We oppose the above development on several counts:-

1 there will be a negative impact on the character and amenity of South Drive. It is a private road the upkeep of which has always been the responsibility of the residents, and since it was built the residents of South Close. It retains the character of a country lane, no footpaths and lots of trees.

OVER →

The houses in South Drive reflect its character and the plots are substantial. One house of estate builder's 'fashionable' design would be out of place, but two!

Of the two houses which have been built both were deliberately designed, with discussion from the Residents Association and those who wished to build. These new designs make no attempt to blend in with the current architecture.

2 The houses in South Drive have approximately the same road frontage. To put two houses into one plot will destroy the natural appearance of the lane.

3. South Drive is a cul-de-sac, there are no pavements (and we

do not want them), the houses will be situated on the only bend - a blind one - and provision for two cars per house will double the amount of traffic. Many families with children live in the Drive and they do walk, not every one uses the car to travel two hundred yards. More cars equals less safety which is a serious concern.

It is sincerely hoped that this problem can be solved at an early stage without having to resort to the restrictive covents which apply here.

Yours sincerely,

Foy

MRS J. FOY
MR R. FOY.

OBS

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26 MAR 2002	
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	FILE:

Tel 0118 978 0660

4, South Drive,
Wokingham,
Berks.
RG40 2DH

24 March 2002.

24/3/02.

Dear Sir,

I am dismayed to hear that the owner of 16 South Drive, proposes to demolish the house there, and to build two new houses instead.

The two new houses will be of a modern design which will clash aesthetically with the traditional design of the rest of the properties in this beautiful and sought after Drive. The effects would be

1. an eyesore and
2. a consequent reduction in the value of neighbouring properties and
3. the thin end of a wedge leading to planning applications for more "out of character" buildings which would be difficult to deny if this application is approved. Thus the charm of South Drive would be irrevocably destroyed—all for the financial ambitions of the present insensitive applicant!
4. possible difficulties over extra traffic and parking.

I know that our residents' committee, and all the residents individually, will be as vehemently opposed to this development as I am, and will doubtless supply you with further good reasons for you to reject this planning application.

Yours faithfully,

Patricia Woodward.

OBS

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	

25 MAR 2002

ACK ✓

Holme House
12, South Drive
Wokingham
Berkshire
RG40 1DH

21st March 2002

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
PO BOX 157, Shute End
Wokingham
RG40 1WR

Dear Ms Vashi

Re: Proposed development at 16 South Drive, Wokingham
Planning Application F/2002/6025

My husband and I are writing to confirm our opposition to the planning application to build 2 houses on Plot 16, South Drive.

Living as we do at the end of the cul-de-sac, we share the concerns held by the other residents, that two smaller houses of "average" design would be out of character with the rest of the road. The proposed plans would certainly give a cramped view to the frontage of the road and would cause a disparity in terms of the style and balance by comparison to the existing properties. A unique feature of South Drive is that single detached properties sit in well-proportioned plots.

We realise that more houses need to be provided without encroaching too much onto "new" land. However, inappropriate infilling can lead to regret in later years as the natural beauty and style of certain roads is ruined by a mishmash of differing styles and sizes of houses.

In the case of 16, South Drive, it seems that the plan is purely profit-driven for the benefit of one owner and to the detriment of the long-term future of South Drive and South Close.

I sincerely hope the Planning Department appreciates our concerns.

Yours sincerely

Moira Chaplin & Peter Chaplin

OBS

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23 MAR 2002	
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Michael Leathes

7, South Drive
Wokingham
Berks RG40 2DH

Tel: 0118 9771762
Fax: 0118 9785408
Mobile: 0860 440930
michael@leathes.com

Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

March 20th 2002

Dear Sirs,

Planning application F/2002/6025 – 16 South Drive, Wokingham

I reside immediately opposite No. 16, South Drive, and have done so for 12 years. I wish to object in the strongest terms to the above planning application to demolish the existing single house, which is in excellent order, to replace it with two modern detached houses.

Wokingham has one of the highest ratios of cars-to-population in Britain. It is highly likely that any family buying one of the proposed new houses would own two or more cars. In the light of that strong probability, please consider that the filed plans allow insufficient space to turn cars in either driveway so cars would habitually reverse onto South Drive, causing a serious danger at this particular location. More driveway space could theoretically be created by setting the two houses further back. However, not only would this be inconsistent with the building line but it is not technically feasible owing to the configuration of the existing swimming pool. Most people do not use their garages for parking cars, and the width of each garage door on the plans is such that they could only accommodate minis in any event. Four (or possibly more) cars reversing onto South Drive would create a serious hazard, not least because the site is located on the inside of a bend in the road (the property cannot be seen when approaching from the town until the bend has been negotiated and the property has been reached). We have already experienced frequent problems of cars and delivery vans racing up and down South Drive and at one point the residents even considered speed bumps. I am very nervous indeed about having such a danger immediately outside my house, or anywhere in South Drive.

I have the further serious concern that the proposed dwellings are not at all in keeping with the rustic style of South Drive. The applicants are a development company, and I believe they have just plucked one of their stock designs and plonked it on a planning application. They have made no discernable effort to adjust the design and style to be in keeping with the general character and amenity of this unique road. Both the proposed houses even have porthole windows, which is completely out of keeping. Moreover, the two houses are shoehorned very close together to fit onto the plot, which just by itself – and irrespective of the actual design of the houses – renders them completely out of place in this street. This objection cannot be overcome simply by cosmetic adjustments.

Visitors to the existing property at 16 SD often park on the road opposite the entrance to my house. I have frequently experienced difficulty turning into my driveway because of this. Substituting two houses on this site for one will simply double the number of times in which I have to cope with this problem. The road is just not wide enough to enable me to turn in and out of my drive with a car obstructing access.

A further objection I have pertains to the fabric of the South Drive roadway. South Drive is a private road and the Residents Association funds its upkeep by subscriptions from residents like myself. We residents also fund an annual liability insurance. These costs are, of course, in addition to the Council Tax (which in my case has increased over 7% this year). Please bear in mind that South Drive was surfaced when the volume of traffic was much less than it is today. It is a thin layer of tarmac and its ability to sustain traffic is now at breaking point; each year more work needs to be carried out to the surface. Knocking down a perfectly habitable home, replacing it with two homes and doubling the quantity of traffic feeding that site will inevitably contribute to a faster and more serious deterioration in the surface condition of the private roadway and therefore lead to higher maintenance costs and inconvenience for everyone.

I am also concerned about the capacity of the sewer under South Drive to manage the additional volume of effluent. This is a Council responsibility which I presume must be checked. It is an old sewer presumably designed for a smaller residential population.

I would also like to voice my strong support for the letter of objections filed by the Residents Association, of which I am a member.

Yours faithfully,

Michael Coates

3 South Close
Wokingham
RG40 2DS

OBS

22nd March 2002

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23 MAR 2002	
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Re: Proposed Development at 16 South Drive, Wokingham
Planning Application F/2002/6025.

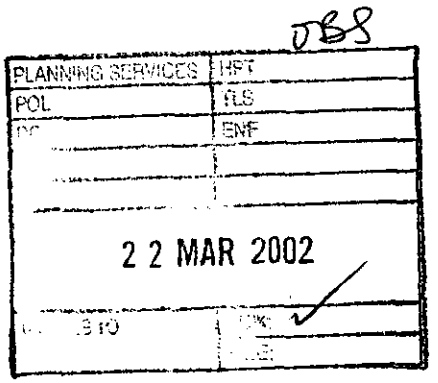
Dear Ms Vashi,

I am writing to object to the above planning development, as I am concerned about the potential increase in traffic along South Drive. I have a 11 month old son who will soon be walking along South Drive and I am concerned that No 16 is located on the blind side of a bend along this road. As there are no pavements pedestrians can be at risk.

