APPLICATION NO:
F/2002/8009

LOCATION:
37 Elm Lane, Lower Earley Reading.

APPLICANT:
A & G Ltd C/O John Challis Chartered Architect

PROPOSAL:
Proposed erection of 8 dwellings Demolition c existing dwelling.

EARLIEST DATE FOR DECISION: **15/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2003

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A & G Ltd
C/O John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

Application Number: F/2002/8009

Parish: **EARLEY**

Location: **37, Elm Lane, Lower Earley, Reading.**

Proposal: **Proposed erection of 8 dwellings. Demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. 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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

4. The landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other

than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

8. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

9. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.

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

11. 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.

12. 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.

13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

14. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

15. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

16. All construction and site operatives' vehicles shall access the site from Elm Lane then Rushey Way only, and this access shall be provided before development commences. There shall be no access via Beaconsfield Way for construction or site operatives' vehicles except for vehicles of not more than 3.5 tonnes for the final stages of construction.

Reasons

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

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

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

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

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

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

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

8. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

9. In the interests of highway safety and convenience.

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

11. In the interests of visual amenity.

12. In the interests of visual amenity.

13. To comply with the requirements of the Wildlife and Countryside Act 1996.

14. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

15. To safeguard the visual amenities of neighbouring residents and the locality.

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

Informatives

1. This approval is in respect of the OS Site Location Plan and drawing No. 0215.02D received by the Local Planning Authority on 12.02.03, drawings Nos. 0215.04A, 11 & 12 received by the Local Planning Authority on 28.01.03 and drawing No. 0215.01 (floor plans only) received by the Local Planning Authority on 15.11.02.

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

3. 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 H4, H5, H9, EN1, EN3, LD5, T6 and T7.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS2 and LPS3.
Wokingham District Local Plan (as agreed to be modified) Policies WOS3, WH1A, WH3A, WH6, WH6A, WBE1, WT6, WT7 and WIC16.

4. To comply with condition number 16 above, the proposed houses fronting onto Beaconsfield Way will need to be substantially constructed before the houses facing Elm Lane.

T. G Watson

Trevor Watson
Development Control Manager
Date: 20/03/2003

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 : Angela Odell

Application Number : F/2002/8009

Applicant : A & G Ltd C/O John Challis Chartered Architect.

Location : 37, Elm Lane, Lower Earley, Reading.
Proposal : Proposed erection of 8 dwellings. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 26.12.02.

Date Registered : 15/11/2002

Earliest Date for Decision : 15/12/2002

Latest Consultation Date/Site Notice Expiry Date : 15/12/2002

This application will have expired on: 10/01/2003. 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 :

Planning Issues :

Application Number: F/2002/8009

Appraisal :

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

at Committee 19.3.03.

Application Number F/2002/8009
Conditions/~~Reasons for Refusal~~ as per agenda for 19.3.03 with the following additional conditions/alterations: + extra informative.

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Condition No. 5. delete 7pm insert 6pm.
14	C040	R040.	
15	C043	R043	
16.		R44	All construction and site operatives' vehicles shall
			access the site from Elm Lane then Rushey Way only, and this
			access shall be provided before development commences.
			There shall be no access via Beaconsfield Way for
			construction or site operatives' vehicles except for
			vehicles of not more than 3.5 tonnes for the final
			stages of construction. ~~in accordance with a prog~~
	Informative		
	To comply with		
4	~~In relation to~~ condition No. 16 above,		
	the ~~house~~ proposed houses fronting onto		
	Beaconsfield Way will need to be		
	substantially constructed before the		
	houses facing Elm Lane.		

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Com' item
(Development Control Manager)

Date: 19/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 37 Elm Lane Lower Earley Reading.

APPLICATION NUMBER: F/2002/8009

OFFICER: Angela Odell

DATE OF SITE VISIT: 26.11.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential estate.

3. DESCRIPTION OF SITE/BUILDING Bungalow with single dormers at front & rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 9 Frieth Close is house with conservatory at rear (NE) and 2 windows above, and has long single ~~[illegible]~~ storey high wall on boundary (garage?) Nos. 100 & 102 Be confined Way & also 84 & 86 are one bedroom corner houses with obscure glazed bath room windows [illegible] on ~~[illegible]~~ 1st floor & kitchen? windows below.

5. SITE CONSTRAINTS

TREES Leylandii on front rear & most of side boundaries.

ACCESS/PARKING from Elm Lane.

LEVELS Land falls slightly to south.

BOUNDARY TREATMENT See above.

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 October, 2003
My ref. AO/F/2003/8009

Mr J Challis
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY – CONDITION 11 - LANDSCAPING

Thank you for your letter of 29 September and enclosed plan. I confirm the proposals are acceptable for compliance with condition 11 of the above consent.

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

Yours sincerely

AO

MRS A ODELL
Planning Officer

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 6 October 2003

Location:	37 Elm Lane, Lower Earley
Proposal:	Proposed erection of 8 dwellings. Demolition of existing dwelling.
Application Number:	F/2002/8009

In response to your informal consultation dated 2 October 2003, the landscape comments are as follows:

The information provided by the architect in his letter dated 29 September 2003 is now acceptable and the landscape condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES DEPT 73360
POL
DC Amo

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07860141627

29 SEPTEMBER 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 155.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell, Planning Officer.

Dear Mrs Odell,

Re: 37 Elm Lane, Lower Earley. FP/2002/8009

Thank you for your fax dated 10 September 2003 together with a further response from your landscape architect.

In respect of her items 1 and 2 there is no comment.

3. We are happy to use Betula jacquemontii "Grayswood Ghost" instead of Betula pendula, but still retain the need to monitor growth and reduce the numbers if required.

4. The developers are retaining ownership of four of the houses and the maintenance of the communal areas of the planting will be executed by their grounds maintenance department.

5. The Pyracantha will be two year old plants at a density of 1 metre centres and the Escallonia will be two year old plants at a density of 800mm centres.

We will now add 600mm wide beds in front of units 2, 3, 4, 6 & 7 which will be planted with Pennisetum "Orientale", one year old plants at 750mm centres.

If there is anything further you require, please do not hesitate to contact me.

Kind regards,

John Challis.
Copy : Client.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 10.9.03

TO: John Challis

FROM: Angela Odell **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 934 2236

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 37 Elm Lane - Landscaping

NOTES:
Please see attached address

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

DATE: 10 September 2003

Location:	37 Elm Lane, Lower Earley
Proposal:	Proposed erection of 8 dwellings. Demolition of existing dwelling.
Application Number:	F/2002/8009

In response to your informal consultation dated 5 September 2003 in relation to a letter dated 3 September 2003 from the applicant, the landscape comments are as follows:

1. When I visited the site in mid August the two trees I mentioned in my previous comments and part of the conifer hedge were still on site and had not been removed. If it is the intention that they are removed than I have no objections. The comment was made just to inquire if this vegetation was to form part of the landscape scheme.

2. Now having seen drawing no. 0215.02D it is clear the extent of the parking, which was not shown on the planting plan, and the restricted space there is for planting.

3. The planting of a hedgerow with hedgerow trees was only a suggestion. However a hedgerow would not be any more affected by honey fungus than the proposed plants shown on the planting plan and only then if honey fungus has actually been found within the soil and there is no evidence that it has. If it is the intention of the applicant for the planting to form a screen, then I would suggest that a more upright form of Birch is used such as Betula jacquemontii as it is less spreading than the proposed Birch and therefore there will be less of a requirement to remove the tree soon after it has been planted.

4. As it is the intention of some of the planting to be removed as it matures, the applicant will need to provide details of the future management of the trees in order to retain the screening.

5. The applicant will also need to confirm the size and density of the Pyracantha and Escallonia to be planted under the trees.

Catherine Brimble

Catherine Brimble
Landscape Architect

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07860141627

PLAN 72558
PC
D
No
04
CC

3 SEPTEMBER 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 155.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell, Planning Officer.

Dear Mrs Odell,

Re: 37 Elm Lane, Lower Earley. FP/2002/8009

Thank you for your fax dated 27 August 2003 together with a response from your landscape architect, to which I respond as follows:

1. The existing trees and hedges have all been removed, this is the reason they were not shown on the drawing.

2. The hardstanding is shown on the approved drawing numbered 0215.02d and it is not proposed to alter the details of the cobble edging to tarmacadam.

3. The purpose of the planting is to provide a screen of trees, not a hedge, with the intention of thinning them out after approximately ten years. It is not possible to successfully prune Silver Birch anyway. The underplanting has a naturally hostile nature to prevent people walking through it.

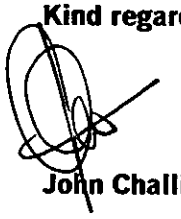
4. Our aboriculturalist has advised against planting hedging due to the previous planting of leyllandii which has a very high risk of contaminating the ground with honey fungus, which will subsequently kill new hedging.

5. Planting of larger trees than half standards carries an unacceptably high risk of failure due to the inability of larger plants to obtain sufficient moisture in their early years. Half standards planted at the centres shown, will give a fairly rapid screening effect and should establish themselves rapidly.

6. **The front hardstanding is a requirement to provide car parking to the standard set down by yourselves and, therefore, it is not possible to provide the main areas with planting. It is proposed to endeavour to provide a small area of cultivation immediately adjacent to the front walls of the centre two units facing Beaconsfield Way and the three left hand units of those facing Elm Lane.**

7. **Would please be so kind as to indicate your acceptance of the principles of our design in order that we may complete the planting plan for approval?**

Kind regards,



John Challis.

Copy : Client.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 27. 8. 03

TO: John Challis.

FROM: Angela Odell **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 934 7236.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 37 Elm Lane.

NOTES: Please see attached and deal with.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19 August 2003

Location:	37 Elm Lane, Lower Earley
Proposal:	Proposed erection of 8 dwellings. Demolition of existing dwelling.
Application Number:	F/2002/8009

In response to your consultation dated 6 August 2003 for the above application, the landscape comments are as follows:

There are a couple of existing trees and a conifer hedge on the site boundary with both Elm Lane and Beaconsfield Way. All are in a fairly poor condition and are not shown on the drawing. The applicant will need to confirm whether these are to be retained or removed.

It is not clear from the drawing (No. 0215.29) the extent of hardstanding (details of which need to be provided) at the front of each of the properties and if there is scope for further planting within this area. It is also unclear as to the purpose of the planting; if the trees are to form a hedge, then the plants are too big and planted too far apart, however if the concept is to form a screen of trees then the trees are planted too close together.

I would suggest that a hedgerow is planted along the boundaries using suitable species with the inclusion of specimen trees at regular intervals. The trees should preferably be larger than a half standard which is only up to 1.5m tall. Other shrub planting will need to be included at the front of each property to break up the large extent of driveway. The landscape scheme will need to include full plant names, size of plant at time of planting, planting densities or numbers and areas to be turfed.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 06 August 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Details to comply with condition 11 - landscaping. Drawing no: 0215.29.

Comments are required by 20/08/2003.

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

(RING ONE)

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

App. No. F/2003/8009 Date Rec. 4.8.03.

Location: 37 Elm Lane.

Parish: Farley

Applicant:

Description of attached plans: Condition 11 - landscaping.

Drawing No's: 0215.29

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO 5/8

Consultations Sent by Admin. on 06.08.03.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2003/2009 Date Rec. 4.8.03.

Location: 37 Ch - Lane

Parish: Gorley

Applicant:

Description of attached plans: Condition 11 - landscaping

Drawing No's: 0715.71

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: 2 [illegible]

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AC 5/5

Consultations Sent by Admin. on 06 [illegible]

Yellow - Case Officer Copy
Green - Part One Copy

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07860141627

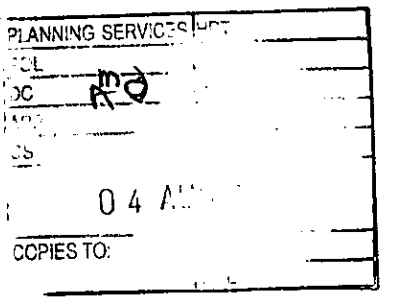
28 July 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 155.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

71716

PLANS TO MEET CONDITIONS

8809--



For the attention of Mrs A Odell, Planning Officer.

Dear Mrs Odell,

Re: 37 Elm Lane, Lower Earley. FP/2002/8009

Please find enclosed two copies of drawing numbered 0215.29 which shows the planting plan at the above.

Would you please be so kind as to issue your formal approval for this element of this project?

Kind regards,

John Challis.

Copy : Client.

80857

Tel: (0118) 974 6487 (Direct Line)
Email: Trevor.Watson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 28 July 2004
My ref: TGW/AO/SB/F/2002/8009
Your ref:
File ref:

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

Mrs J Criddle
9 Frieth Close
Earley
READING
Berks
RG6 5UY

Dear Mrs Criddle,

ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

I am in receipt of your letter of 17 July regarding the above matters.

Having read through the points that you detail I can understand your concerns over the impact that the carrying out of this development has had on your property. Having said this, I have to say that the great majority of the difficulties that you have experienced are outside of the control of the Planning Authority and are matters that you have clearly needed to take up with the developer. This is unfortunate but as I say not matters where the Council could have provided a remedy. In respect of working hours there was a condition on the planning permission controlling hours and if these were breached action could have been taken. I note your comments regarding boundary treatments/landscaping details. There was a condition on the consent requiring the supply of these details. These were submitted in August of last year and following discussions with my landscape colleagues and the provision of clarification from the applicant's agent these were considered acceptable and were agreed in October of last year. You would be welcome to inspect the file in this regard should you so wish.

I recognise that this development has clearly affected your property however I do not consider that there is anything further I can add to the points covered above. I trust these comments are of help.

Yours sincerely,

TGW

TREVOR WATSON
Development Control Manager

9 Frieth Close
Earley
Reading
RG6 5UY

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	80857
22 JUL 2004	
COPIES TO	
	FILE:

REPLY BY
5 AUG 2004

Trevor Watson
Development Control Manager
Wokingham District Council
Shute End
Wokingham

17 July 2004

cc: A&G Limited.

Dear Sir

Around 18 months ago we were informed of the planning application to build 8 houses on the plot next to our house, application no F/2002/8009. I thought you might like to know how is has been for us since then.

During the planning phase, we received various plans and were invited to comment. However, we were usually given only two days notice of any meetings which gave us no time to arrange with neighbours who would attend or to make arrangements for the family. Thus we were effectively cut out of any input to the planning.

At no time did the developers try to have any contact so that issues could be discussed openly, allaying fears and taking local views into account. The result is a group of houses that do not fit in with the surroundings and are not pleasant to look at.

The demolition work started without any notice on one of the hottest days last summer. No warning was given, so windows had been left open. The result: a thick layer of building dust over everything – books, cds, clothes, bedding, carpets, etc – that took hours to clean up. For the next couple of weeks, we had to keep all windows and doors shut tight from 7:15am to 8pm every day. If you remember, this was during the hottest spell for many years and our boys were at home, trying to study for exams.

Then the building started, and we had workers on site all day. To begin with it was not too bad and it was interesting to see the foundations going in, but when it came to construction it was a different story. I felt a total prisoner in my house 6 days a week as the behaviour and language of the men (and they were all men) made me feel unable to be outside unless accompanied by my husband or sons. We had to buy and put up nets, blind and curtains as our completely private back garden was opened up to sight from the road and builders. A radio was played constantly and loudly, such that we still had to keep all doors and windows shut throughout the day – and still the hot weather continued. By now the boys had finished their exams but I was still trying to study at home for a work related course – I work in a Wokingham School and wanted to get a significant amount of work done over the summer holiday.

On some occasions the workmen required access to our garden, but thought that it was acceptable to jump over the fence or gate rather than ask for access. They then trampled over the borders, damaging plants. I did speak to them about this, they apologised and waited until I was out to jump over again.

The wall between our property and the land being developed has served for many years as the back wall of a lean-to from our house. During August it became apparent that some damage had been done to this wall as cracks appeared and it started leaking. We managed to track down the developers through several phone calls – no details were posted and still no-one had contacted us directly.

Although sympathetic, they did not visit at that stage and wanted to leave it until a more convenient time in their building schedule, saying that a repair would be sufficient. As the autumn went on the leaks worsened, not helped by several things being dropped on the plastic roof and half a brick coming through!

We had buckets along the worst length that had to be emptied daily and we mopped the rest, again daily. We had to move many things into the garage as they would otherwise have been damaged by the standing water.