Yours sincerely

Kathryn Relling

Mrs. K.A. Relling



6 South Drive
Wokingham
RG40 2DH
22nd March 2002

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

Your ref: F/2002/6025

Dear Madam,

Re 16 South Drive, Wokingham

We consider that the above planning application should be refused for the following reasons.

South Drive is characterised by large open spaces between dwellings. The demolition of a predominantly single storey property and replacement with 2 two storey dwellings, taken very close to the side boundary, will result in a reduction in the spaces between dwellings leading to a cramped form of development to the detriment of the visual amenity of the area.

The street scene plan shows the height of the proposed dwellings to exceed that of the overall ridge line of adjoining properties. Taken together with the cramped form of development, the proposal represents a bulky and overbearing scheme, out of character with the street scene.

The design of the proposed dwelling is unsympathetic and out of keeping with those existing properties which contribute to the character of the road. Hipped roofs and integral garages are more commonplace within modern housing estates and not older established private roads.

By allowing this application an unfortunate precedent for similar development would be set.

We consider that these are valid planning reasons to refuse this application.

Yours faithfully,

Paul Clegg
Carol Clegg

MRS E.L. SCOTT
2 SOUTH CLOSE
WOKINGHAM
BERKSHIRE
RG40 2DJ
TEL NO: 0118 9784828

17-3-02

SNS

Elaine Vashi
Development Control Officer
Wokingham Unitary Planning Services
PO Box 157, Shute End
Wokingham, RG40 1

21 MAR 2002

Dear Ms. Vashi

Proposed development at 16 South Drive W'ham
Planning Application F/2002/6025.

As a member of the South Drive Residents Association, I am writing to strongly object to the above proposed development in South Drive. The plans of the houses are totally inappropriate to the other properties and wanting to put TWO on a plot that has the covenant for one only is outrageous.

South Drive is a private road, being maintained by the residents, and we in South Close pay an annual subscription

2/

to the Road Fund.
Most houses in the Drive are of an individual design and not of this century - one or two are older, and each has a good sized plot and a large width in the front.

I strongly object to the proposed modern development.

Yours sincerely
Evelyn L. Scott

01344 779366

11 South Close
WOKINGHAM
Berkshire
RG40 2DJ
March 18th 2002

PLANNING SERVICES	HPT
PCL	TLS
DC	
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21 MAR 2002	
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	FILE:

The Manager – Planning,
Wokingham Unitary Planning Serices,
PO Box 157
Shute End
WOKINGHAM RG40 1WR.
FAX 01189 746484

Dear Sir

Planning application F/2002/6025
16 South Drive Wokingham

As local residents we are extremely concerned as to the planning application submitted to demolish no 16 South Drive and redevelop. We do not live in The Drive but we - and many others who regularly walk here - enjoy the special character of the street and its immediate area – a feature well worth preserving.

The plans are completely out of character with South Drive. The street consists predominantly of mature properties. There are newer properties but they have been developed sympathetically and in keeping with the local character.

The applicant seems to disregard totally how the properties would fit in with the character of the neighbourhood – the plans for the properties have been imported lock, stock and barrel from a development in another part of the country. They may well be perfectly suitable on an estate development surrounded by similar houses, but here they would stick out like a sore thumb - do you pay any regard at all to how properties harmonize with their surroundings? If not, will we end up with uniform houses everywhere?

The frontage is barely sufficient for two properties – as a result they would be squeezed tightly together, unlike any other property in The Drive.

There is also a major safety concern. No 16 is situated just after the bend in the road – at certain points cars leaving properties are invisible to other vehicles – the bend in the road is not very obvious until you get there and by then it may be too late. There have been near misses including recently when Mr. Gale reversed out of his property and failed to see my car coming up The

Drive (he remained blithely unaware there had been a near miss!). I was alert, as I know the Drive and its hazards – but it is constantly being used by vans and delivery vehicles whose drivers would not anticipate the sudden emergence of vehicles. The likelihood of accidents would be even greater if another property were to be built in this position.

It is perfectly possible to build sympathetically in The Drive. We consider the plans as submitted the exact opposite. We have no doubt that they would be out of character with other properties and would detract from the area as a whole. It is sad that the applicant has apparently made no attempt to produce a scheme that might find favour both with residents and planners.

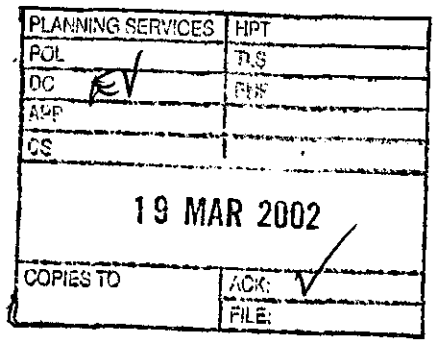
Neither of us oppose development – we recognize the demands placed on you by Central Government. There have been developments in The Drive, which we have not opposed– there will certainly be more. It would be nice to think that planning is not automatic just because a plot is of a certain size. We trust that you will feel able to pay regard to the wider issues at stake.

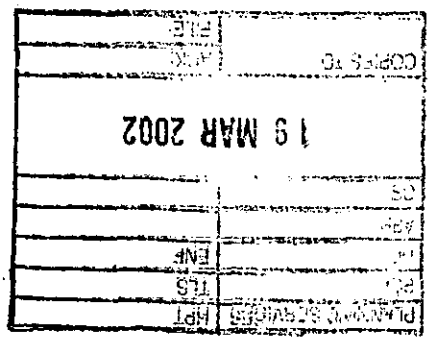
Yours sincerely,

Derek McRonald

Margaret McRonald

Derek and Margaret McRonald.





17 South Drive
Wokingham
Berkshire
RG40 2DH
17th March 2002

Elaine Vashi
Development Control Officer
Planning Services
Wokingham District Council

Dear Ms Vashi

Application Number: F/2002/6025
Site Address: 16, South Drive, Wokingham
Proposal demolition of existing dwelling and erection of 2 dwellings

I wish to register my objection to the above planning application on the following grounds:

1) The proposed houses are radically different in style and design to the existing properties in the road. If allowed they will form a precedent for the erection of similar style houses that will radically alter the character of the road.

2) The increased plot density will be out of character with other houses in the road, which are well spaced and make the road one of the more attractive in Wokingham and a credit to the town.

3) The demolition and construction of two houses in place of one will mean a great deal of heavy traffic down our road, which is private, with consequent damage which will be expensive to repair.

4) South Drive has no pavements and so pedestrians have to walk in the road. My wife, who is a child minder, often has several children walking with her going to and from local schools. If the proposed two houses are constructed, considerable extra traffic will result at the one blind corner of the road. For the above reasons, this is of more concern in South Drive than for a road with pavements.

Yours sincerely

M. Spooner

Martin Spooner

The South Drive Residents Association

c/o 10 South Drive, Wokingham, Berks RG40 2DH
Tel: 0118 978 1201

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PO
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18 MAR 2002
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FILE:

Elaine Vashi
Development Control Officer
Wokingham Unitary
Planning Services
PO Box 157, Shute End
Wokingham RG40 1WR

March 15th 2002

Dear Ms. Vashi

Proposed development at 16 South Drive, Wokingham
Planning Application F/2002/6025

I am writing on behalf of all the members of The South Drive Residents Association, in my capacity as a director of the Association. The Association represents all the residents of South Drive and South Close. I believe the following fairly represents the collective views of the overwhelming majority of the members.

We oppose the planned development at 16 South Drive for the following reasons:

1. Negative impact on character and amenity

South Drive is widely regarded as one of Wokingham's most premium and desirable streets. It has always been a private road, the upkeep of which has been the joint responsibility of the residents. There are no pavements, and the road has a country lane character. To construct even one house, let alone two, which is from a stock modern estate-style design is completely out of keeping with the older-style character of all surrounding homes. The architecture of the house neighbouring no. 16 (ie no. 17A, which itself was constructed in the past few years) was carefully negotiated with the residents of South Drive and South Close, and its style was deliberately arranged to be a close match to the old and characterful design of no. 16 – which it is now proposed to demolish and replace with something radically different. No attempt whatsoever has been made by the applicant, Mr. Gale, to blend the architecture with the established environment of South Drive.

2. Density and plot size

All plots in South Drive are substantial. At no time has a single dwelling in South Drive been demolished in order to replace it with two residences. For decades, all plots on the east side of South Drive have enjoyed approximately the same road frontage. To demolish the house standing on No 16 in order to subdivide that single plot into two parts will render the two new houses conspicuously out of keeping with all neighbouring properties. The two new homes will have half the frontage of all other plots on the same side of the road. This will produce a very squashed and unnatural appearance which will substantially detract from the character that the road has developed over many years.

3. Dangerous road access

Because this is a private, unadopted cul-de-sac without pavements, residents and visitors, including many children, walk on the road.. Families with children are members of the Association. No. 16 is located on the blind side of the only bend in the road. To double the number of cars using this piece of land located inside a bend will cause a real hazard. This is the kind of concern over which the Association does not wish to be wise after the event – following a serious or fatal accident.

Aware that over-development is a highly sensitive issue for everyone in South Drive and South Close, Mr. Gale approached the Association's Chairman and Secretary late last year indicating that he had difficulty selling his house and was considering demolishing it and building two houses in its place. Mr Gale repeatedly emphasised that he would not pursue a course of action which would be opposed by the Association. He was told that it was very likely that there would be strong opposition to the erection of two houses. This was confirmed to him in a letter by the Association's Secretary dated January 29th 2002. That letter also offered him the opportunity to circulate his plans to all members for a complete response. It was also proposed to him that an alternative would be to demolish the present home and replace it with a larger single dwelling in a style that would fit with the character of the road – a step which would also be profitable for him. There was no response from Mr. Gale to either of these suggestions and it was naturally assumed that he had abandoned his 2-house plan as he had said he would not act in a manner opposed by the members of the Association. Only when the planning application was filed this month was it realised that his assurances were not sincere.

This is a serious matter which the Association would like dealt with by the full Planning Committee. It raises fundamental matters of principle for this unique road, which the Association is determined to protect. We would naturally prefer the matter was handled at planning stage so that we can avoid having to resort to the restrictive covenants applicable here, which limit each plot in this area to one dwelling.

Yours sincerely,

Nick Carter

Nick Carter
Director, The South Drive Residents Association

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
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APP
CS
21 MAR 2002
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FILE:

Case officer: Elaine Vashi

Application Number: F/2002/6025

Proposal: Proposed demolition of existing dwelling and erection of 2 dwellings

Site Address: 16 South Drive, Wokingham

Applicant: Gale Homes and Investments Ltd C/O Martin J Hanham

Your observations are required in respect of this application **by 30/03/02**

At its meeting on 19 March 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 20/03/02

CLERK TO Wokingham Town Council

Elaine Vashi

From: Andy Glencross
Sent: 08 March 2002 15:49
To: Elaine Vashi
Subject: Planning Application F/2002/6025 16 South Drive Wokingham

Hi Elaine

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

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 06 March 2002

Application Number: F/2002/6025

Proposal: Proposed demolition of existing dwelling and erection of 2 dwellings.

Parish: WOKINGHAM TOWN

Site Address:
16, South Drive, , Wokingham.

Applicant:
Gale Homes And Investments Ltd. C/O Martin J Hanham MRTPI.

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).

1, C049, R049.

2, C122, R122.

3, C129, R129

Signed: _____ **Print name:** Adam 7/3/02

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Elaine Vashi Development Control	Your Ref:	F/2002/6025
From:	John Mullaney Environmental Heath	My Ref:	416
		Date.	06/03/02

PROPOSED ERECTION OF 2 DWELLINGS

16 SOUTH DRIVE, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 FEB 2002	Map No. 75A Site 0.14
Officer: EV / Application No. F/2002/6025	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 DWELLINGS

Location: 16 SOUTH DRIVE

Parish: WOKINGHAM Ward: WESCOTT

Applicant: GALE HOMES & INVESTMENTS LTD

Fee (10) Received 380-00 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	~~No drawing, side [illegible]~~		
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 : 1/03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees ✓ .....
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 ✓ .....
D. Pashley ✓ Demolition — both ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....
Thames Water ✓ re drainage.
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

..... SIN + See map
..... + please include site inside red line — 16 South Drive.
.....
.....
.....
.....
..... No pre-apps
.....

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

Tel: (0118) 974 6451

Date: 06 March 2002

My ref: F/2002/6025

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6025
16, South Drive, , Wokingham.
Proposed demolition of existing dwelling and erection of 2 dwellings.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6025**
16, South Drive, , Wokingham.
Proposed demolition of existing dwelling and erection of 2 dwellings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

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

Tel: (0118) 974 6451

Date: 06 March 2002

My ref: F/2002/6025

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

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Application Number: F/2002/6025
16, South Drive, , Wokingham.
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/6025

Proposal:
Proposed demolition of existing dwelling and erection of 2 dwellings.

Location:
16, South Drive, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6025 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 March 2002

Recd 11.55AM 27.2.02

6025

28.FEB.2002 6025

MARTIN HANHAM

M.R.T.P.I

Our Ref: MJH/DJH

CHARTERED TOWN PLANNER

21st February 2002

Planning Department
Wokingham District Council
PO Box No.157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Re: No.16, South Drive, Wokingham - Proposed redevelopment with two detached dwellings with integral garaging.

I enclose for your attention a formal detailed planning application in respect of the above matter comprising:-

1. Application form x 6;
2. Certificate "B" and copy of Notice No.1;
3. Application fee - £380 cheque;
4. Drawing No.3056/1 - 1:1250 scale Location Plan x 6;
5. Drawing No.3056/2 - 1:200 scale Site Plan x 6;
6. Drawing No.3056/3 - Floor plans x 6;
7. Drawing No.3056/4 - Elevations sheet 1 x 6;
8. Drawing No.3056/5 - Elevations sheet 2 x 6;
9. Drawing No.3056/6 - Street scene x 6.

The proposed development fully accords with Central Government advice contained in Planning Policy Guidance Note 3 and it is not necessary to fell any trees to facilitate the development.

I trust that you will soon be in a position to either favourably determine the application under your delegated powers or recommend that the Planning Committee approve the proposal. In the meantime, please do not hesitate to contact me should you require any further information or amendment to the submitted plans.

Yours faithfully

Martin J Hanham

Enc.

cc. Gale Homes & Investments Limited

7 WILLS CLOSE, CORFE MULLEN, WIMBORNE
DORSET BH21 3SR. Tel & Fax : 01202 658584

1509/ab

28.FEB.2002* 6025

PLANNING APPLICATION PART 1

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

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	GALE HOMES AND INVESTMENTS LTD
	ADDRESS	C/O AGENT
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MARTIN J HANHAM MRTPI
	ADDRESS	7 WILLS CLOSE CORFE MULLEN, WIMBORNE, DORSET
	POST CODE	BH21 3SR Tel No. 01202 658584
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	16, SOUTH DRIVE, WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.13
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EXISTING DWELLING AND ERECT TWO DWELLINGS WITH INTEGRAL GARAGES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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

PLANS/DRAWINGS

1:250 ~~XXX~~ Location Plan	X	1:100 Floor Plan	X
1:200 ~~XXX~~ Block Plan	X	Other	X
1:100 Elevations	X		

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	X	DEMOLITION	X
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	X	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.