In February, some 6 months after the problem first arose, the developers decided that the problem was worse than they had thought from looking at their side of the wall and realised that they would have to take it down and rebuild, agreeing to "make good" the whole thing. So we then had to clear the entire contents – this being 37 foot long by 7 foot wide there was plenty to move and there was no offer of help. The wall came down and **then** we were informed that they would not be able to repair the lead channel that acted as a gutter and we would have to arrange that ourselves. This we did, but had to wait 6 weeks until our builders were able to come. Over the next ten weeks the wall was plastered and the damaged floor re-laid.

During these 16 weeks, we had to take several days off work to arrange work and allow access, we had no access to the things usually in the lean-to, we could not put the car in the garage, and we had to get up regularly in the night to let the dog out – he used to have access to the garden through the lean-to.

Finally it was all complete on the 10th June, some 9 ½ months after we first reported the damage.

We were then left to move everything back in. As no-one has been to finally check the standard of work, we are left with sorting a gap between the new and old walls, repainting the wooden roof beams where they were cut to refit, repainting the wall where is has not been given sufficient coats, replacing a light fitting that was broken, replacing trunking round electric cables that was split and fixing down the floor-covering in the doorway where it has been left flapping. We have had to pay the whole of the £700 bill to our builders to fix the guttering damaged when the wall was taken down – we were promised at least something towards this but nothing is yet forthcoming and we have given up waiting.

The garden has also suffered, and not only from neglect as I could not be out in it last summer. Several patio slabs were disturbed when the hedge was ripped up and will need to be re-laid. The fence between the properties was not replaced as promised and has already fallen down, requiring a repair. Our garden gate sustained damage from being climbed over and needs to be repaired. We need to redesign parts of the garden to take account of the change in sun / shade patterns.

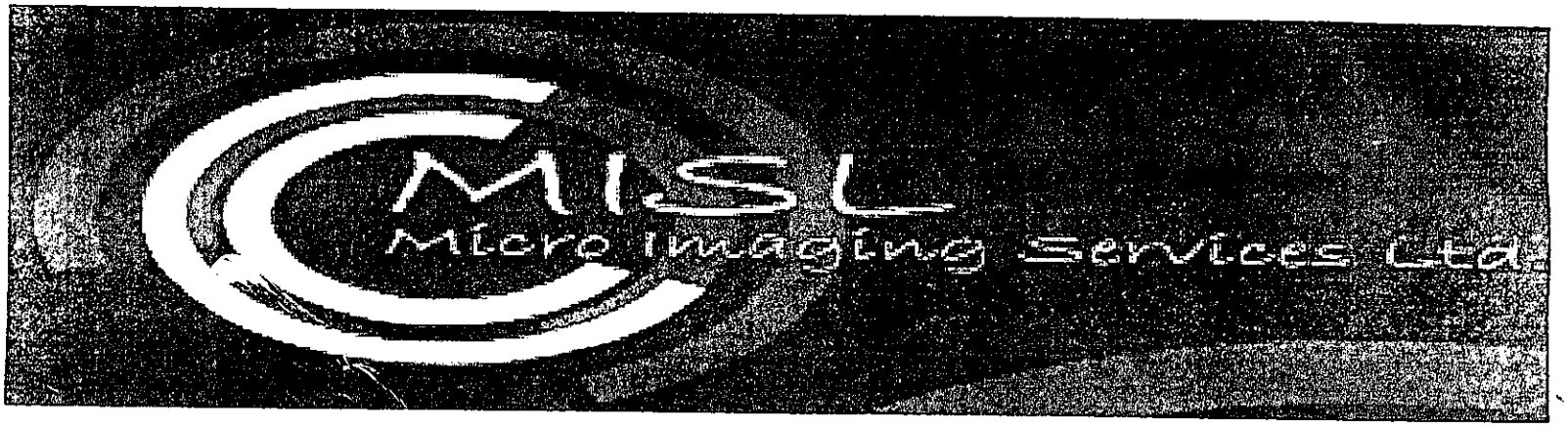
In the initial consultations with your department we were told that a 6 foot fence would be put up and screening plants would be planted. The developers told us that they could not put up a six foot fence as this is above the acceptable height and the planting is totally ineffective as they are approx 8 inches in diameter. I have attached photos to show the impact that this has all had on our outlook.

Overall I have felt that the process could have been handled so much better.

Yours truly,

Mrs J Criddle

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.

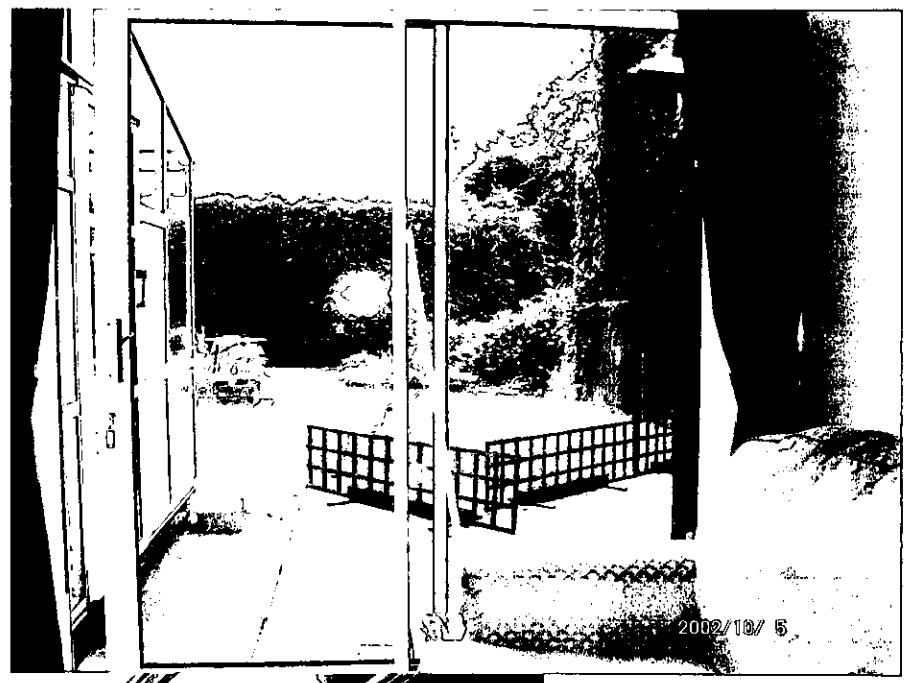


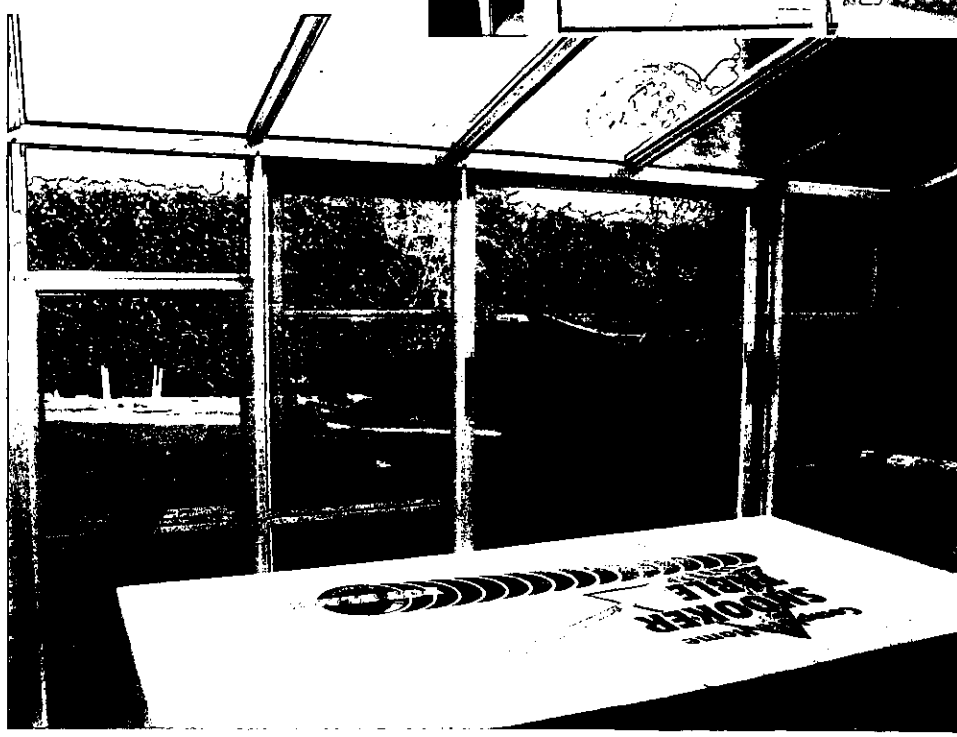
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Before –

A completely secluded,
quiet garden







The "screening plants" on the other side hardly even show in the photo.

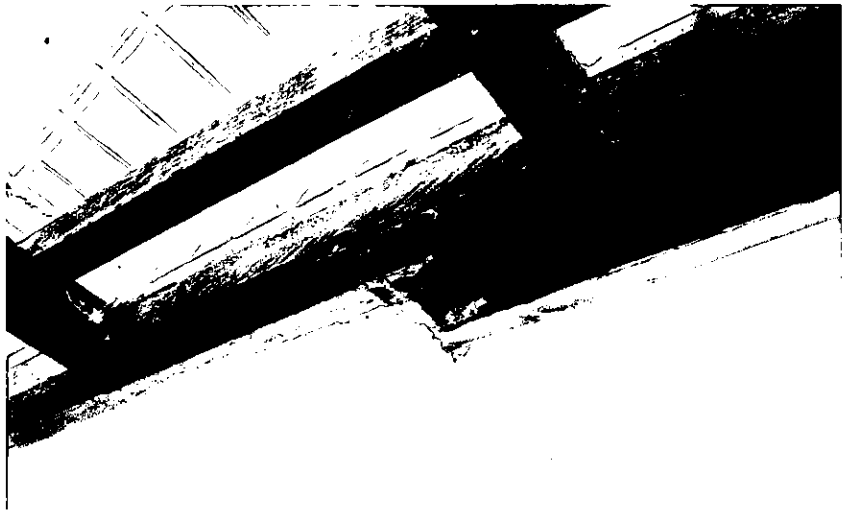


After – the same shots

Overlooked, overcrowded

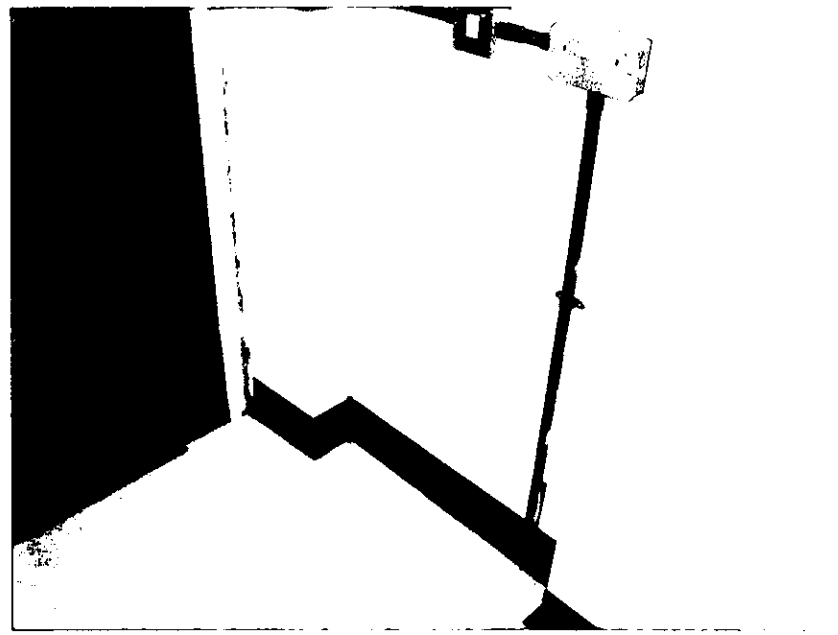
Note we have already started to redesign the garden planting a hedge along the side





Roof beams cut and not repainted

Gap between old & new walls. Broken trunking - dangerous!





Edge of vinyl not fixed down in main doorway

Currently duck-taped for safety

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 June, 2003
My ref. AO/F/2003/8009

Mr J Challis
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY - CONDITIONS

Thank you for your letter of 16 June.

Condition 2 - materials
I confirm the proposed materials listed below are acceptable for construction of the above development:

Bricks: Ibstock Cattybrook Brunswick Reds
Tiles: Redland Rosemary Red (plain tiles)

Condition 6 – Slab levels
I also confirm the proposed slab levels shown on plans Nos. 0215.20 Rev. A and 0215.21 Rev. A are acceptable for construction of the above development.

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

Yours sincerely

AO.

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 June, 2003
My ref. BC/DC/F/2002/8009
Your ref.

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

A & G Ltd
C/o John Challis Chartered Architect
72 Wargrave Road
TWYFORD
Berkshire
RG10 9PH

Dear Sirs

PLANNING PERMISSION F/2002/8009
SITE: 37 ELM LANE, LOWER EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/8009 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANGELA ODELL
Planning Officer

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8009	AO.
BUILDING CONTROL NUMBER.	BP 2003/4117	Andy Rudd.
~~APPLICANT~~/AGENT	John Challis	
ADDRESS OF SITE	37 Elm Lane Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	8 dwellings (2 terraces of 4 dwellings) + demolish existing dwelling	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	02 15 02 D	02 15 02 D	
ELEVATIONS	03A, 04B, 11A	03A, 04B, 11A	— minor amends.
FLOOR PLANS	20 + 21	01	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/3/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - floor plans not amended	
DATE	23/4/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

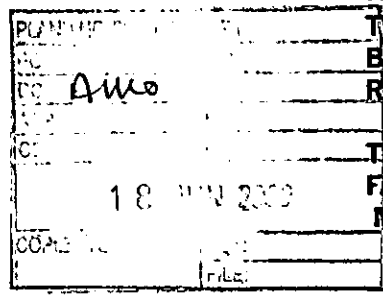
COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07860141627

70175



16 JUNE 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 155.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

PLANS TO MEET CONDITIONS

8009

For the attention of Mrs A Odell, Planning Officer.

Dear Mrs Odell,

Re: 37 Elm Lane, Lower Earley. FP/2002/8009

Please find attached samples of bricks and tiles proposed for the above for your approval. For the record the bricks are Cattybrook Brunswick Reds by Ibstock and the roofing tiles are Rosemary Red by Redland.

Enclosed are copies of drawings numbered 0215.20a and 21a which show slab levels and also drawing numbered 0215.6 which shows the level survey and the position of the temporary benchmark to which the levels shown relate.

I still await the preparation of the details of the landscaping, which is based on that shown on our approved drawings and will forward copies for approval as soon as I receive it.

We intend to commence site works on 30 June 2003 and would request your approval of the samples before then.

Kind regards,

John Challis.

Copy : Client.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 June, 2003
My ref. AO/F/2003/8009

Mr J Challis
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

Thank you for your letter of 27 May and enclosed plans Nos. 0215.03B, 04C, 11A, 20A and 21A. I confirm the alterations shown (rear access doors to end units) are accepted as minor amendments to the above consent.

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

Yours sincerely

Ao

MRS A ODELL
Planning Officer

JOHN CHALLIS
CHARTERED ARCHITECT

PLANNING SERVICES 69468
PO
D Amo
AF
C
27 MAY 2003
COMMEN
FILE

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

21 MAY 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 155.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell, Planning Officer.

Dear Mrs Odell,

Re: 37 Elm Lane, Lower Earley. FP/2002/8009

Further to our last telephone conversation I enclose copies of drawings numbered 0215.03B, 04C, 11, 20A and 21A, which show the rear access doors to the end units relocated to the rear elevations of both terraces.

Would you please be so kind as to confirm that these amendments can be dealt with as minor amendments to the approved application?

Kind regards,

John Challis.

Copy : Client.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 April, 2003
My ref. AO/F/2003/8009

Mr J Challis
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

Thank you for your letter of 3 April and enclosed plans. I advise you that they alterations are not accepted as a minor amendment to the above consent and will require a new planning application. (This is because the alterations propose windows in the rear elevations that would be closer to existing properties.)

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

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

67943
Amo
07 APR 2003
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3 APRIL 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 155.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell. Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Lower Earley.

I enclose copies of drawings numbered 0215.03a, 04b and 11a which show the elevations of the above that have been amended due to design development.