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
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.	AS PER THE SUBMITTED PLANS -TO BE AGREED
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 SOAKAWAYS
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	
	2	
	3	
	4	2
	5 or more	
	TOTAL	2
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	+1

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 £ 380.00

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

SIGNED [signature] ON BEHALF OF GALE HOMES & INVESTMENTS LTD DATE 21.2.02

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.

28.FEB.2002 6025

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CERTIFICATE B UNDER SECTION 66

I certify that the requisite notice has been given to every person who, 21 days ending with the date of this application, was the owner of any part of the land to which the application relates, viz:-

Name and Address of Owners	Mr & Mrs E Gale 16 South Drive Wokingham Berkshire RG40 2DH
Date of service of Notice	21 February 2002
Signed	.....
On behalf of	Gale Homes & Investments Limited
Date	21 February 2002

AGRICULTURAL HOLDING CERTIFICATE

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

Signed	.....
On behalf of	Gale Homes & Investments Limited
Date	21 February 2002

28.FEB.2002 6025

TOWN AND COUNTRY PLANNING ACT 1990

Notice under SECTION 66 of APPLICATION for PLANNING PERMISSION

Proposed Development at	No.16 South Drive Wokingham Berkshire
I give notice that	Gale Homes & Investments Limited
is applying to	Wokingham District Council
for planning permission to	demolish the existing dwelling and erect two dwellings with integral garaging

Any owner of the land who wishes to make representations about this application should write to the Council at the Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR within 21 days of the date of service of this notice.

Signed on behalf of
Gale Homes & Investments Limited

Date 21 February 2002

"Statement of owner's rights

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

"Statement of agricultural tenants' rights

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

Col 7

ADDRESS 16 South Drive

PARISH WOKINGHAM

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1239 17/9/56	Mr Sherlock	Erect det. bungalow	11/10/56	C
R/22/65 8/3/65	Mr Sherlock	Ext to form 2 bedrooms	25/3/65	CA
29818 –			19.3.88	CA
MA 4501	MR. A LANGHAM	2/st. Ext	16.3.88	App
98/68836/F	Mr. T. Gale	S/St/F Ext.	10.2.99	C
FP98/8302	"	s/st garage extn.	8/1/99	App
F/2000/0386	" "	s/st rear extn. to form conservatory	17.03.00	C
F/2002/6025	Gale Home & Investments	Demolition dwelling & erect 2 dwellings		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

EV

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/6025 relates.

Address of site 16 SOUTH DRIVE

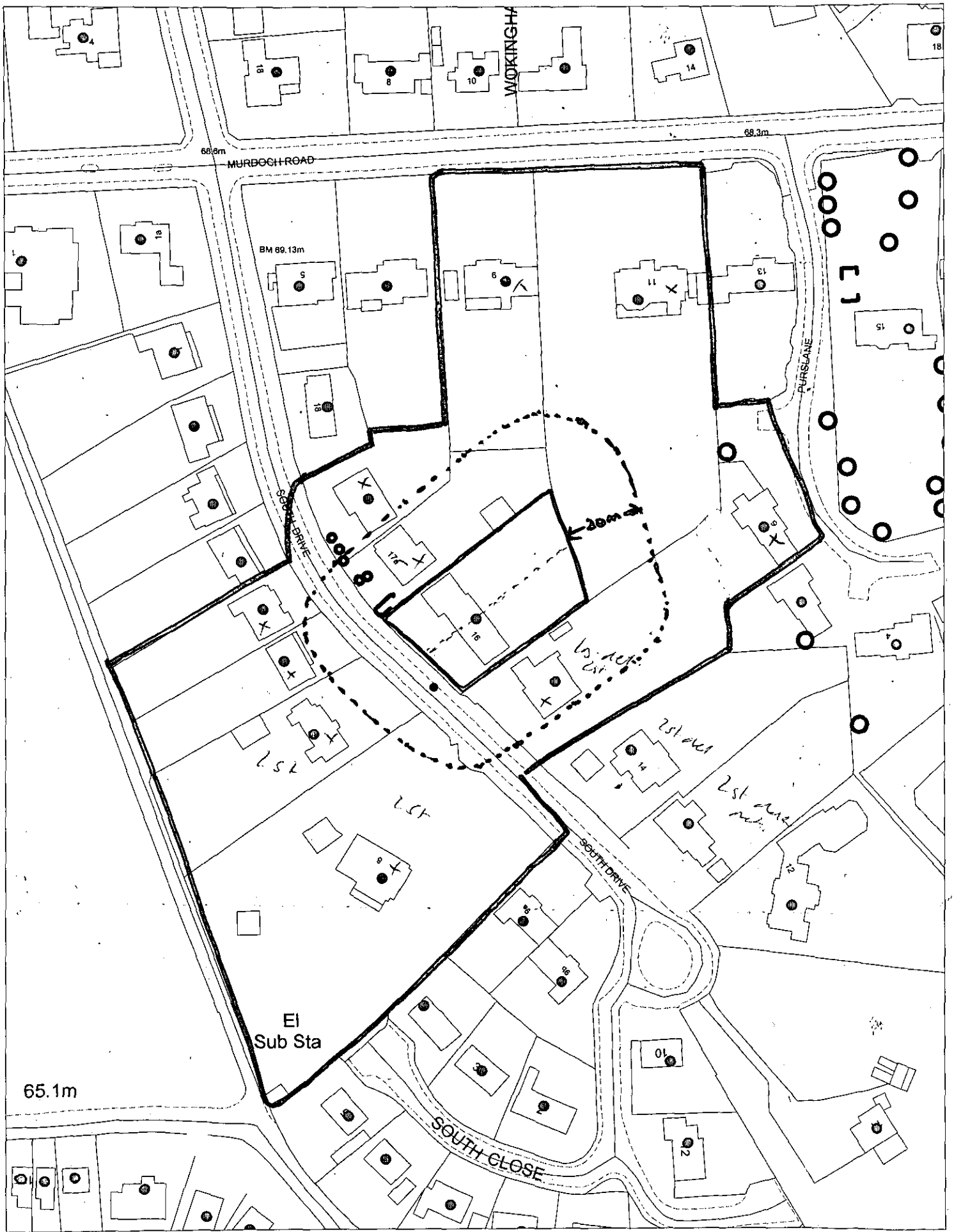
WOKINGHAM RG40 2DH

Signed

Date 14/03/02

18 MAR 2002
FILE

28.FEB.2002* 6025



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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002 Scale: 1 : 1250

28.FEB.2002* 6025

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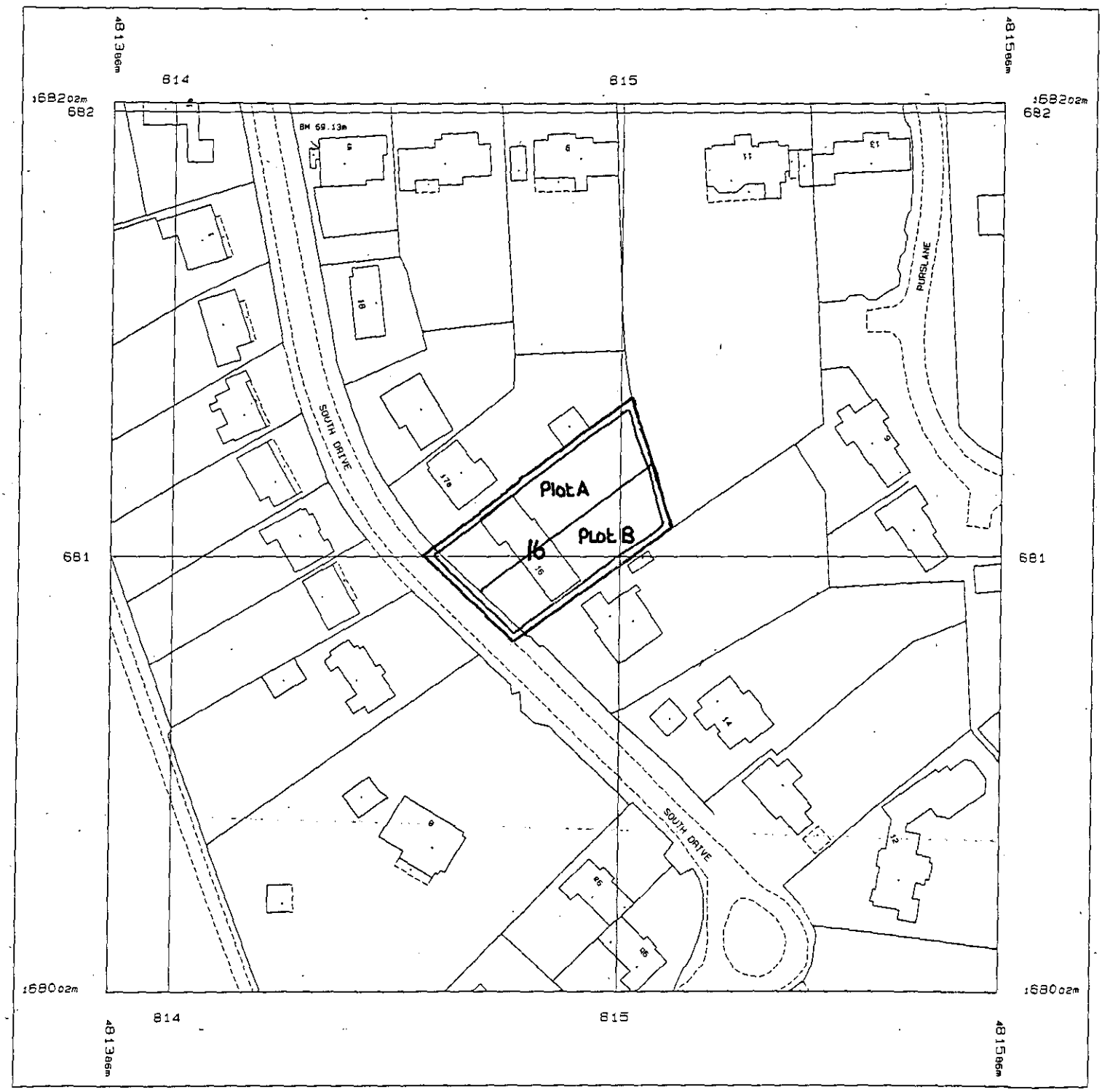
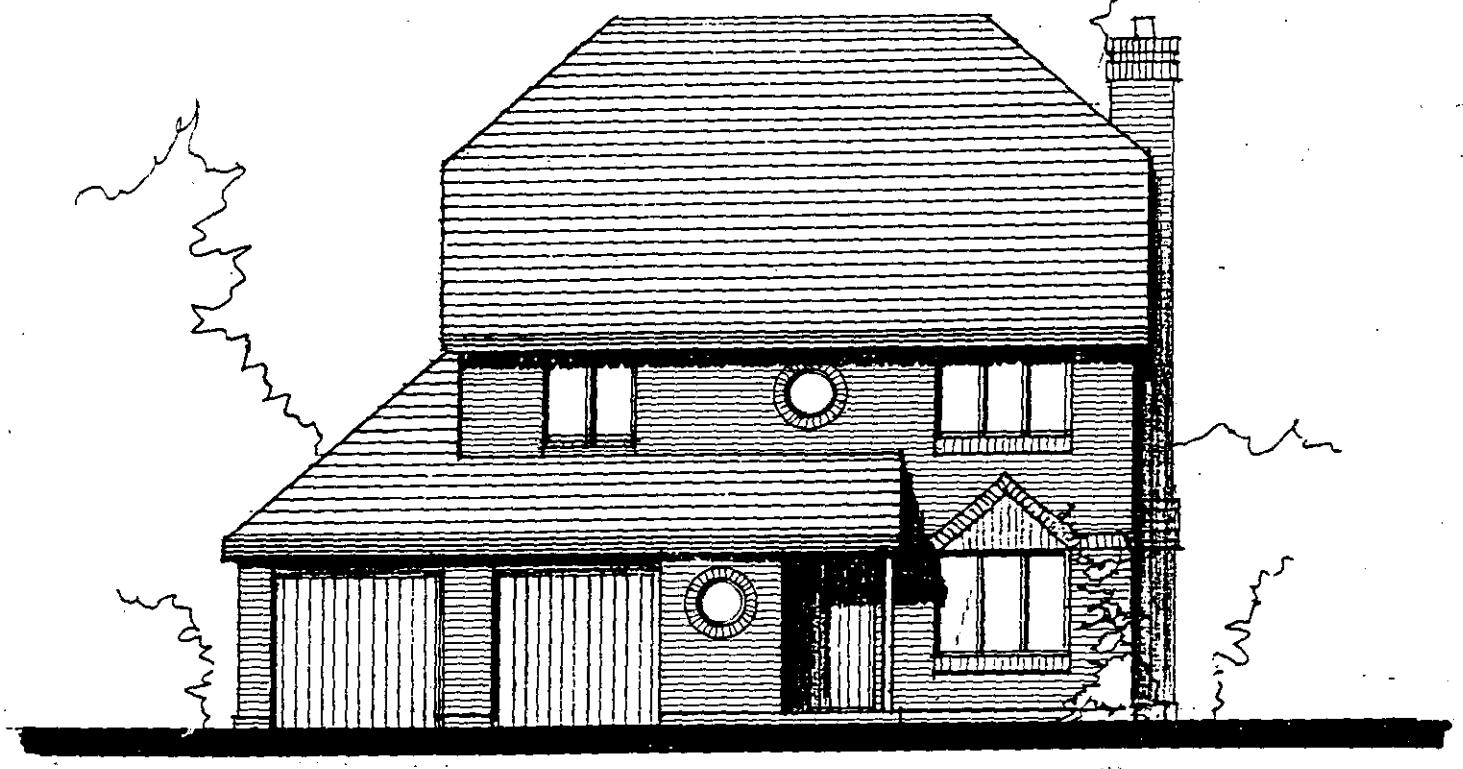


Produced 11 Feb 2002 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2002.