The rear doors of the end units have been relocated to the rear elevations to provide better use of space internally.

Would you please deal with these as minor amendments to the approved scheme.

Kind regards,

John Challis.

Copy: Client.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 April, 2003
My ref. AO/2002/8009
Your Ref. AT/TP

Parkers Estate Agents
1-3 Headley Road
Woodley
READING
RG5 4HT

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

Dear Mr Tinson

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY – CONDITION 13 - BATS

I advise you that as our ecologist has advised that the bat survey submitted on 14 April is acceptable under condition 13 of the above permission and demolition of the existing dwelling and any outbuildings on the site can now be undertaken.

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

Yours sincerely

AO

MRS A ODELL
Planning Officer

Angela Odell

From: Andy Glencross
Sent: 22 April 2003 13:52
To: Angela Odell
Subject: PA F/2002/8009 37 Elm Lane Lower Earley

Hi Angela

I am satisfied that this development is unlikely to adversely affect the local bat population and demolition can proceed.

Cheers

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/8009

Ext: 6492

Date: 15 April 2003

To: Andy Glencross
Countryside Officer (Biodiversity)

---

37 ELM LANE, EARLEY

Please find attached details relating to condition 13 (bat survey) of consent F/2002/8009.

Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

NMB

Natalie Brown

(On behalf of Angela Odell)

AT/TP

10th April 2003

68190
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POL | TLS
DC | PAF
APP
CS
14 APR 2003
COPIES TO

Andy Gilcross
Wokingham District Council
Shute End
Wokingham
Berkshire
RG41 1BN

Parkers
Residential Sales & Lettings

1/3 Headley Road
Woodley
Berkshire RG5 4HT
Telephone : (0118) 969 3999
Fax : (0118) 944 0873
E-mail : woodley@parkersproperties.co.uk

Dear Andy

Re: 37 Elm Lane, Lower Earley, Reading, Berkshire. RG6 5UE.
Application Number: F/2002/8009

Further to our telephone conversation, I enclose copy of Paula Cox's bat survey for the above mentioned property as requested as part of our planning condition.

If you could please confirm that the Council are happy with this report as we would like to start the demolition of the site as soon as possible.

I trust this meets with your approval.

Yours sincerely

Adam Tinson
PARTNER

Cc: John Challis
Angela Odell ✓

Commissioned by:

Mr Adam Tinson
A&G Ltd
1-3 Headley Road
Woodley
Reading
Berkshire
RG5 4HT

REPORT OF A SURVEY OF 37 ELM LANE, LOWER EARLEY, READING FOR BATS

April 2003

Paula R Cox BSc (Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

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PCL
DC
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CS
14 APR 2003
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REPORT OF A SURVEY OF 37 ELM LANE, LOWER EARLEY, READING FOR BATS

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- 4.3 Outbuildings
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6.0 Precautionary Advice

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REPORT OF A SURVEY 37 ELM LANE, LOWER EARLEY, READING FOR BATS

1.0 Background

Wokingham District Council has granted planning permission for the demolition of the chalet bungalow at 37 Elm Lane, and for the erection of eight dwellings on the site. As a condition of the permission, the planning authority has requested that a bat survey of the existing building be carried out before works can commence. Mr Adam Tinson, of A&G Ltd, therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist to carry out the necessary work to comply with the condition.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Methodology

A full inspection of the chalet bungalow at 37 Elm Lane, Lower Earley, Reading was carried out on 7 April 2003. The exterior walls were checked and also windows, sills, ledges, pipes etc where droppings could lie undisturbed. Using 10x50 binoculars where necessary, the building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles, spaces behind eaves and badly fitting soffits and bargeboards. The roof was also inspected at close quarters from the balcony and window at first floor level.

The inside of the two lofts were examined for the actual presence of bats, and also for signs such as droppings in cobwebs or on surfaces, and staining caused by urine, faeces or fur rubbing.

As the work was carried out in early April before most bats have returned to their breeding sites and as no evidence of bats was found, an evening survey to check for emergence was not considered necessary.

4.0 Results of survey

4.1 General description

The chalet bungalow was single storied with two wings at the front with gabled ends, and the main roof was hipped. The building faced southwest onto the old part of Elm Lane among the modern houses of Lower Earley, to the east of Reading. There were gardens at the front and rear with lawns, conifers and shrubs including an 8m Leylandii hedge enclosing the back garden. There were two small sheds and a greenhouse in the back garden, which was surrounded by residential housing.

4.2 Exterior

The chalet bungalow had brick walls rendered white and a hipped, clay-tiled roof with gables at the front. There were dormers at the centre of the front and back.

4.2.1 Front, southwest

The clay tiles were uneven with some spaces between, but the ridge was intact and the hip ridges and tile ends were cemented in. The dormer section had hanging tiles that had gaps at the corners and some gaps between, and there were also two spaces around the beams behind the bargeboards. The side gables had planked soffits behind the bargeboards and narrow gaps revealed that the tiles were laid directly onto the wood leaving no crevices for roosting. The soffits were well fitting. Inspection from the first floor did not reveal any staining or bat droppings on the visible parts of the roof. The metal flashing on the front chimney was not raised.

The open porch had a flat ceiling with no roost sites and there were no droppings on the metal replacement windows, tiled sills and walls or on the floor of the porch.

4.2.2 Side, northwest

There were no windows, the chimney flashing was not raised, the hipped ridges were cemented and the planked soffits were well fitting and there were no bat droppings on the rendered wall.

4.2.3 Rear, southeast

There was a central dormer with a balcony from which the roof was inspected. The hanging clay tiles at the dormer sides were laid directly onto sheets of composite material leaving no space behind, and although there were gaps where two beams emerged from the rear of the bargeboards and some gaps around some of the hanging tiles of the dormer no droppings or staining indicative of the presence of bats was found. There were no droppings in the gutters.

The tile ends were cemented as before and the windows, sills, walls and patio doors were negative for bat signs. The recessed porch over the patio doors was open with a flat ceiling and no potential roost sites

4.2.4 Side, northeast

The small rear section of the integral garage had a flat asphalt roof with no obvious gaps. The roof was as already described with a ventilation pipe cemented into the roof, and there were no droppings on walls or windows on this side of the house.

4.3 Outbuildings

There was a shed attached to the rear of the garage with a half pitched, tiled roof. Inside there were wooden planks under the tiles and no obvious way for bats to reach the interior.

A second shed was located at the bottom of the back garden. This was wooden with a wooden lining and fibreglass insulation between the two layers, leaving no crevices for bats. The roof was flat and there were no roost sites there.

The greenhouse next to this shed was all glass and unsuitable for bat roosting.

4.4 Integral garage

The pitched section of the roof was partially visible from the ground and had underfelting behind battens. The central ridge was thick with cobwebs and the only gap to the outside was under the door to the back garden. No bats or evidence of their presence were found here.

4.5 Interior

None of the habitable rooms had any access for bats from the outside.

4.5.1 Loft 1

The first loft void was reached via a hatch in the ceiling over the stairwell at first floor level. This was a small void and could not be entered, but the ridge was visible and there was a thick layer of insulation on the underside of the roof. No bats or droppings could be seen.

4.5.2 Loft 2

This was reached from a hatch at ground level in the bedroom and extended from front to back on the northwest side. There was underfelting plus fibreglass insulation on the walls and between the joists, over which plastic sheeting had been laid. It was therefore easy to see that there were no bat droppings on the floor underneath the ridge-board, which was thickly cobwebbed. The brick gables at either end were cemented in with no visible gaps and there did not appear to be any access to the loft void from the outside. No signs of bats were found.

4.6 Vegetation to be removed

The front garden had a paved drive with a sunken paved circle. A conifer hedge, a brick wall and a hawthorn hedge to the road formed the boundaries. The lawned area

held a magnolia, conifers and a spruce tree plus flowers in borders. None of this vegetation was suitable for bat roosting.

An 8m high Leylandii hedge enclosed the rear garden and there were also other conifers and shrubs with a small pool and rock feature. None of the trees were suitable for bat roosting.

4.7 Summary of results

A full survey of 37 Elm Lane, Lower Earley was carried out on 7 April 2003. There were a few gaps between tiles on the roof and around the dormers that would potentially allow bat access to any space behind, but no evidence of bat presence was visible from the balcony and first floor windows. No droppings were present on the exterior of the house, and none of the outbuildings were suitable for bat roosting.

5.0 Impact of proposed development on bats

On present evidence, demolition of 37 Elm Lane should have no adverse impact on individual bats or on local bat populations, as no bats or signs of their presence were found in the property.

6.0 Precautionary advice

Although no evidence of bats was found during the site inspection and roost sites appear to be limited, there are a few gaps between tiles on the roof and around the dormers that could potentially allow access to any spaces behind. Bats are mobile, responding to changes in their environment, and it is just possible that a bat or bats could enter the roof in the future. If demolition is delayed the contractors should be advised that if a bat is found during roof removal, work in the vicinity should stop immediately until advice has been obtained from a licensed bat ecologist or English Nature.

7.0 Summary and conclusions

No bats or signs of their presence were found during the inspection of 37 Elm Lane Lower Earley, Reading and roost sites appear to be limited. Therefore demolition of the bungalow and outbuildings, and removal of the trees should have no adverse effects on individual bats or on local bat populations. As there are a few gaps between tiles on the dormers and the roof, precautionary advice is given should demolition be delayed.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8009	15.11.02	Cllr. Fiona Rolls	Earley

Applicant: A & G Ltd
Location: 37 Elm Lane, Earley
Proposal: Proposed erection of 8 dwellings and demolition of existing dwelling

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Angela Odell

SUMMARY:

Proposal
This application was deferred from the Development Control Committee of 26 February for members to carry out a site visit. The site visit took place on 7 March 2003. The following additional information was given to members in the Members' Update at the Committee of 28 February. One additional letter received from a previous objector. The letter raised concerns that the Committee report was not available and that 5 days' notice of the meeting was inadequate. It also stated that their concerns had not been addressed and that they understood that the houses may be for housing association use, which was denied at earlier stages. Regarding the latter point, the application has been submitted by a private company, not a housing association.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions as set out in the attached report.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8009	15.11.02	Cllr. Fiona Rolls	Earley

Applicant: A & G Ltd
Location: 37 Elm Lane, Earley
Proposal: Proposed erection of 8 dwellings and demolition of existing dwelling

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Angela Odell

SUMMARY:

Proposal
The proposal is to demolish the existing bungalow and erect 8 x 2 bedroom houses in two terraces of 4 houses each; with one terrace facing onto Elm Lane and the other terrace facing onto Beaconsfield Way. The latest revised plans show the house at the north-western end facing Elm Lane sited one metre further forwards with the two adjacent middle terraced houses also brought forwards, an oriel window in the first floor rear elevation of the proposed house at the north-western end facing Beaconsfield Way, and alterations to the accesses and parking layouts to provide 14 parking spaces; 7 onto each road frontage.

The application has been listed by Councillor Rolls on grounds of overdevelopment of the site, and access to rear properties not clear.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 PLANNING HISTORY

On this 0.12 ha. site there is a bungalow with a few trees in the rear garden and conifers around the site's boundaries. Access is from Elm Lane. On the north-west side of the site are detached houses in Frieth Close and Beaconsfield Way, and a row of 4 existing terraced houses on the opposite side of Beaconsfield Way. On the south-east side are blocks of chalet bungalows (4 units per building) and on the opposite side of Elm Lane there are sheltered housing units in Larkes-Meade. Elm Lane is a cycle track and footpath only beyond the site to the south-east.

2 CONSULTATION

Earley Town Council : Recommend refusal on grounds of over-development, insufficient parking and difficult access on to Elm Lane (comments attached).

Revised Plans: No change to above comments.

16 letters of objection on the following grounds:

- over-development at too high a density with increase in noise from 8 households.
- unacceptable overlooking, loss of outlook and light.
- loss of trees, including reduction in security.
- access on to Elm Lane would be dangerous as conflict with cyclists and pedestrians, including elderly.
- insufficient parking. Would exacerbate existing parking problems and could cause obstruction problems.
- Would overload infrastructure.
- dust, nuisance and potential obstruction from construction lorries.

Various Revised Plans: 5 letters of objection received from 3 addresses: - no change to above comments as do not consider the changes overcome the above objections.

Access and Movement: *Revised Plans:* No objection subject to conditions.

Council's Ecologist: Requires submission of a survey of the existing buildings to be demolished by a trained and licensed bat worker before any permission is granted.

Council's Consultant Archaeologist: Confirms submitted archaeological report is satisfactory and no further work will be required.

Environmental Health Officer: No objection. Recommends standard hours of construction condition.

Tree Officer: No objection subject to a condition requiring submission of landscaping scheme.

3 APPRAISAL

Main issues:

A. Principle of proposed development, including density and housing mix. (Berkshire Structure Plan policies H4, H5 and H9; Loddon Area Local Plan policies LH1 and LH8; Wokingham District Local Plan (as agreed to be modified) policies WOS3, WH1A, WH3A and WH6; Planning Policy Guidance Note 3).

B. Effect on the character and appearance of the area. (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (as agreed to be modified) policies WOS3, WH1A, WH6A, WBE1 and WBE10).

C. Effect on neighbouring properties. (Loddon Area Local Plan policies LBE2 and LBE5; Wokingham District Local Plan (as agreed to be modified) policies WOS3 and WBE1).

D. Access and Movement. (Berkshire Structure Plan policies LD5, T6 and T7; Loddon Area Local Plan policies LT5 and LT6; Wokingham District Local Plan (as agreed to be modified) policies WT6 and WT7; Planning Policy Guidance Note 13).

E. Flooding. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 and LPS3; Wokingham District Local Plan (as agreed to be modified) policy WIC16).

F. Comments made by Earley Town Council and local residents.

A. <u>Principle of proposed development, including density and housing mix</u>

As the site is within an existing settlement in a sustainable location, the proposal is acceptable in principle and would provide 8 small dwellings as encouraged by policy WH6. The density would be 70 dwellings per ha. This is high under the Council's density policy WH3A which requires density to be between 30 and 50 dwellings per ha. However, this policy also states that at places where there is good public transport accessibility or where there are centres along good quality public transport corridors, densities in excess of 50 dwellings per ha. will be supported. As the site is close to the District Centre, it is considered that the proposal would be acceptable under policy WH3A. The issue of density is considered further in Section B below.

B. <u>Effect on the character and appearance of the area</u>

The density of the scheme would be higher than that of the group of detached houses to the north-west, but lower than that of the chalet bungalow units to the south-east, and broadly similar to that of the terraced houses opposite in Beaconsfield Way. Because there are two site frontages on to existing roads, an internal access road is not needed and therefore very efficient use is made of the site space. It is therefore considered that the proposal would not be over-development. There is no objection by the tree officer to the loss of the conifers around the site's boundaries. The staggered rows of terraces would fit in with the existing building lines on both road frontages and it is considered that the proposal would have acceptable visual impacts on the street scenes and character and appearance of the area.

C. Effect on neighbouring properties

9 Frieth Close: The main windows of this house face south-west and north-east, but there is a single storey side extension this side with the kitchen in the middle part of it with 3 windows and 2 roof lights facing south-eastwards towards the site. There is a high wall along the site boundary adjacent to the south-east elevation of no. 9 Frieth Close. The revised plans show the proposed house nearest on the Elm Lane frontage would now be clear of 2 out of 3 of these kitchen windows. The nearest proposed house on the Beaconsfield Way frontage is proposed to have an oriel window with no glass in the side facing towards No. 9 Frieth Close. (This is to be a 'V' shaped projecting window with glass in the south side only and opaque material in the north elevation [facing No. 9 Frieth Close].) It is therefore considered that any overlooking from the adjoining proposed house would be sufficiently oblique and at a distance of about 17 metres to be acceptable.

No. 10 Frieth Close: As the site layout plan shows that none of the nearest proposed house on the Elm Lane frontage would be directly opposite the windows in the rear elevation of No. 10, which is in any case angled away, the effect is considered acceptable.

No. 82 Beaconsfield Way: None of the nearest proposed house on the Beaconsfield Way frontage would be opposite No. 82 and it would be at least 13 metres away. Only a landing window is proposed in the side elevation which could be obscure glazed and fixed shut. The effect is therefore considered acceptable.

As the nearest proposed house on the Beaconsfield Way frontage would be at least 26 metres away, this is considered sufficient distance to avoid unacceptable overlooking.

No. 100 Beaconsfield Way: This chalet bungalow has a side kitchen area window facing the side of the nearest proposed house on the Elm Lane frontage. However, as the kitchen area is part of the living room which has a main window facing north-eastwards, this is considered acceptable. (Above the kitchen is a bathroom window.)

The effect on neighbouring properties is therefore considered acceptable.

D. Access and Movement

14 car parking spaces are proposed. This complies with the Council's maximum standard for 2 bedroom dwelling units of 1.5 spaces per dwelling and one visitor space per 4 units. The accesses onto Elm Lane and Beaconsfield Way are also considered acceptable.

E. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding.

F. Comments made by Earley Town Council and local residents

These have been noted and addressed above. The scheme falls below the threshold above which contributions to services and infrastructure are required.

4 CONCLUSION

As the proposal is for redevelopment to provide small dwellings on a site that is in a sustainable location, it is acceptable in principle. It is considered that the effects on the character and appearance of the area, on adjacent dwellings and access and parking are acceptable.

5 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

Conditions.

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

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

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.

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

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

4. The landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

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

5. 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.

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

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

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

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

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

8. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Reason: To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

9. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience.

10. No building shall be occupied until the vehicular accesses have been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

11. 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.
Reason: In the interests of visual amenity.

12. 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.
Reason: In the interests of visual amenity.

13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

Informatives.

1. This approval is in respect of the OS Site Location Plan and drawing No. 0215.02D received by the Local Planning Authority on 12.02.03, drawings Nos. 0215.04A, 11 & 12 received by the Local Planning Authority on 28.01.03 and drawing No. 0215.01 (floor plans only) received by the Local Planning Authority on 15.11.02.

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

3. 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 H4, H5, H9, EN1, EN3, LD5, T6 and T7.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS2 and LPS3.
Wokingham District Local Plan (as agreed to be modified) Policies WOS3, WH1A, WH3A, WH6, WH6A, WBE1, WT6, WT7 and WIC16.

DELEGATED

FROM: Angela Odell

DATE: 22 November 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

13 DEC 2002

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EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Site Address: 37, Elm Lane, Lower Earley, Reading.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Your observations are required in respect of this application **by 15/12/2002** .

Whilst the Town Council always welcomes proposals to supply additional affordable housing in this area, it was felt that such housing should be no larger than two bedroomed to ensure that purchase is ultimately achievable by the target market.

However, with regard to this application, it was felt that it represented an overdevelopment of the site, and that there was insufficient parking. Additionally, it was felt that access onto Elm Lane would be extremely difficult, and because of the insufficient on site parking, parking from the site would park in Elm Lane which is very near to Larkesmeade, where there is already a parking problem.

It was, therefore, requested that this application should be refused.

REVISED PLANS

Councillors considered that this additional information and revisions did nothing to alleviate the concerns previously expressed about this proposal and remained, therefore, of the view that this application should be refused.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8284	06.01.03	Councillor Rowland	Woodley

Applicant: Mr/Mrs A Singh
Location: 118 Fairwater Drive, Woodley
Proposal: Two storey side extension

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Richard Knight

SUMMARY:

Proposal
The proposal is a two storey side extension forming entrance lobby, cloakroom/shower and utility room on the ground floor and an additional bedroom on the first floor.

The application is before the Development Control Committee because it has been listed by Councillor Rowland and on the grounds of unneighbourly development and massing.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8284	06.01.03	Councillor Rowland	Woodley

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Trevor Watson

From:	Graham & Jo Criddle [gj@criddles.freeserve.co.uk]
Sent:	25 February, 2003 1:30 PM
To:	Trevor.Watson@wokingham.gov.uk; kevin.jacob@wokingham.gov.uk; Angela.Odell@wokingham.gov.uk
Cc:	Fiona.Rolls@wokingham.gov.uk
Subject:	planning meeting re application f/2002/8009

Trevor Watson, Kevin Jacob, Angela Odell,
cc Fiona Rolls

We have written previously to Angela Odell regarding the above planning application and have been informed that it is now going to committee tomorrow evening.
We will not be able to attend (again the 5 days notice we were given is woefully inadequate to allow us to make arrangements) but I believe that one of our neighbours, Mr Ian Harding of 82 Beaconsfield Way, will be there and we would like it known that he speaks on our behalf.

The leaflet you sent out states that the planning officers report is available on the council web-site. This is NOT the case so we have not been able to see it or to respond to any of the points it may contain.

As far as we can see, our concerns have not been addressed in any of the alterations of the plans, and no-one has been out to our house to see for themselves the impact of this development. I find it hard to believe that members of a committee could be willing to decide on something they have not seen.

We also gather that we may have been misled as to the intended purpose of the 8 new houses in that they may be for housing association use when this was specifically denied at an earlier stage of our enquiries.

Thus we feel totally let down by the system that is being run and that our views are neither sought nor wanted.

Yours,

Graham & Jo Criddle
9 Frieth Close

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 February, 2003
My ref. AO/F/2003/8009

Mr I Harding
82 Beaconsfield Way
Earley
READING
RG6 5UX

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

Dear Mr Harding

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

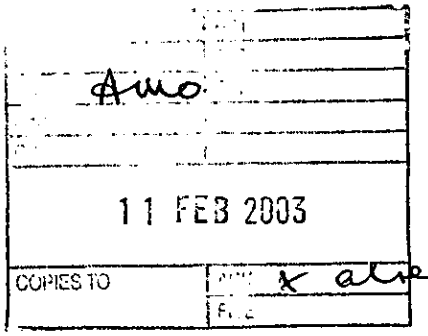
Thank you for your letter of 7 February. I advise you that your comments have been taken into account, but I appreciate that you consider that the revisions to the scheme are not sufficient. I advise you that the intention is for the dwellings to be for private sale – the application has been submitted by a private company, not a housing association. I also advise you that the application is expected to be considered at the Development Control Committee on 26 February.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

OBS



82, Beaconsfield Way
Earley,
Reading,
Berkshire,
RG6 5UX

7 February 2003

Dear Ms Odell,

Application number:F/2002/8009: 37, Elm Lane, Lower Earley, Reading

Many thanks for your letter of 31 January 2003.

We have no further comment to make at this time regarding the revised/additional plans which have been submitted as they do not impact upon the objections we raised in our first letter regarding this application. Our objections as set out initially still stand. It would obviously be helpful to us and others who are effected by this to know if the objections we have raised are or will be taken into account going forward.

Based on the nature of the revisions we have been provided with to date, it does rather appear that the little account has been taken of the issues that we and other residents have regarding this planning application. We would welcome your comments on these.

Should the planning application be granted, I understand from our earlier conversations that these dwellings would be for private sale and not for sale to a Housing Association. We would be grateful if you could confirm the position on this.

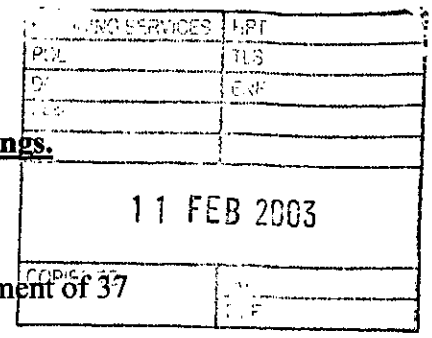
We very much look forward to hearing from you in the near future.

Yours sincerely,

Ian Harding

Ian Harding

PLUS ENCS



Planning Application No: F/2002/8009 Proposed erection of 8 dwellings. Demolition of existing dwelling – 37 Elm Lane.

We are writing to inform you of our objections to the proposed development of 37 Elm Lane (37EL).

Our main cause for concern is the potential **congestion issues** that the development will raise and the impact this will have on the whole area of Beaconsfield Way from the Sibley Park Road junction. The one-bedroom properties at the end of Beaconsfield Way do not have garages or drive ways but roadside parking is provided in the vicinity. However there is even now, an overspill onto the main part of Beaconsfield Way on both sides of the road. The proposed development would remove a significant amount of this 'spare parking' area.

The four proposed properties that will face onto Beaconsfield way will be positioned directly opposite a number of houses with driveways but no garages themselves, so there are already vehicles parked on the roadside belonging to them. The proposed new properties will have no garages either, but single width drive ways which the drawings suggest will have room for two cars (assuming they are standard size and not vans, people carriers etc) to be parked one behind the other. Due to manoeuvring problems, it is more likely that the second vehicle will be parked on the roadside. Potentially the whole of the remaining road could become a parking area and this surely raises serious highway safety and congestion issues which we feel should be very carefully investigated.

There are similar issues at the Elm Lane end of the proposed development. Access to the new driveways will require an extension to the existing no through road (which leads onto the footpath through to the Asda shopping and leisure area and the doctors surgery and library) and the removal or reduction of the existing pathway, which incidentally is a very popular cut through for people walking. Even with such changes, it would seem likely that the additional parking necessary will not be sufficiently catered for and that the overflow will spill onto our end of Beaconsfield way which is just a short walk back through to Elm Lane. It is also worth considering the impact of the additional traffic merging onto the main Elm Road which is extremely busy during rush hours.

A second issue that concerns us with the proposal, is the dramatic change it will make to the **density of the area**. The majority of the properties in Beaconsfield Way are three and four bedroom houses with driveways and private garages. The one-bedroom maisonettes at the end of the road have reasonable provision for parking and the spaciousness of the area has been maintained. The proposed two bedroom town/terrace homes will be extremely close to each other. A plot currently with just one home will become a plot with eight homes; increasing the number of people and cars many times over.

We currently live in a relatively quiet and uncongested area. The proposed development will drastically change this.

On a personal note, we were surprised that our property is not shown on the Site Plan and would be grateful if you would amend this.

The dividing fence at the end of our garden with that of 37 Elm Lane is currently bordered by high conifers, as are the other three sides of our garden. These trees provide us with a private and secure garden. The proposals would not only remove the trees but would completely open up the end of our garden (ie to a drive way) which would not be anywhere near as secure. We would have to plant more trees ourselves and this would result in our losing maybe three feet from our garden and having to change the landscape to a certain extent. This will obviously cost us time and money. The properties will be higher than the existing trees and will therefore reduce the sunlight we receive in our garden as the sun moves from late morning to early afternoon. There are also a number of large, mature trees in the garden of 37EL. We feel that in an area as built up as ours is, it would be a great shame environmentally to lose this well established vegetation, and every effort should be made to save as much as possible.

If 37 EL were proposing an extension to their current property to improve the quality of their living accommodation for their own use, we would be prepared to accept and compromise to a certain extent over the impact it might have on our property and environment. However, we feel that the proposed development represents a materially different scenario to this. This is a major re-development which we and our neighbours will be left to live with if this proposal is accepted, while the present owner leaves the results of their actions behind. The impact of eight new houses rather than one will be massive.

Date: 19 February 2003

Your Ref:

My Ref: **Angela Odell - F/2002/8009**

A & G Ltd
C/O John Challis Chartered Architect
72
Wargrsve Road
Twyford
Berks
RG10 9PH

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/8009

Site Address: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 26.02.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Site Address: 37 Elm Lane, Earley.

Application No: F/2002/8009, Pages 177 - 191.

One additional letter has been received from a previous correspondent: the report was not available on the Council's website; five days notice of the meeting is inadequate; their concerns have not been addressed; it is understood that the houses may be for housing association used which was denied at earlier stages.

A

**********ATTENTION**********

THIS APPLICATION MAY BE SUBJECT TO A SERVICES, AMENITIES & INFRASTRUCTURE (SAI) CONTRIBUTION - YOUR COMMENTS ARE REQUIRED AS SOON AS POSSIBLE IN ORDER THAT THEY MAY BE CONSIDERED AT THE NEXT SAI PANEL MEETING.

FROM: Emy Circuit Telephone: (0118) 974 6479

DATE: 30 May 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/6642

Proposal: Proposed extension to existing store, provision of a health and fitness facility, reconfiguration of car park and revised access arrangements..

Site Address: J Sainsbury Plc, King Street Lane, Winnersh, Wokingham.

Applicant: Sainsbury's Supermarkets Ltd C/O RPS.

Your observations are required in respect of this application **by 23/06/2002** .

SAI Panel meetings are scheduled for the following dates during 2002; 10th June, 8th July, 5th Aug, 2nd & 30th Sept, 28th Oct and 25th Nov.

The Committee **OBJECTED** to this application on the following grounds:

OBJECT

1 Not withstanding the apparent improved traffic layout, there would be substantially increased traffic flows

2 The village store would become a hypermarket

3 A health and leisure facility is superfluous to the requirements of the village and would add substantially to the traffic increases as detailed in the report. As there are already two health clubs in Winnersh people would be drawn in to the area from outside

SIGNED: _____ DATE: 12.06.02

Clerk To Winnersh Parish/Town Council.

Date: 13 February 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Bin stores for the centre terraced units in front of the site. Drawing no: 0215.2D.

For information only.

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

(RING ONE)

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

App. No. F12002/8009 Date Rec. 12.2.03

Location: 37 Elm Lane

Parish: Earley

Applicant: A & G Ltd.

Description of attached plans: Showing bin stores for the centre terraced units in front of the site

Drawing No's: 02.15.2D.

CONSULTEES

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

Please tick which of the following you wish consulted.

All for information only.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: None

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 13.02.03

Yellow - Case Officer Copy
Green - Part One Copy

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

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FILE:

7 FEBRUARY 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

REVISED PLAN
8009

For the attention of Mrs A Odell, Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Earley. FP/2002/8009

Thank you for your fax regarding the bin stores. Please find enclosed six copies of drawing numbered 0215.2d which has been amended to show the bin stores to the centre terrace units within the front areas of the site.

I trust that this is satisfactory, but if there is anything further you require, please do not hesitate to contact me.

Yours sincerely,

John Challis.

Copy: Client.

Date: 31 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Revised site plan showing revised parking areas, bin store provision, windows to adjoining property added and resiting of terrace fronting Elm Lane, elevations and section through 9 Frieth Close. Drawing nos: 0215.02c, 04a, 11 & 12.

Comments are required by 10/02/2003.

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

(RING ONE)

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

App. No. F/2002/8009 Date Rec. 28.1.03

Location: 37 Elm Lane

Parish: Easley

Applicant: A + G Ltd.

Description of attached plans: Revised site plan showing revised parking areas, bin store provision, understo adjoining property added and re-siting of terrace fronting Elm Lane, Elevations and section through 9 Fruith Close.

Drawing No's: 0215. 02c, 04a, 11 + 12.

CONSULTEES

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

Please tick which of the following you wish consulted.

+ copy of letter to Part 1's & all consultees please.

Landscape & Trees N. Etherington	✓
Urb. Design & Conservation	
Highways Steve McMullen	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: All originally notified + all who have written in.

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AD.

Consultations Sent by Admin. on 31.01.03.

Yellow - Case Officer Copy
Green - Part One Copy

REVISED PLAN

8009

8009 "1

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

A0

28 JAN 2003

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FILE

65435

27 JANUARY 2003.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell, Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Earley. FP/2002/8009

Further to our meeting of last week I now enclose the following:

1. Site plan, 0215.02c, which has been amended to revise the parking areas, bin store provision, windows to adjoining property added and replanning and siting of the terrace to Elm Lane to avoid the adjoining windows.

2. Elevations, 0215.04a, oriel window added to cottage on north west end to avoid overlooking.

3. Side elevations, 0215.11, which I have drawn for clarity, particularly now the offsets to the terrace fronting Elm Lane has changed due to the resiting to avoid the adjoining windows.

4. Section, 0215.12, which shows a detail section through 9 Frieth Close. It is interesting that the owner has infilled the whole area between their south east wall and the boundary with corrugated plastic sheeting.

I trust that this is all satisfactory and would be grateful if you would substitute these drawings for those previously submitted.

Yours sincerely,

John Challis.

Date: 03 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Alterations to parking layouts and accesses.
Drawing no: 0215.02 Rev B.

Comments are required by 13/01/2003.

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

1970/0102

(RING ONE)

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

App. No. F/2002/8009 Date Rec. 23.12.02

Location: 37 Elm lane

Parish: Earley

Applicant: A. + G. Ltd.

Description of attached plans: Showing alterations to parking layouts and accesses

Drawing No's: 0215.02 Rev. B.

CONSULTEES

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

+ copy of letter.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways + copy of letter	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: All who have written in + all originally notified.

10 days or 6/1 whichever the later.