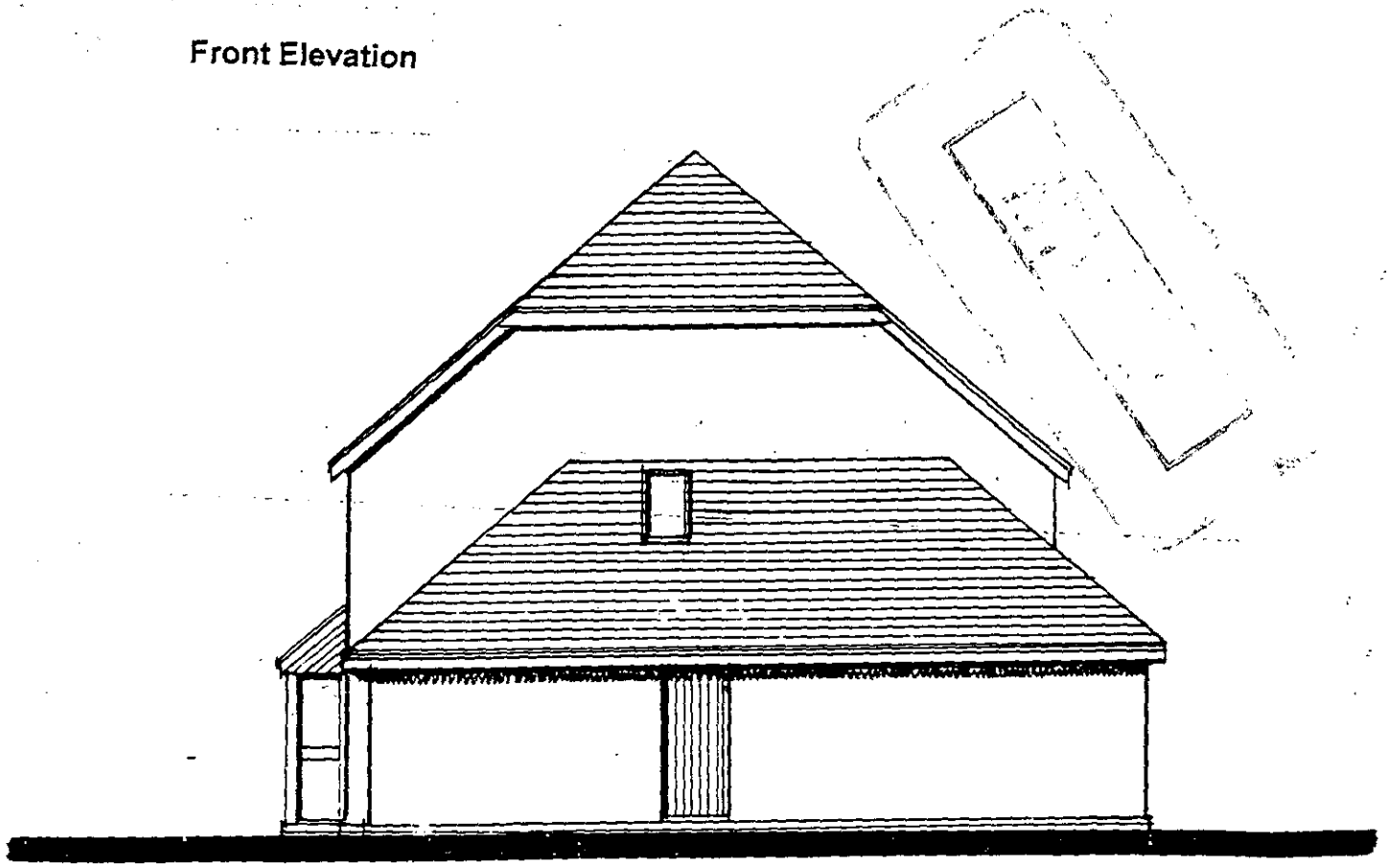
Location Plan. Drg No 3056/1 (scale 1:200)
Proposed redevelopment of 2 Houses on land at 16 South Drive, Wokingham.
for Gale Homes & Investments