Date for Responses

FURTHER ACTION

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

Redate Application ✓ / N From:

New Site Notice ✓ / N

Revised Proposal Description:

CASE OFFICER Ao.

Consultations Sent by Admin. on 03.01.PS.

Yellow - Case Officer Copy
Green - Part One Copy

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CS |
23 DEC 2002
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REVISED PLAN

8009

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

18 DECEMBER 2002.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell, Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Earley. FP/2002/8009

Thank you for your letter dated 16 December 2002.

The highway officer's requirements are achieved, without the loss of private amenity space, by revising the parking layouts to both terraces and I enclose 6 No. copies of drawing numbered 0215/02B that shows the revisions, which I would be grateful if you would substitute for those submitted previously.

Regarding the access/egress to Elm Lane, the footpath will be crossed with a standard crossover, constructed by a contractor approved by your authority. The existing access from Elm Lane is further along than that proposed and the revised parking layout will allow drivers to turn around on the site and drive forwards onto the road.

I would like to point out that vehicular access to this site has not changed since the property was built in 1950.

If there is anything further you require, please do not hesitate to contact me.

Yours sincerely,

John Challis.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR. TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

64468 Amo

2002

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 02/103

9th December 2002

Dear Sir,

37 Elm Lane Lower Earley
Proposal for an archaeological evaluation

I am pleased to enclose a copy of our proposal for this site.

I have also forwarded a copy to Kev Beachus at Babtie who has agreed the scheme.

I hope this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
encs

REGISTERED IFA ORGANISATION

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

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DC AMO
AFP
CS
24 DEC 2002
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Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 02/103

23rd December 2002

Dear Sir,

37 Elm Lane Lower Earley
Archaeological evaluation

I am pleased to enclose a copy of our report for this site.

I have also forwarded a copy to Kev Beachus at Babtie.

I hope this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
encs

Date: 17 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Tree survey and landscape proposals and enlarged block plan showing adjacent properties. Drawing nos: 0215.8, 0215.9, 0215.02A.

Comments are required by 27/12/2002.

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

(RING ONE)

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

App. No. F/2002/8009 Date Rec. 12.12.02

Location: 37 Elm Lane

Parish: Earley

Applicant: A & G Ltd.

Description of attached plans: Tree survey and landscape proposals and enlarged block plan showing adjacent properties.

Drawing No's: 0215.8, 0215.9, 0215.02A

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: 8, 9, 10, Little Frieth, 82, 60, 41, 43, 45, 54, 100, 102, 84, 86 Beaconsfield Way, 1, 4, 34-39 Larkemead & ~~[illegible]~~

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From: _____

New Site Notice ~~Y~~ / N

Revised Proposal Description: _____

CASE OFFICER: AO.

Consultations Sent by Admin. on: 17.12.8

Yellow - Case Officer Copy
Green - Part One Copy

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

64222

Amo

12 DEC 2002

10 DECEMBER 2002.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

ADDITIONAL PLAN

8009 'J'

For the attention of Mrs A Odell, Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Earley. FP/2002/8009

Thank you for your letters dated 5 and 6 December 2002.

I now enclose six copies each of the tree survey for the site, an enlarged block plan and a revised site plan with the landscaping proposals expanded.

The landscaping proposals are as a result of advice from our aboriculturalist who recommends the possible retention of the two Cypress Erectas and the Atlas Cedar, although this will need to have the crown lifted. He stresses that the Cypress hedging, having been allowed to achieve its previous height and then been hacked back to its current height, will never attain an aesthetic appeal and should be replaced with a softer, indigenous species. The remaining trees will have to be removed owing to their positions.

If there is anything further you require, please do not hesitate to contact me.

Yours sincerely,

John Challis.

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

63790

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27 NOVEMBER 2002.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

For the attention of Mrs A Odell, Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Earley. FP/2002/8009

Thank you for your fax dated 27 November 2002.

I enclose two copies of our survey for the above with dimensions and levels shown thereon.

Your comments regarding other items are noted and confirm our readiness to action these at the appropriate time.

Yours sincerely,

John Challis.

JOHN CHALLIS
CHARTERED ARCHITECT

72 WARGRAVE ROAD,
TWYFORD,
BERKSHIRE.
RG10 9PH.

TEL: 01189342236
FAX: 01189342236
MOB: 07 860141627

27 NOVEMBER 2002.

WOKINGHAM DISTRICT COUNCIL,
PO BOX 157.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM.
RG40 1WR.

63789
PLG
DC AO
APP
CS
29 NOV 2002
COPIES TO
FILE.

For the attention of Mrs A Odell, Planning Department.

Dear Mrs Odell,

Re: 37 Elm Lane, Earley. FP/2002/8009

Thank you for your fax dated 27 November 2002.

I enclose 6 No. revised copies of each of the elevation drawings which have been amended to include a written dimension of 16 metres for the width of the elevations of each terrace.

If there is anything further you require, please do not hesitate to contact me.

Yours sincerely,

John Challis.

Date: 12 March 2003

Your Ref:

My Ref: **Angela Odell - F/2002/8009**

A & G Ltd
C/O John Challis Chartered Architect
72
Wargrsve Road
Twyford
Berks
RG10 9PH

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/8009

Site Address: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 19.03.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

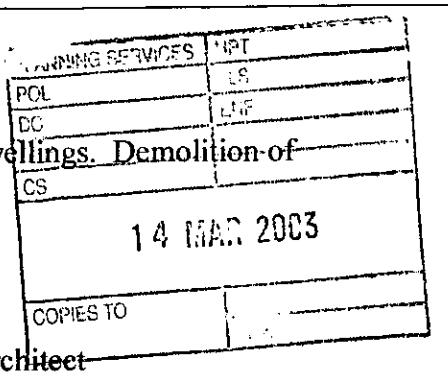
DELEGATED

FROM: Angela Odell

DATE: 13 March 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009



Proposal: Revised Plans – Proposed erection of 8 dwellings. Demolition of existing dwelling.

Site Address: 37 Elm Lane, Lower Earley, Reading

Applicant: A & G Ltd. C/o John Challis Chartered Architect

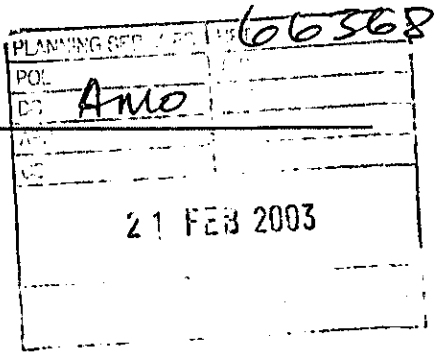
Your observations are required in respect of this application **by**

It was felt that these new plans did nothing to alleviate the concerns previously expressed about this application and particularly in relation to the access on to Elm Lane. The Committee remained, therefore, of the view that this proposal should be refused.

SIGNED: _____ DATE: 13 MAR 2003

Clerk to Earley Parish/Town Council.

R



Sheila Viner

From: Harding Ian [Ian_Harding@newton.co.uk]
Sent: 20 February 2003 22:11
To: Development.Control@wokingham.gov.uk
Cc: Harding Ian
Subject: Planning application F/2002/8009
Importance: High

I have just received a letter from you confirming that this application has been approved.I had hoped to be able to review the report on line as noted in the note accompanying the letter.Unfortunately this is not possible as the web site has not been updated since Nov 2002.Having received no information whatsoever in relation to our comments on this application,I would be extremely grateful if you could e-mail a copy of the Planning Officers report which should be on the web site by Friday morning 20/2/03.As this application has the potential to materially impact both on our lives and our house value (considerations which are outside the committees remit as I understand it) ,we feel it is only fair and reasonable that we have an opportunity to view the report ahead of the meeting.Unfortunately,I am unable to travel to Shute End in the short time available ahead of the meeting to view this due to work committments.

As the Committee is unable to take into account matters which impact on house price and other potential inconvenience,I would be grateful for your advise as to who can guide us on such matters.I presume that existing property owners effected by this have the right to protect their interests also.I would appreciate an early response to my email request.

Ian Harding

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8009	15.11.02	Cllr. Fiona Rolls	Earley

Applicant: A & G Ltd
Location: 37 Elm Lane, Earley
Proposal: Proposed erection of 8 dwellings and demolition of existing dwelling

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Angela Odell

SUMMARY:

Proposal
The proposal is to demolish the existing bungalow and erect 8 x 2 bedroom houses in two terraces of 4 houses each; with one terrace facing onto Elm Lane and the other terrace facing onto Beaconsfield Way. The latest revised plans show the house at the north-western end facing Elm Lane sited one metre further forwards with the two adjacent middle terraced houses also brought forwards, an oriel window in the first floor rear elevation of the proposed house at the north-western end facing Beaconsfield Way, and alterations to the accesses and parking layouts to provide 14 parking spaces; 7 onto each road frontage.

The application has been listed by Councillor Rolls on grounds of overdevelopment of the site, and access to rear properties not clear.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 PLANNING HISTORY

On this 0.12 ha. site there is a bungalow with a few trees in the rear garden and conifers around the site's boundaries. Access is from Elm Lane. On the north-west side of the site are detached houses in Frieth Close and Beaconsfield Way, and a row of 4 existing terraced houses on the opposite side of Beaconsfield Way. On the south-east side are blocks of chalet bungalows (4 units per building) and on the opposite side of Elm Lane there are sheltered housing units in Larkes-Meade. Elm Lane is a cycle track and footpath only beyond the site to the south-east.

2 CONSULTATION

Earley Town Council : Recommend refusal on grounds of over-development, insufficient parking and difficult access on to Elm Lane (comments attached).

Revised Plans: No change to above comments.

16 letters of objection on the following grounds:

- over-development at too high a density with increase in noise from 8 households.
- unacceptable overlooking, loss of outlook and light.
- loss of trees, including reduction in security.
- access on to Elm Lane would be dangerous as conflict with cyclists and pedestrians, including elderly.
- insufficient parking. Would exacerbate existing parking problems and could cause obstruction problems.
- Would overload infrastructure.
- dust, nuisance and potential obstruction from construction lorries.

Various Revised Plans: 5 letters of objection received from 3 addresses: - no change to above comments as do not consider the changes overcome the above objections.

Access and Movement: *Revised Plans:* No objection subject to conditions.

Council's Ecologist: Requires submission of a survey of the existing buildings to be demolished by a trained and licensed bat worker before any permission is granted.

Council's Consultant Archaeologist: Confirms submitted archaeological report is satisfactory and no further work will be required.

Environmental Health Officer: No objection. Recommends standard hours of construction condition.

Tree Officer: No objection subject to a condition requiring submission of landscaping scheme.

3 APPRAISAL

Main issues:

A. Principle of proposed development, including density and housing mix. (Berkshire Structure Plan policies H4, H5 and H9; Loddon Area Local Plan policies LH1 and LH8; Wokingham District Local Plan (as agreed to be modified) policies WOS3, WH1A, WH3A and WH6; Planning Policy Guidance Note 3).

B. Effect on the character and appearance of the area. (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (as agreed to be modified) policies WOS3, WH1A, WH6A, WBE1 and WBE10).

C. Effect on neighbouring properties. (Loddon Area Local Plan policies LBE2 and LBE5; Wokingham District Local Plan (as agreed to be modified) policies WOS3 and WBE1).

D. Access and Movement. (Berkshire Structure Plan policies LD5, T6 and T7; Loddon Area Local Plan policies LT5 and LT6; Wokingham District Local Plan (as agreed to be modified) policies WT6 and WT7; Planning Policy Guidance Note 13).

E. Flooding. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 and LPS3; Wokingham District Local Plan (as agreed to be modified) policy WIC16).

F. Comments made by Earley Town Council and local residents.

A. <u>Principle of proposed development, including density and housing mix</u>

As the site is within an existing settlement in a sustainable location, the proposal is acceptable in principle and would provide 8 small dwellings as encouraged by policy WH6. The density would be 70 dwellings per ha. This is high under the Council's density policy WH3A which requires density to be between 30 and 50 dwellings per ha. However, this policy also states that at places where there is good public transport accessibility or where there are centres along good quality public transport corridors, densities in excess of 50 dwellings per ha. will be supported. As the site is close to the District Centre, it is considered that the proposal would be acceptable under policy WH3A. The issue of density is considered further in Section B below.

B. <u>Effect on the character and appearance of the area</u>

The density of the scheme would be higher than that of the group of detached houses to the north-west, but lower than that of the chalet bungalow units to the south-east, and broadly similar to that of the terraced houses opposite in Beaconsfield Way. Because there are two site frontages on to existing roads, an internal access road is not needed and therefore very efficient use is made of the site space. It is therefore considered that the proposal would not be over-development. There is no objection by the tree officer to the loss of the conifers around the site's boundaries. The staggered rows of terraces would fit in with the existing building lines on both road frontages and it is considered that the proposal would have acceptable visual impacts on the street scenes and character and appearance of the area.

C. Effect on neighbouring properties

9 Frieth Close: The main windows of this house face south-west and north-east, but there is a single storey side extension this side with the kitchen in the middle part of it with 3 windows and 2 roof lights facing south-eastwards towards the site. There is a high wall along the site boundary adjacent to the south-east elevation of no. 9 Frieth Close. The revised plans show the proposed house nearest on the Elm Lane frontage would now be clear of 2 out of 3 of these kitchen windows. The nearest proposed house on the Beaconsfield Way frontage is proposed to have an oriel window with no glass in the side facing towards No. 9 Frieth Close. (This is to be a 'V' shaped projecting window with glass in the south side only and opaque material in the north elevation [facing No. 9 Frieth Close].) It is therefore considered that any overlooking from the adjoining proposed house would be sufficiently oblique and at a distance of about 17 metres to be acceptable.

No. 10 Frieth Close: As the site layout plan shows that none of the nearest proposed house on the Elm Lane frontage would be directly opposite the windows in the rear elevation of No. 10, which is in any case angled away, the effect is considered acceptable.

No. 82 Beaconsfield Way: None of the nearest proposed house on the Beaconsfield Way frontage would be opposite No. 82 and it would be at least 13 metres away. Only a landing window is proposed in the side elevation which could be obscure glazed and fixed shut. The effect is therefore considered acceptable.

As the nearest proposed house on the Beaconsfield Way frontage would be at least 26 metres away, this is considered sufficient distance to avoid unacceptable overlooking.

No. 100 Beaconsfield Way: This chalet bungalow has a side kitchen area window facing the side of the nearest proposed house on the Elm Lane frontage. However, as the kitchen area is part of the living room which has a main window facing north-eastwards, this is considered acceptable. (Above the kitchen is a bathroom window.)

The effect on neighbouring properties is therefore considered acceptable.

D. Access and Movement

14 car parking spaces are proposed. This complies with the Council's maximum standard for 2 bedroom dwelling units of 1.5 spaces per dwelling and one visitor space per 4 units. The accesses onto Elm Lane and Beaconsfield Way are also considered acceptable.

E. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding.

F. Comments made by Earley Town Council and local residents

These have been noted and addressed above. The scheme falls below the threshold above which contributions to services and infrastructure are required.

4 CONCLUSION

As the proposal is for redevelopment to provide small dwellings on a site that is in a sustainable location, it is acceptable in principle. It is considered that the effects on the character and appearance of the area, on adjacent dwellings and access and parking are acceptable.

5 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

Conditions.

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

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

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.

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

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

4. The landing windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

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

5. 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.

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

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

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

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

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

8. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Reason: To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

9. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience.

10. No building shall be occupied until the vehicular accesses have been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

11. 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.
Reason: In the interests of visual amenity.

12. 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.
Reason: In the interests of visual amenity.

13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

Informatives.

1. This approval is in respect of the OS Site Location Plan and drawing No. 0215.02D received by the Local Planning Authority on 12.02.03, drawings Nos. 0215.04A, 11 & 12 received by the Local Planning Authority on 28.01.03 and drawing No. 0215.01 (floor plans only) received by the Local Planning Authority on 15.11.02.

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

3. 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 H4, H5, H9, EN1, EN3, LD5, T6 and T7.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS2 and LPS3.
Wokingham District Local Plan (as agreed to be modified) Policies WOS3, WH1A, WH3A, WH6, WH6A, WBE1, WT6, WT7 and WIC16.

DELEGATED

FROM: Angela Odell

DATE: 22 November 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

13 DEC 2002

COPIES TO

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Site Address: 37, Elm Lane, Lower Earley, Reading.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Your observations are required in respect of this application **by 15/12/2002** .

Whilst the Town Council always welcomes proposals to supply additional affordable housing in this area, it was felt that such housing should be no larger than two bedroomed to ensure that purchase is ultimately achievable by the target market.

However, with regard to this application, it was felt that it represented an overdevelopment of the site, and that there was insufficient parking. Additionally, it was felt that access onto Elm Lane would be extremely difficult, and because of the insufficient on site parking, parking from the site would park in Elm Lane which is very near to Larkesmeade, where there is already a parking problem.

It was, therefore, requested that this application should be refused.

REVISED PLANS

Councillors considered that this additional information and revisions did nothing to alleviate the concerns previously expressed about this proposal and remained, therefore, of the view that this application should be refused.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8284	06.01.03	Councillor Rowland	Woodley

Applicant: Mr/Mrs A Singh
Location: 118 Fairwater Drive, Woodley
Proposal: Two storey side extension

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Richard Knight

SUMMARY:

Proposal
The proposal is a two storey side extension forming entrance lobby, cloakroom/shower and utility room on the ground floor and an additional bedroom on the first floor.

The application is before the Development Control Committee because it has been listed by Councillor Rowland and on the grounds of unneighbourly development and massing.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Date: 31 January 2003 03 FEB 2003

To: Neil Etherington - Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Revised site plan showing revised parking areas, bin store provision, windows to adjoining property added and resiting of terrace fronting Elm Lane, elevations and section through 9 Frieth Close. Drawing nos: 0215.02c, 04a, 11 & 12.

Comments are required by 10/02/2003.

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

No further comments.

Neil Etherington

11/2/03

Date: 31 January 2003

To: Steve McMillan - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Revised site plan showing revised parking areas, bin store provision, windows to adjoining property added and resiting of terrace fronting Elm Lane, elevations and section through 9 Frieth Close. Drawing nos: 0215.02c, 04a, 11 & 12.

Comments are required by 10/02/2003.

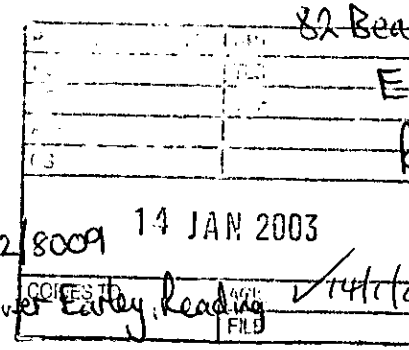
Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Recommend Conditional Approval

1. C122, R122
2. C131, R131 (ACCESES).
3. C123, R123
4. C140 (INSERT: 7m), R140. (ACCESSES).

AL 6/2/03.

82 Beaconsfield Way
Earley
Reading
Berkshire
RG6 5UX



Application Number: F/2002/8009
Site Address: 37, Elm Lane, Lower Earley, Reading

10 January 2003

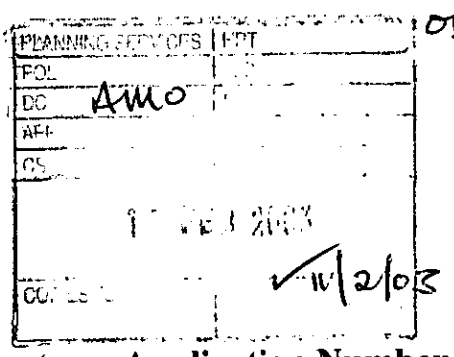
Dear Mrs Odell,

Many thanks for your letter of 3 January 2003 advising us of the revision to the proposed plans which show alterations to parking layouts and accesses. As we discussed in our telephone conversation a little earlier in the week, we feel this has no impact on the issues we have raised in our letter of 10 December 2002 and hence our objections as set out remain.

I look forward to hearing from you in the near future.

Yours sincerely

Ian Harding



9 Frieth Close
Lower Earley
Reading
RG6 5UY

08 February 2003

Comments on Application Number F/2002/8009

Thank you for informing us of the various amendments to the above planning application.

While these address some of the issues that have been raised we feel that there are still considerable problems:

Privacy
The drawing 0215.02c show the proximity of one set of houses to the back of our house and the situation of the kitchen windows. However, no reference is made to the overlooking of the windows on the "garden side" of our house. We have marked these on the plan and attached it to this letter to show the approximate positions. As we said in our original comments (10th December) this is of great concern to us and these comments still stand.

Car access
The amended plans do seem to do something about the access from both Elm Lane and Beaconsfield way, but do nothing about the volume of traffic, which is of particular concern on Elm Lane as this is not a through route at the moment. We also notice that one car parking space has been removed from each block of housing, thus not allowing even two spaces per house.

All the other concerns we raised in our letter of 10th December still stand – loss of light, general noise and density of housing.

We do not feel that the development has changed sufficiently to be acceptable.

Yours

G Criddle

Graham & Jo Criddle

NB due to the very tight timescales imposed for responding to the alterations in the plans, we will hand deliver this letter to the Council Offices today. We trust that it will get to the planning department in good time on Monday.

9 Frieth Close
Lower Earley
Reading
RG6 5UY

10 December 2002

Comments on Application Number F/2002/8009

Having seen the plans for this development and spoken with the Development Control Officer at Wokingham District Council, we have a number of concerns.

Privacy
At the moment our garden and the rooms that look out onto the garden (which include the sitting room, study and conservatory) are not overlooked by any house or garden. This development will include 4 back doors, 4 kitchen windows, one landing window and 4 upstairs bedroom windows that will look directly into the back of our house. Also there will be a similar number that look into our garden. We feel that this is a huge loss of privacy.

Light
The positioning of the houses off Beaconsfield Way, so close to our boundary, will take a considerable amount of sunlight from our garden during the morning and midday.

General noise
Again, the garden space of one household adjoining our property would be taken by eight households. This must hugely increase the general noise created and the likelihood of disturbance.

Car access
Although we do not anticipate that we will personally be affected by any additional car usage, I do walk the stretches of Elm Lane and Beaconsfield Way that are affected.

On Elm Lane, the access to four new houses would be down a route that is frequently used as a footpath by

- children travelling to and from school
- many of the elderly people who live in the sheltered housing on the other side of Elm Lane
- many other pedestrians, often walking down to the Asda store.

On Beaconsfield Way, parking is already a real problem with not enough space along the road for "visitor" parking. The addition of 4 houses and their visiting cars, along with the removal of one of the only viable stretches of free parking will compound the problem. The addition of four houses on Beaconsfield way will also increase traffic on what is already a very difficult road to navigate and further congestion at the junction of Beaconsfield Way with Elm Lane.

Density of Housing
Overall, we feel that this area is already overdeveloped, with a huge number of houses packed into the space. The addition of 7 more houses would further impact both the environment and an infrastructure that is already at breaking point – frequent electricity cuts, poor road & sewer drainage etc.

Thus we feel that this development is unacceptable and should not be allowed, or at the very least should be significantly altered to address the issues above.

Yours

Graham & Jo Criddle

8009 File

DELEGATED

FROM: Louise Smith

DATE: 13 February 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009

Proposal: New plans showing revised parking areas and bin storage.

Site Address: 37 Elm Lane

Applicant:

Your observations are required in respect of this application **by 06/02.04**

Councillors considered that these new plans did nothing to alleviate the concerns previously expressed about this proposal and, therefore, remained of the view that this application should be refused.

SIGNED: _____ DATE: 13 FEB 2003

Clerk to Earley Parish/Town Council.

R

Planning Application No: F/2002/8009 Proposed erection of 8 dwellings. Demolition of existing dwelling – 37 Elm Lane.

We are writing to inform you of our objections to the proposed development of 37 Elm Lane (37EL).

Our main cause for concern is the potential **congestion issues** that the development will raise and the impact this will have on the whole area of Beaconsfield Way from the Sibley Park Road junction. The one-bedroom properties at the end of Beaconsfield Way do not have garages or drive ways but roadside parking is provided in the vicinity. However there is even now, an overspill onto the main part of Beaconsfield Way on both sides of the road. The proposed development would remove a significant amount of this 'spare parking' area.

The four proposed properties that will face onto Beaconsfield way will be positioned directly opposite a number of houses with driveways but no garages themselves, so there are already vehicles parked on the roadside belonging to them. The proposed new properties will have no garages either, but single width drive ways which the drawings suggest will have room for two cars (assuming they are standard size and not vans, people carriers etc) to be parked one behind the other. Due to manoeuvring problems, it is more likely that the second vehicle will be parked on the roadside. Potentially the whole of the remaining road could become a parking area and this surely raises serious highway safety and congestion issues which we feel should be very carefully investigated.

There are similar issues at the Elm Lane end of the proposed development. Access to the new driveways will require an extension to the existing no through road (which leads onto the footpath through to the Asda shopping and leisure area and the doctors surgery and library) and the removal or reduction of the existing pathway, which incidentally is a very popular cut through for people walking. Even with such changes, it would seem likely that the additional parking necessary will not be sufficiently catered for and that the overflow will spill onto our end of Beaconsfield way which is just a short walk back through to Elm Lane. It is also worth considering the impact of the additional traffic merging onto the main Elm Road which is extremely busy during rush hours.

A second issue that concerns us with the proposal, is the dramatic change it will make to the **density of the area**. The majority of the properties in Beaconsfield Way are three and four bedroom houses with driveways and private garages. The one-bedroom maisonettes at the end of the road have reasonable provision for parking and the spaciousness of the area has been maintained. The proposed two bedroom town/terrace homes will be extremely close to each other. A plot currently with just one home will become a plot with eight homes; increasing the number of people and cars many times over.

We currently live in a relatively quiet and uncongested area. The proposed development will drastically change this.

On a personal note, we were surprised that our property is not shown on the Site Plan and would be grateful if you would amend this.

The dividing fence at the end of our garden with that of 37 Elm Lane is currently bordered by high conifers, as are the other three sides of our garden. These trees provide us with a private and secure garden. The proposals would not only remove the trees but would completely open up the end of our garden (ie to a drive way) which would not be anywhere near as secure. We would have to plant more trees ourselves and this would result in our losing maybe three feet from our garden and having to change the landscape to a certain extent. This will obviously cost us time and money. The properties will be higher than the existing trees and will therefore reduce the sunlight we receive in our garden as the sun moves from late morning to early afternoon. There are also a number of large, mature trees in the garden of 37EL. We feel that in an area as built up as ours is, it would be a great shame environmentally to lose this well established vegetation, and every effort should be made to save as much as possible.

If 37 EL were proposing an extension to their current property to improve the quality of their living accommodation for their own use, we would be prepared to accept and compromise to a certain extent over the impact it might have on our property and environment. However, we feel that the proposed development represents a materially different scenario to this. This is a major re-development which we and our neighbours will be left to live with if this proposal is accepted, while the present owner leaves the results of their actions behind. The impact of eight new houses rather than one will be massive.

MR & MRS I HARDING
82 BEACONSFIELD WAY
EARLEY
READING
BERKSHIRE
RG6 5UX

Ian Harding

10/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS. 17/12
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: Miss M. Caldwell

YOUR ADDRESS: (if these details are incorrect please amend)
45 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
A terrace of 4 x 2 bedroomed houses = 4 possibly even 8 cars Plus (as 2 children - cycles and noise. A second terrace to open onto Beaconsfield way traffic. Similar problem. Directly across the END of the Elm Lane Roadway live 42 elderly people. Not all have cars therefore have to walk (some with Unisex support or Electric Scooters) down the lane to Asda, Library, Church and Surgery. This lane is also used by cyclists, three daily dog walkers (numerous) many other people even from Stenfield Road area (more Scooter riders). Many people going to the leisure Centre Gym and Swimming Pool. Once a week about 80

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Shoolchildren with teachers make the same journey.
Traffic to Harkes Meade - ambulance, doctors, nurses, carers' cars are frequently hindered by lorries, Council vehicles which park by the curb, and cars which turn into the two entrances simply to Turn and reverse to drive back onto the Elm Lane roadway towards Shinfield Road avoiding the Chalfont roundabout.
Very attractive trees, one very tall in the centre of the garden will be lost to make way for more ugly brickwork and glass.
I have seen the plans and I am not impressed.
Life here during construction will be wretched and dangerous for elderly people especially.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MR. EUGENE-F-RYAN.

YOUR ADDRESS: (if these details are incorrect please amend)
43 BEACONSFIELD WAY
EARLEY
READING
RG6 5UX

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
(1) ON PURCHASING MY PROPERTY IN FEB 2002 ONE OF IT'S FEATURES WAS THE PROPERTY WAS NOT OVERLOOKED FROM THE FRONT, (PRIVACY)
(2) THE DWELLINGS WILL BRING MORE CARS ONTO BEACONSFIELD, WHICH AT TIMES IS NEARLY IMPOSSIBLE TO EXIT ONTO ELM LANE, CONSTRUCTION TRAFFIC, TO + FRO, FROM BEACONSFIELD WAY. IN FRONT OF MY PROPERTY. NOISE + DIRT FROM

Continue over the page if more room required

P.T.O

SAID CONSTRUCTION. THE ROAD IS NOT IN MY VEIW (BEACONSFIELD) NOT CAPABLE OF CARRING THE TYPE OF VEHICLES, (MERCHANT) FOR DELIVERIES TO THE SAID SITE, MUD ON ROAD + CONSTRUCTION DUST, WHICH CONTAMINATE, MY CAR + HOUSE, THUS FORCEING ME EXPENSE IN CLEANING WILL CERTAINLY ALONG WITH MY OTHER COMMENTS, FORM PART OF MY OBJECTIONS TO THE PLANNING CONSENT. AND MUST BE ADDRESSED NOW RATHER THAN LATER.

Eugene J. Ryan

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

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WOKINGHAM UNITARY
Aiming for Excellence

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LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

17/12

COMMENTS ON APPLICATION: F/2002/8009

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

YOUR NAME: G L HASTINGS

YOUR ADDRESS: (if these details are incorrect please amend)
7 LARKS MEADE
EARLEY
READING
RG6 5TA

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
I would like to know who sat and planned these houses, if the road going to be near the flats, it is impossible, when you see some of the old people walking about, some in invalid chairs, what on earth do you think you are doing to Larks meade
also the traffic we have not enough parking now some will be parking all over the place, even

Continue over the page if more room required

PTO

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
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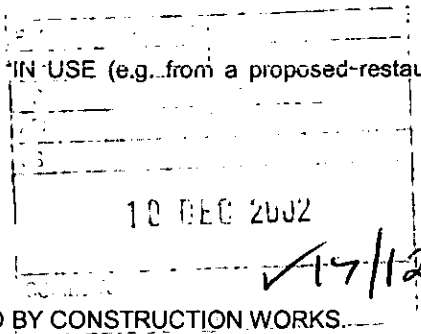

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COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MRS. F.E CLIFFORD 42 LARKES MEADE. RG 6.5TA.

YOUR ADDRESS: (if these details are incorrect please amend)
42 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: On the grounds that 8 Dwellings is an over development of the .116 hectare site and as an "in filling" would create an unacceptable impact on the adjacent properties. The apparent lack of detail relevant to the highway & off road car parking facilities would further create access problems for the Larkes Meade residents and access only off Beaconsfield Way. Elm Lane is in part pedestrianised.

J Clifford (Mrs)

Continue over the page if more room required

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10 DEC 2002

4/12

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MRS. W. BRIDGES

YOUR ADDRESS: (if these details are incorrect please amend)
34 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
LARKS MEADE IS A BLOCK OF FLATS ALL OWNED BY SENIOR CITIZENS (WARDEN CONTROLED) AND THEY USE ELM LANE TO GO TO ASDA, DOCTORS SURGERY AND CHURCH. SOME USE ELECTRIC SCOOTERS. SO IT WOULD BE VERY INCONVENIENT FOR THEM WITH LORRIES AND CARS USING THE LANE FOR NEW BUILDINGS. ALSO THE NOISE WOULD BE DISTURBING. ~~ALSO~~ THE ELM LANE IS ONLY A SLIP ROAD WITH NO THOROUGHFARE.