RWN (Lytchett)
architect planners

28.FEB.2002 6925



Front Elevation

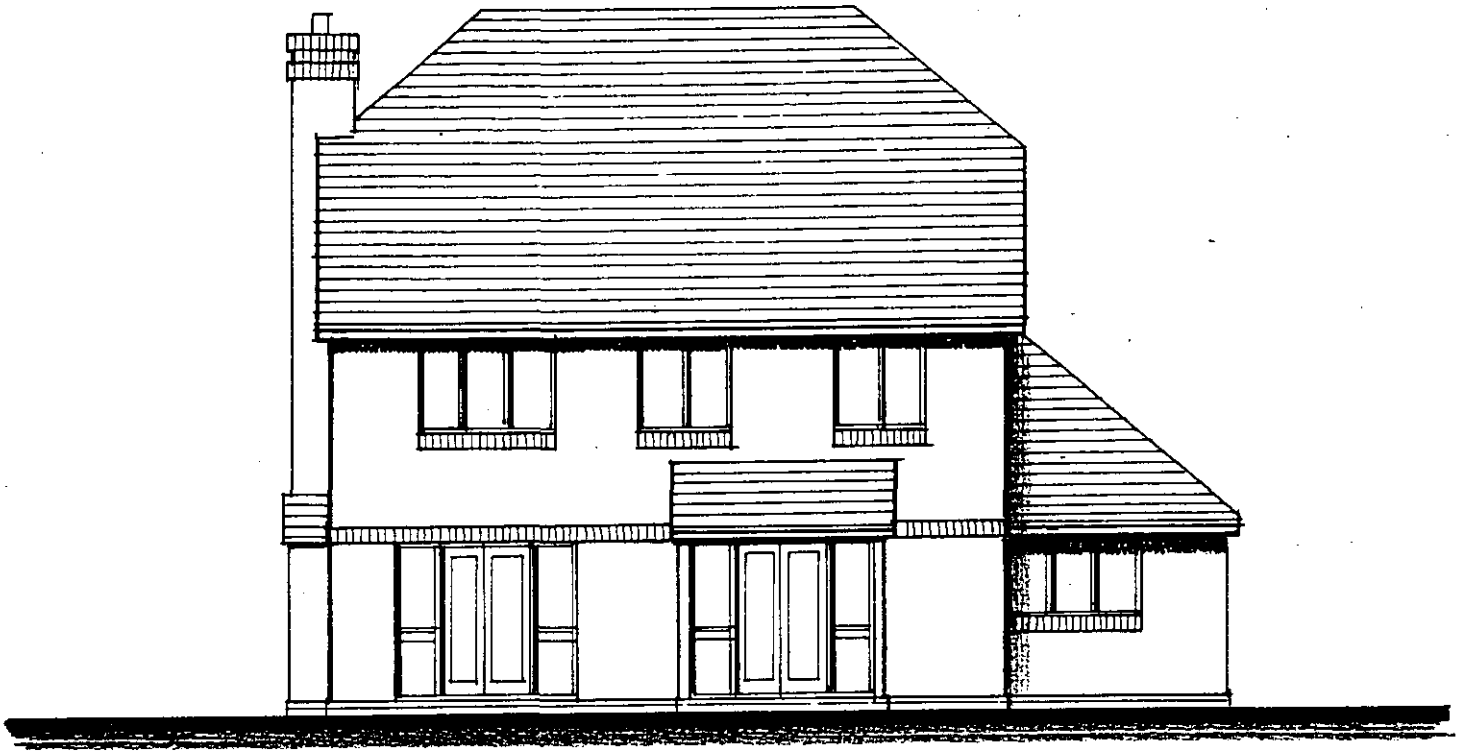


Side Elevation

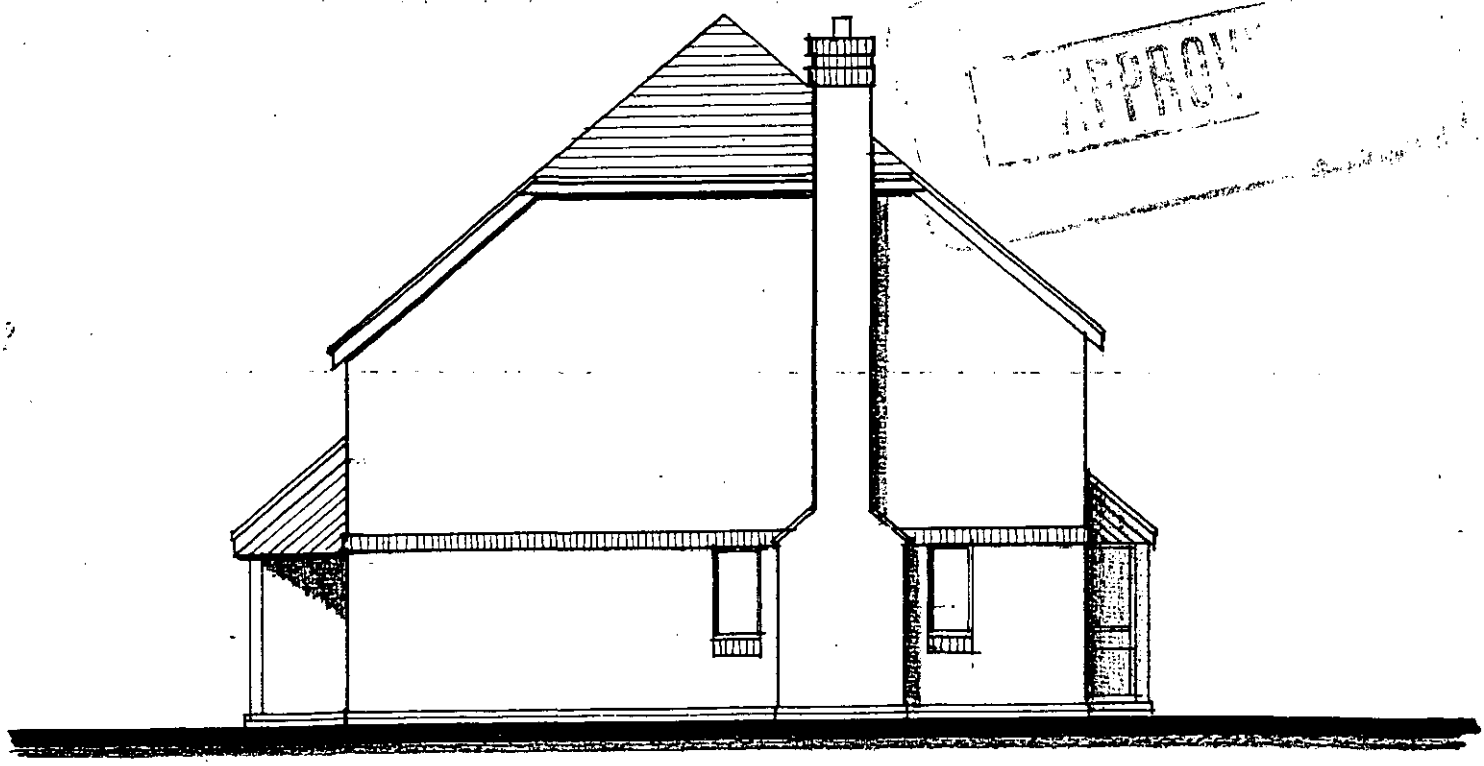
Elevations Sheet 1 - Drg No 3056/4 (scale 1:100)
Proposed redevelopment of 2 Houses on land at 16 South Drive, Wokingham.
for Gale Homes & Investments

RWN (Lytchett)
architect planners

28.FEB.2002* 6025



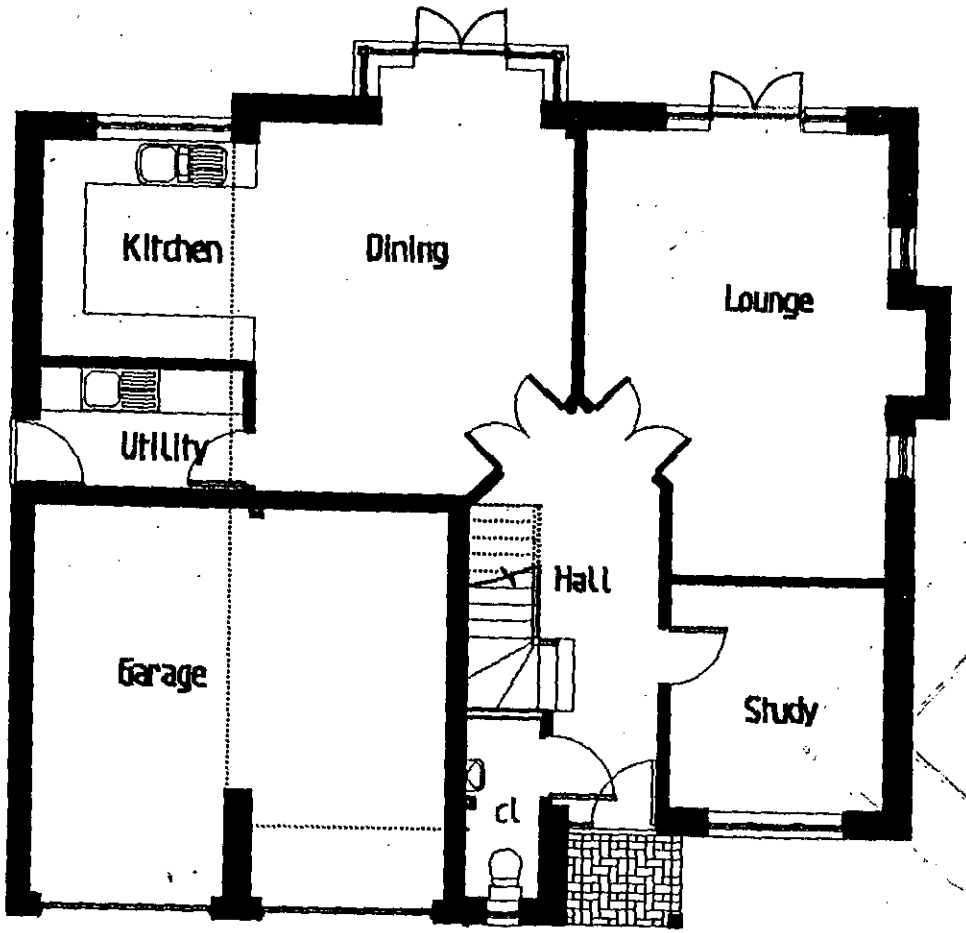
Rear Elevation



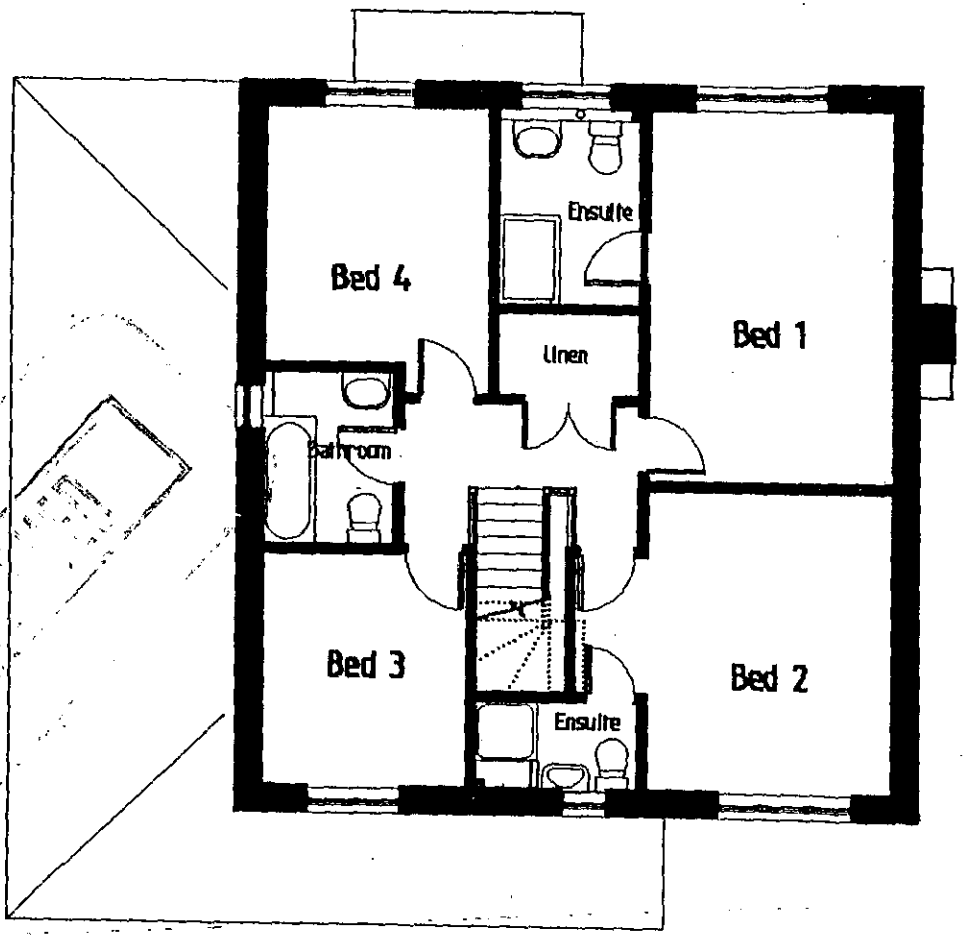
Side Elevation

Elevations Sheet 2 - Drg No 3056/5 (scale 1:100)
Proposed redevelopment of 2 Houses on land at 16 South Drive, Wokingham.
for Gale Homes & Investments