Continue over the page if more room required PLEASE DON'T TAKE OUR PRIVACY AWAY WITH EXTRA BUILDINGS TO LOOK AT AND MORE TRAFFIC TO DEAL WITH AT OUR AGES.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

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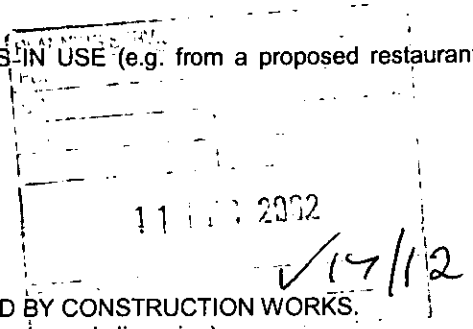

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: W J HIGGINS

YOUR ADDRESS: (if these details are incorrect please amend)
122 BEACONSFIELD WAY
EARLEY
READING
RG6 5UX

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
Concerns: over intensification of dwellings for the road - with added traffic and parking congestion to an already increasing "Double parking" problem - which has become extremely hazardous. Some existing parking overspill has already been noticed in the adjacent private parking area abutting the proposal.
The current locality is attractive with a feeling of space and openness, this will be removed, thereby lowering a quality existence for the current Residents

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

1. Over intensification
2. Lack of openness
3. Increased traffic
4. Lowering of quality of life for existing residents.

Dear Sir

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

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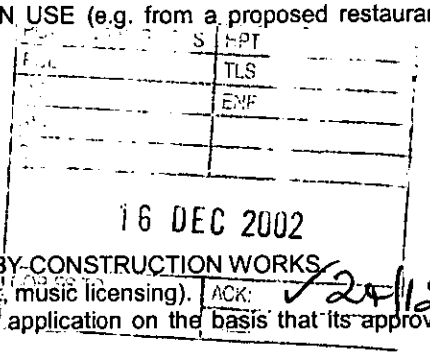

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MRS. G. WARE

YOUR ADDRESS: (if these details are incorrect please amend)
41 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

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Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

The proposed erection of 8 dwellings in place of 37 Elm Lane, will create more traffic and probably parking in the road, which could also obstruct access to the entrance of Larks-Meade Flats.

Also it would create danger to the many elderly folk and children walking along Elm Lane. Already a hazard because of the cycle track.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

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17 DEC 2002	
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COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: S. Hon

YOUR ADDRESS: (if these details are incorrect please amend)
60 SIBLEY PARK ROAD
EARLEY
READING
RG6 5UB

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

If there are going to be 8 separate dwellings, I'm concerned about traffic and number of people who would be living on the site address. The property is located in ~~an~~ a quiet residential area hence it wouldn't be ideal for accommodating so many dwellings and people.

P.S. Sorry for late response but I was away.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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02 DEC 2002

COMMENTS	ACK 5/12/02
	FILE

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COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: Mr A Gent.

YOUR ADDRESS: (if these details are incorrect please amend)
8 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: Please find enclosed an aerial view of Lower Earley. It is now so densly populated, do we really need any more dwellings, when we have traffic congestion, noise, our schools are too full, nobody takes into account the effect on other residents when a single property is knocked down and Eight more built

Continue over the page if more room required

in its place, it is done for no other reason than profit. Harkes meade does not want any more cars coming & going it is a residential site mainly with elderly people. (if this does go ahead put the entrance in beaconsfield).

APP NO. F/2002/8009

multimap.com

MAPS | DIRECTIONS | AERIAL PHOTO

POSTCODE SEARCH

postcode

FIND

Click Here!

Aerial View Lower Earley



This is preview aerial photography. For more detailed aerial photos click

N W E S

1:10000

BACK TO MAP

PHOTO INFO | OVERLAY MAP

BOOK IN THIS AREA ...

HOTEL | TABLE | COTTAGES | EVENTS

BUY...

SPECIAL FEATURES

- AERIAL PHOTOS
- LONDON TUBE MAP
- WIRELESS
- BUSINESS SERVICES

THINGS TO DO

- HOTELFINDER
- BOOK HOLIDAY COTTAGES
- BOOK A RESTAURANT
- BUY RAIL TICKETS
- HISTORIC PHOTOS
- ENTERTAINMENT FINDER
- BUSINESS REPORTS
- BUY A-Z MAPS
- TEXT WEATHER SERVICE

MAP INFORMATION

X:474000 m Y:170500 m , SU741703 (accurate to 100 metres)

Web Address:
http://www.multimap.com/map/photo.cgi?x=474127&y=170372&scale=10000

NEAREST

Train Station	Earley Train Station	1.6 miles (2.6 km)
Motorway Junction	M4 jnct 11	2.5 miles (4 km)
Airport	Heathrow	24.2 miles (38.9 km)
Webcam	Chelsea Football Stadium	36.6 miles (58.9 km)

Reciprocal links coming soon

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PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

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3/12

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: Miss Tanya Wilson

YOUR ADDRESS: (if these details are incorrect please amend)
5 LARKS MEADE
EARLEY
READING
RG6 5TA

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P.O. Box 157
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Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
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Comments:
Concerns about entrance from Larkes meade as it is on the Bicycle/foot path that leads to durand Rd, which is continuosly used by elderly people from the residential home + School children. The additional noise of having 8 more dwellings with cars on such a quiet Site, and the loss of the two trees at front of property which give houses in larkes meade privacy from overlooking properties opposite.
Continue over the page if more room required

P.To.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Additionally however Earley is very densly populated as it is, more houses means more congestion more rubbish and more noise than the local community needs.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)



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V 3/12

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MRS. F.M. NICOL.

YOUR ADDRESS: (if these details are incorrect please amend)
49 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

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Comments:

Continue over the page if more room required

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PLANNING SERVICES	HPT
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04 DEC 2002	
COPIES TO	✓ 6/12/02

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: R.J. KELLMAN

YOUR ADDRESS: (if these details are incorrect please amend)
37 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: Elm Lane/Larks Meade is a short cul de sac with two sharp bends in the highway with 38 elderly persons' residences. The occupiers use shopping trolleys, electric wheel-chairs etc for access to the Community Centre, doctors' surgery, library etc. Not withstanding notes above, I would seriously urge that all Construction traffic use Beacons field Way to avoid any mishap with frail elderly people.

Continue over the page if more room required

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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

06 DEC 2002

11/12/02

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MRS S.J. CUMMINGS

YOUR ADDRESS: (if these details are incorrect please amend)
10 FRIETH CLOSE
EARLEY
READING
RG6 5UY

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

This housing development will cause a major loss of privacy to my property. At present my property enjoys total privacy with no houses overlooking and a high conifer hedge to the rear. In these plans these conifers will be replaced with non-evergreen trees. Also the side elevation of the new houses shows a side window which will look into my property. The trees being non-evergreen will lose their

Continue over the page if more room required

pto

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

leaves in the autumn. This will cause me extra work in clearing them from my garden.

I also feel the ~~prop~~ development will cause extra noise in the area with the extra traffic, and possible noise from parties etc.

As a general comment I feel trying to ~~a~~ cram 8 houses into a small area is going to cause an unacceptable strain on local roads and bring an added danger to people walking in Elm Lane, Beaconsfield Way and Larkes-Mead,

B.J. Cummings

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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PLA... POL ... 12 DEC 2002 ✓17/12

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: Graham + Jo Criddle

YOUR ADDRESS: (if these details are incorrect please amend)
9 FRIETH CLOSE
EARLEY
READING
RG6 5UY

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
As attached.

Continue over the page if more room required

9 Frieth Close
Lower Earley
Reading
RG6 5UY

10 December 2002

Comments on Application Number F/2002/8009

Having seen the plans for this development and spoken with the Development Control Officer at Wokingham District Council, we have a number of concerns.

Privacy
At the moment our garden and the rooms that look out onto the garden (which include the sitting room, study and conservatory) are not overlooked by any house or garden. This development will include 4 back doors, 4 kitchen windows, one landing window and 4 upstairs bedroom windows that will look directly into the back of our house. Also there will be a similar number that look into our garden. We feel that this is a huge loss of privacy.

Light
The positioning of the houses off Beaconsfield Way, so close to our boundary, will take a considerable amount of sunlight from our garden during the morning and midday.

General noise
Again, the garden space of one household adjoining our property would be taken by eight households. This must hugely increase the general noise created and the likelihood of disturbance.

Car access
Although we do not anticipate that we will personally be affected by any additional car usage, I do walk the stretches of Elm Lane and Beaconsfield Way that are affected.

On Elm Lane, the access to four new houses would be down a route that is frequently used as a footpath by

- children travelling to and from school
- many of the elderly people who live in the sheltered housing on the other side of Elm Lane
- many other pedestrians, often walking down to the Asda store.

On Beaconsfield Way, parking is already a real problem with not enough space along the road for "visitor" parking. The addition of 4 houses and their visiting cars, along with the removal of one of the only viable stretches of free parking will compound the problem. The addition of four houses on Beaconsfield way will also increase traffic on what is already a very difficult road to navigate and further congestion at the junction of Beaconsfield Way with Elm Lane.

Density of Housing
Overall, we feel that this area is already overdeveloped, with a huge number of houses packed into the space. The addition of 7 more houses would further impact both the environment and an infrastructure that is already at breaking point – frequent electricity cuts, poor road & sewer drainage etc.

Thus we feel that this development is unacceptable and should not be allowed, or at the very least should be significantly altered to address the issues above.

Yours

Graham & Jo Criddle

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

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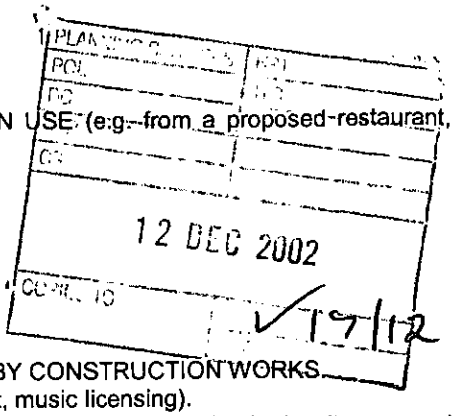

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: MR & MRS I HARDING

YOUR ADDRESS: (if these details are incorrect please amend)
82 BEACONSFIELD WAY
EARLEY
READING
RG6 5UX

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: PLEASE SEE THE ATTACHED SCHEDULE FOR OUR COMMENTS REGARDING THIS APPLICATION.

Continue over the page if more room required

Planning Application No: F/2002/8009 Proposed erection of 8 dwellings. Demolition of existing dwelling – 37 Elm Lane.

We are writing to inform you of our objections to the proposed development of 37 Elm Lane (37EL).

Our main cause for concern is the potential **congestion issues** that the development will raise and the impact this will have on the whole area of Beaconsfield Way from the Sibley Park Road junction. The one-bedroom properties at the end of Beaconsfield Way do not have garages or drive ways but roadside parking is provided in the vicinity. However there is even now, an overspill onto the main part of Beaconsfield Way on both sides of the road. The proposed development would remove a significant amount of this 'spare parking' area.

The four proposed properties that will face onto Beaconsfield way will be positioned directly opposite a number of houses with driveways but no garages themselves, so there are already vehicles parked on the roadside belonging to them. The proposed new properties will have no garages either, but single width drive ways which the drawings suggest will have room for two cars (assuming they are standard size and not vans, people carriers etc) to be parked one behind the other. Due to manoeuvring problems, it is more likely that the second vehicle will be parked on the roadside. Potentially the whole of the remaining road could become a parking area and this surely raises serious highway safety and congestion issues which we feel should be very carefully investigated.

There are similar issues at the Elm Lane end of the proposed development. Access to the new driveways will require an extension to the existing no through road (which leads onto the footpath through to the Asda shopping and leisure area and the doctors surgery and library) and the removal or reduction of the existing pathway, which incidentally is a very popular cut through for people walking. Even with such changes, it would seem likely that the additional parking necessary will not be sufficiently catered for and that the overflow will spill onto our end of Beaconsfield way which is just a short walk back through to Elm Lane. It is also worth considering the impact of the additional traffic merging onto the main Elm Road which is extremely busy during rush hours.

A second issue that concerns us with the proposal, is the dramatic change it will make to the **density of the area**. The majority of the properties in Beaconsfield Way are three and four bedroom houses with driveways and private garages. The one-bedroom maisonettes at the end of the road have reasonable provision for parking and the spaciousness of the area has been maintained. The proposed two bedroom town/terrace homes will be extremely close to each other. A plot currently with just one home will become a plot with eight homes; increasing the number of people and cars many times over.

We currently live in a relatively quiet and uncongested area. The proposed development will drastically change this.

On a personal note, we were surprised that our property is not shown on the Site Plan and would be grateful if you would amend this.

The dividing fence at the end of our garden with that of 37 Elm Lane is currently bordered by high conifers, as are the other three sides of our garden. These trees provide us with a private and secure garden. The proposals would not only remove the trees but would completely open up the end of our garden (ie to a drive way) which would not be anywhere near as secure. We would have to plant more trees ourselves and this would result in our losing maybe three feet from our garden and having to change the landscape to a certain extent. This will obviously cost us time and money. The properties will be higher than the existing trees and will therefore reduce the sunlight we receive in our garden as the sun moves from late morning to early afternoon. There are also a number of large, mature trees in the garden of 37EL. We feel that in an area as built up as ours is, it would be a great shame environmentally to lose this well established vegetation, and every effort should be made to save as much as possible.

If 37 EL were proposing an extension to their current property to improve the quality of their living accommodation for their own use, we would be prepared to accept and compromise to a certain extent over the impact it might have on our property and environment. However, we feel that the proposed development represents a materially different scenario to this. This is a major re-development which we and our neighbours will be left to live with if this proposal is accepted, while the present owner leaves the results of their actions behind. The impact of eight new houses rather than one will be massive.

MR & MRS I HARDING
82 BEACONSFIELD WAY
EARLEY
READING
BERKSHIRE
RG6 5UX

Ian Harding

10/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8009. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

05 DEC 2002
14/12

COMMENTS ON APPLICATION: F/2002/8009

YOUR NAME: Mrs D Dean

YOUR ADDRESS: (if these details are incorrect please amend)
2 LARKS MEADE
EARLEY
READING
RG6 5TA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Disruption of the road demolition of 37 Elm Lane during Construction, Increased traffic along Elm Lane population mainly of elderly people. Increase noise pollution. Possible insufficient parking.

Continue over the page if more room required

42. Larks Meade
Earley.
Reading
RG6 5TA.

4th February
2003.

OBS

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06 FEB 2003

COPIES TO | ACK | ✓ 7/2/03
FAO - M/ Angela Odell.

Wokingham Unitary
Planning Services,
Development Control Officer
PO Box 157.
Shute End. Wokingham

Dear Madam,

Re Application No F2002/8009,
37. Elm Lane, Earley.

Thank you for your notification dated 3[illegible]th January, of the revised Drawings pertinent to the above quoted Planning Application.

Whilst noting these revised drawings, it is most disappointing to find no heed has been taken over the previously listed objections to the access off Elm Lane for 4 dwellings!

These 4 dwellings will generate at least 6 permanently parked vehicles - then add visitors and possible delivery lorries - say 10 vehicles at any given time will mean an inevitable overspill into Elm Lane! As my property overlooks the present Bungalow - most recently having 'multiple occupancy' - and witnessed day after day the problems associated with haphazard parking in that area, I do most earnestly suggest you consider REFUSING this Application - until access is shown off Beaconsfield Way for all

& dwellings

Yours Sincerely.

H Clifford

OBS

42, Larks Meade
Earley.
Reading
RG6 5TA.

9th January 2003

PLANNING SERVICES
POL
APP AMO
CS ✓13/1/03
13 JAN 2003
COPIES TO

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

Dear Madam,

Re Application F/2002/8009.
Site Adress: 37. Elm Lane. Earley

Thank you for your letter dated 3rd inst giving details of Revised/additional plans - alterations to parking layouts and accesses - Drawing No 0215.02 Rev B - and wish to respond in the manner noted below.

The main objection to this proposal remains as hitherto - the revised layout for parking of the properties with access off Elm Lane, remains inadequate and will lead to indiscriminate parking along that part of Elm Lane and the entrance to the Larks Meade development. Arising from the recent multiple occupancy of 37 Elm Lane, vans, cars have been left in the road way at all hours causing problems with larger vehicles (refuse removal) endeavouring to service Larks Mead.

Four two bedroomed properties, even and would probably create at least six vehicles - plus visitors - say in total seven needing off road parking - the revised parking layouts are not adequate to cope. Further, I note that vehicles entering off Elm Lane on to the slip road to Lark Meade cannot turn round because of the pedestrian walkway immediately adjacent to the Southern boundary of the site.

I repeat my earlier observations - no problem with the proposed development PROVIDED the access for the whole site is off Beacons field Way and the clear over development of the site is sensibly heeded.