RWN (Lytchett)
architect planners



Ground floor plan

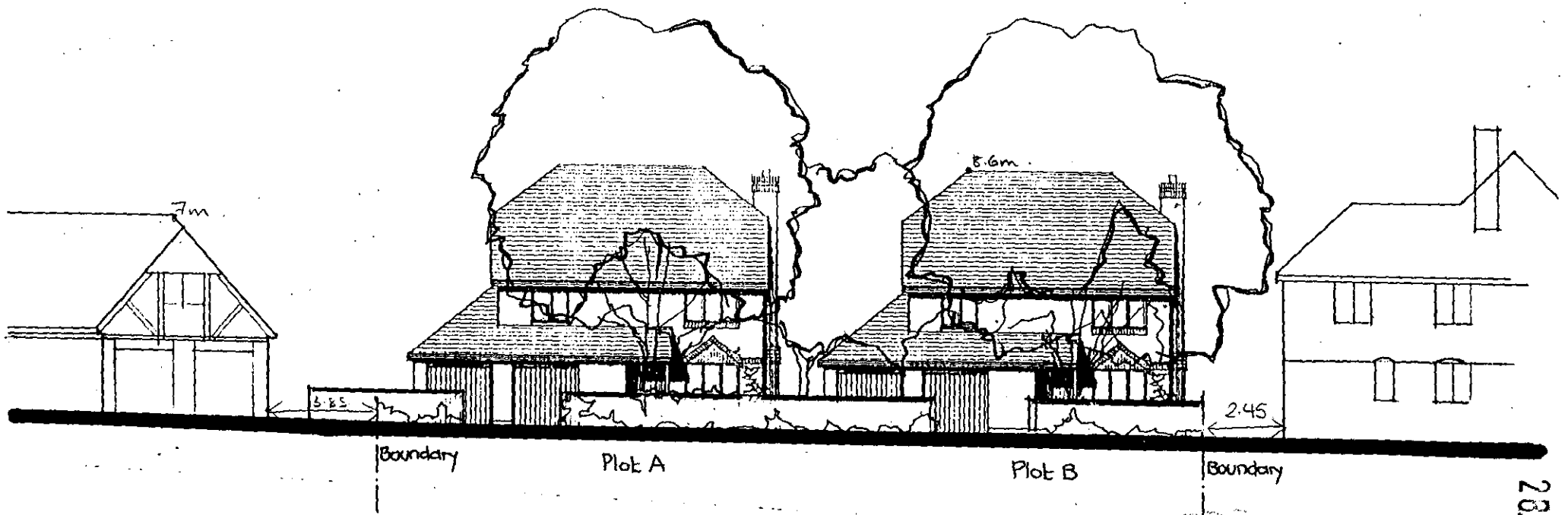


First floor plan

28.FEB.2002* 60235

Floor Plans. Drg No 3056/3 (scale 1:100)
Proposed redevelopment of 2 Houses on land at 16 South Drive, Wokingham.
for Gale Homes & Investments

RWN (Lytchett)
architect planners



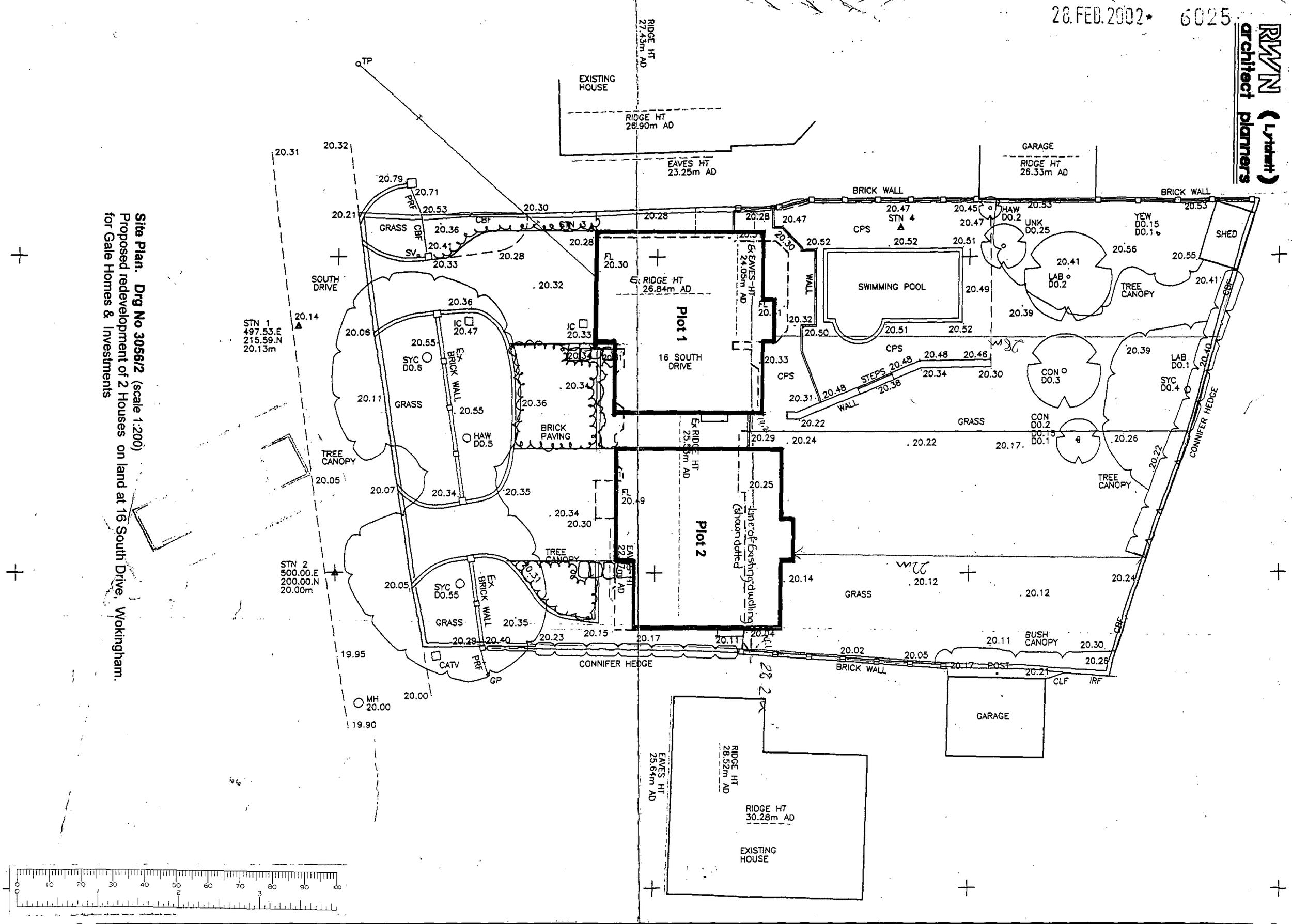
APPROVED

28.FEB.2002* 6025

Street Scene. Drg No 3056/6 (scale 1:200)
Proposed redevelopment of 2 Houses on land at 16 South Drive, Wokingham.
for Gale Homes & Investments

28.FEB.2002 6025

RWN (Lytchett) architect planners



Site Plan. Drg No 3056/2 (scale 1:200)
Proposed redevelopment of 2 Houses on land at 16 South Drive, Wokingham.
for Gale Homes & Investments