Yours faithfully,

Mrs J E CLIFFORD

Date: 03 January 2003 06 JAN 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/8009

Location: 37, Elm Lane, Lower Earley, Reading.

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Case Officer: Angela Odell

The new plans show the following: Alterations to parking layouts and accesses.
Drawing no: 0215.02 Rev B.

Comments are required by 13/01/2003.

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

I have no objection to the proposals.
The Blue Atlas Cedar is now shown to be removed. This tree would not have been suitable for long-term retention in its location.

If planning permission is granted a fully detailed landscape scheme should be submitted and approved prior to development commencing. This should include details of hard surface treatment and planting (species, sizes and densities) and maintenance proposals.

Ned Etherington
16/1/03

FROM: Angela Odell

DATE: 15 January 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009

Proposal: Revised plans showing alterations to parking layouts and accesses

Site Address: 37 Elm Lane

Applicant:

...NG SERVICES	HPT
FOL	TLS
DC	
CS	
20 JAN 2003	
COPIES TO	ACK
	FILE

Your observations are required in respect of this application **by 04/01/03**

Councillors considered that this additional information and revisions did nothing to alleviate the concerns previously expressed about this proposal and remained, therefore, of the view that this application should be refused.

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/Town Council.

R

Babtie Group

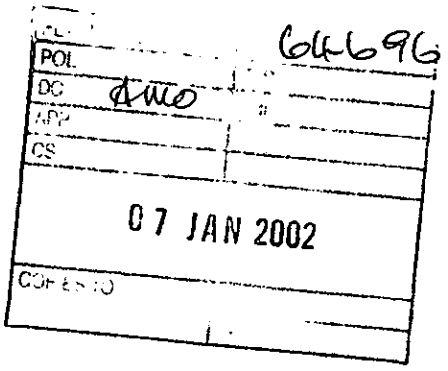
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

Your ref As below

6th January 03



Angela Odell
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

APPLICATION F/2002/8009
37 Elm Lane, Lower Earley, Reading

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information (Archaeological Works)

I write to advise that I have received a copy of the archaeological report for the above site evaluation.

I can confirm that no further work will be required and that the report is of a satisfactory standard.

For information a several small ephemeral deposits were located probably dating to the Roman period.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
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Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

DELEGATED

FROM: Angela Odell

DATE: 15 January 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009

Proposal: Additional plans showing tree survey and landscaping proposals.

Site Address: 37 Elm Lane

Applicant:

PLANNING SERVICES	HPT
POL	TLS
AP?	
CS	
20 JAN 2003	
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	FILE

Your observations are required in respect of this application **by 04/01/03**

Councillors considered that this additional information and revisions did nothing to alleviate the concerns previously expressed about this proposal and remained, therefore, of the view that this application should be refused.

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/~~Town~~ Council.

R

DELEGATED

FROM: Angela Odell

DATE: 22 November 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

13 DEC 2002

COPIES TO | OK

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Site Address: 37, Elm Lane, Lower Earley, Reading.

Applicant: A & G Ltd C/O John Challis Chartered Architect.

Your observations are required in respect of this application **by 15/12/2002** .

Whilst the Town Council always welcomes proposals to supply additional affordable housing in this area, it was felt that such housing should be no larger than two bedroomed to ensure that purchase is ultimately achievable by the target market.

However, with regard to this application, it was felt that it represented an overdevelopment of the site, and that there was insufficient parking. Additionally, it was felt that access onto Elm Lane would be extremely difficult, and because of the insufficient on site parking, parking from the site would park in Elm Lane which is very near to Larkesmeade, where there is already a parking problem.

It was, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 9 2 DEC 2002

Clerk To Earley Parish/Town Council

R

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 16 December, 2002
My ref. AO/2002/8009

John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

I have now received comments from our highway officer, who advises that the layout does not provide adequate pedestrian access to the proposed houses. This is because cars in the proposed parking spaces would block pedestrian access both in terms of width and length. The front end of the tandem parking spaces for each house should be at least 12.5m. from the highway boundary. Additional details are also required of how the accesses onto Elm Lane will cross the footway/cycleway.

It is important that the additional information is submitted to me by 3 January, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information please contact either Steve McMillan, Adam Coggins (highway officers) or me immediately.

However, I advise you that the above refers to highway matters only and does not imply that the application is otherwise considered acceptable.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

c.c. Adam Coggins, Steve McMillan

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 22 November 2002

Application Number: F/2002/8009

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling.

Parish: EARLEY TOWN

Site Address:
37, Elm Lane, Lower Earley, Reading.

Applicant:
A & G Ltd C/O John Challis Chartered Architect.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Layout does not provide adequate pedestrian access to properties. (cars blocking) both in terms of width & length.
Suggest min 12.5m from highway boundary.

SMW 13/12/02.
+ additional details of how access to/across footway/cycleway is to be dealt with

Signed: _____ **Print name:** _____

Our Ref. **15563**
Your Ref. F/2002/8009
Date. 09 December 2002

64193

FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

37 Elm Lane, Lower Earley
Reading

I refer to your consultation received in this office on 22/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Angela Odell

From: John Mullaney
Sent: 05 December 2002 09:22
To: Angela Odell
Subject: F/2002/8009 37 Elm Lane, Lower Earley

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 December, 2002
My ref. AO/2002/8009

John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

Please submit additional block plans to scale showing the following adjacent properties: No. 8, 9 (as actually extended) and 10 Frieth Close and Nos. 41, 43, 45, 54, 60, 80, 84 and 86 Beaconsfield Way.

It is important that the additional information is submitted to me within two weeks, i.e. by 20 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information please contact me immediately.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 December, 2002
My ref. AO/2002/8009

John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

Following advice I have received from our tree officer, Neil Etherington, please submit a tree survey showing all existing trees and an indicative landscaping scheme.

It is important that the additional information is submitted to me within two weeks, i.e. by 20 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information please contact Neil Etherington on 0118 974 6469 in the first instance or me immediately.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Angela Odell

Date: 22 November 2002 25 NOV 2002

Application Number: F/2002/8009

Proposal: Proposed erection of 8 dwellings. Demolition of existing dwelling..

Site Address:
37, Elm Lane, Lower Earley, Reading.

Applicant:
A & G Ltd C/O John Challis Chartered Architect.

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

Tree Survey and landscape scheme required.

Neil Etherington

3/12/02

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8009**

37, Elm Lane, Lower Earley, Reading.

Proposed erection of 8 dwellings. Demolition of existing dwelling.

I wish this application to be listed should the officers recommendation be for GRANT/REFUSAL and my reasons are:

over development of site. Access to rear properties not clear.

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: F. Rolls Date: 4/12/02

Councillor F Rolls

NB I like the design and type of layout & would be fine

POSITIVE ABOUT DISABLED PEOPLE

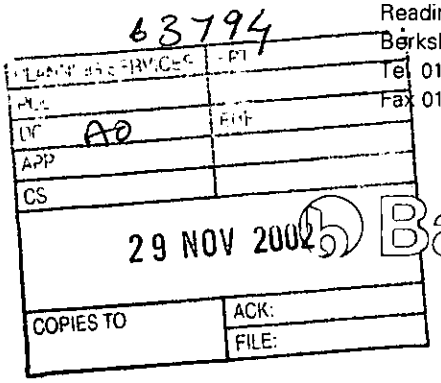
INVESTOR IN PEOPLE

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb02 Your ref As below

28th November 2002



Angela Odell
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

APPLICATION F/2002/8009
37 Elm Lane, Lower Earley, Reading

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, ***before*** determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for archaeological evaluation enclosed, which should be forwarded to the applicant.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

Angela Odell

From: Andy Glencross
Sent: 29 November 2002 11:47
To: Angela Odell
Subject: PA F/2002/8009 37 Elm Lane Lower Earley

Hi Angela

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 application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 November, 2002
My ref. AO/2002/8009

John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

I refer to my letter to you of earlier today regarding the accuracy of the plans. Please advise me whether the site plan is based on a site survey. If so, please submit the survey. If not, then please submit an accurate site survey. This is considered essential, given the closeness of the proposed houses to the site's boundaries.

It is important that the site survey submitted to me within two weeks, i.e. by 11 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact me immediately.

Regarding the proposed layout, I consider that the proposed house at the northern end of the block facing Beaconsfield Way would cause unacceptable overlooking of No. 9 Frieth Close. It may be possible to overcome this either by changing the house to a one bedroom house with only an obscure glazed bathroom window at the rear, or to change the first floor rear elevation to a catslide roof with high level rooflight. However, as I have not yet received advice from the Council's highway officer, and the application is only at the beginning of the consultation period, other problems may emerge.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 November, 2002
My ref. AO/2002/8009

John Challis Chartered Architect
72 Wargrave Road
Twyford
Berks
RG10 9PH

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

Dear Mr Challis

PLANNING APPLICATION F/2002/8009
PROPOSED ERECTION OF 8 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 37 ELM LANE, EARLEY

I refer to the above application and have noticed a discrepancy in the plans. The site layout plan drawing No. 0215.02 shows the 2 terraces of houses to be 16m. wide. However, the elevations show the terraces would be 16.5m. wide. Please submit corrected plans.

It is important that the corrected plans are submitted to me within two weeks, i.e. by 11 December, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact me immediately.

However, I advise you that the above refers to the matter of discrepancies in the plans as the proposal has not yet been assessed.

Yours sincerely

AO

MRS A ODELL
Planning Officer

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/8009	Map No : 58
Case Officer : AO.	Site Area : 0.11
Valid Date : 15/11/02	Received Date: 15/11/2002

Level : Delegated Application

Description : Proposed erection of 8 dwellings. Demolition of existing dwelling.

Location : 37, Elm Lane, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : A & G Ltd C/O John Challis Chartered Architect.

Fee Required: £1760 Fee Received: £1760 (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dilton Pastured ✓ Demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N — Elm Lane & Beaconsfield Way ✓

+ site inside red line ✓

.....

Pre-app attached

(may not be relevant – pls return to Jan if not required)

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

Tel: (0118) 974 6445

Date: 22 November 2002

My ref: F/2002/8009

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 D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8009
37, Elm Lane, Lower Earley, Reading.
Proposed erection of 8 dwellings. Demolition of existing dwelling.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8009**
37, Elm Lane, Lower Earley, Reading.
Proposed erection of 8 dwellings. Demolition of existing dwelling.
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 D Hare

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

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

Tel: (0118) 974 6445

Date: 22 November 2002

My ref: F/2002/8009

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2002/8009
37, Elm Lane, Lower Earley, Reading.
Proposed erection of 8 dwellings. Demolition of existing dwelling.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8009**
37, Elm Lane, Lower Earley, Reading.
Proposed erection of 8 dwellings. Demolition of existing dwelling.
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 F Rolls

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

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

Tel: (0118) 974 6445

Date: 22 November 2002

My ref: F/2002/8009

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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8009
37, Elm Lane, Lower Earley, Reading.
Proposed erection of 8 dwellings. Demolition of existing dwelling.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8009**
37, Elm Lane, Lower Earley, Reading.
Proposed erection of 8 dwellings. Demolition of existing dwelling.
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 A Spratling

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

Received by Wokingham District Council

Application No: F/2002/8009

PROPOSAL:
Proposed erection of 8 dwellings. Demolition of existing dwelling.

LOCATION:
37, Elm Lane, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/8009 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2002. 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.

Trevor Watson
Development Control Manager
22 November 2002

Organisation_Name	Building_Name	address1	Postcode
		1LARKS MEADEREADING	RG6 5TA
		2LARKS MEADEREADING	RG6 5TA
		3LARKS MEADEREADING	RG6 5TA
		34LARKS MEADEREADING	RG6 5TA
		35LARKS MEADEREADING	RG6 5TA
		36LARKS MEADEREADING	RG6 5TA
		37LARKS MEADEREADING	RG6 5TA
		38LARKS MEADEREADING	RG6 5TA
		39LARKS MEADEREADING	RG6 5TA
		4LARKS MEADEREADING	RG6 5TA
		40LARKS MEADEREADING	RG6 5TA
		41LARKS MEADEREADING	RG6 5TA
		42LARKS MEADEREADING	RG6 5TA
		43LARKS MEADEREADING	RG6 5TA
		44LARKS MEADEREADING	RG6 5TA
		45LARKS MEADEREADING	RG6 5TA
		46LARKS MEADEREADING	RG6 5TA
		47LARKS MEADEREADING	RG6 5TA
		48LARKS MEADEREADING	RG6 5TA
		49LARKS MEADEREADING	RG6 5TA
		5LARKS MEADEREADING	RG6 5TA
		50LARKS MEADEREADING	RG6 5TA
		51LARKS MEADEREADING	RG6 5TA
		52LARKS MEADEREADING	RG6 5TA
		53LARKS MEADEREADING	RG6 5TA
		6LARKS MEADEREADING	RG6 5TA
		7LARKS MEADEREADING	RG6 5TA
		8LARKS MEADEREADING	RG6 5TA
		100BEACONSFIELD WAYREADING	RG6 5UX
		102BEACONSFIELD WAYREADING	RG6 5UX
		104BEACONSFIELD WAYREADING	RG6 5UX
		106BEACONSFIELD WAYREADING	RG6 5UX
		108BEACONSFIELD WAYREADING	RG6 5UX
		110BEACONSFIELD WAYREADING	RG6 5UX
		112BEACONSFIELD WAYREADING	RG6 5UX
		114BEACONSFIELD WAYREADING	RG6 5UX
		116BEACONSFIELD WAYREADING	RG6 5UX
		118BEACONSFIELD WAYREADING	RG6 5UX
		120BEACONSFIELD WAYREADING	RG6 5UX
		122BEACONSFIELD WAYREADING	RG6 5UX
		80BEACONSFIELD WAYREADING	RG6 5UX
		82BEACONSFIELD WAYREADING	RG6 5UX
		84BEACONSFIELD WAYREADING	RG6 5UX
		86BEACONSFIELD WAYREADING	RG6 5UX
		88BEACONSFIELD WAYREADING	RG6 5UX
		90BEACONSFIELD WAYREADING	RG6 5UX
		92BEACONSFIELD WAYREADING	RG6 5UX
		94BEACONSFIELD WAYREADING	RG6 5UX
		96BEACONSFIELD WAYREADING	RG6 5UX
		98BEACONSFIELD WAYREADING	RG6 5UX
		10FRIETH CLOSEREADING	RG6 5UY
		5FRIETH CLOSEREADING	RG6 5UY
		6FRIETH CLOSEREADING	RG6 5UY
		7FRIETH CLOSEREADING	RG6 5UY
		8FRIETH CLOSEREADING	RG6 5UY
		9FRIETH CLOSEREADING	RG6 5UY
		47SIBLEY PARK ROADREADING	RG6 5UB
		48SIBLEY PARK ROADREADING	RG6 5UB
		49SIBLEY PARK ROADREADING	RG6 5UB
		50SIBLEY PARK ROADREADING	RG6 5UB
		53SIBLEY PARK ROADREADING	RG6 5UB

Organisation_Name	Building_Name	address1	Postcode
		54SIBLEY PARK ROADREADING	RG6 5UB
		60SIBLEY PARK ROADREADING	RG6 5UB
	ANNAN 37,	ANNANELM LANEREADING	RG6 5UG
		41BEACONSFIELD WAYREADING	RG6 5UX
		43BEACONSFIELD WAYREADING	RG6 5UX
		45BEACONSFIELD WAYREADING	RG6 5UX

Neighbours list K/2002/2009

1769a

15.NOV.2002 8009

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

15 NOV 2002

8009

1. APPLICANT'S NAME: A & G. Ltd.
ADDRESS: 1-3 HEADLEY ROAD
WOODLEY
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: JOHN CHALLIS CHARTERED ARCHITECT
ADDRESS: 72 WARGRAVE ROAD
TWYFORD
POST CODE: RG10 9PH PHONE: 01189342236.

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: 37 ELM LANE.
LOWER EARLEY

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
DEMOLITION OF HOUSE, ERECTION OF 8 NO. 2 BEDROOM HOUSES.
RESIDENTIAL.

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.16.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 0215.1, 2, 3, 4 & 5.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[✓]
ERECTION OF NEW BUILDING	[✓]	ALTERATION or EXTENSION	[ ]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[✓]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MULTI-RED FACING BRICKS
KNAPPED FLINT PANELS
MID-RED ROOFING TILES
STAINED SOFTWOOD JOINERY

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

1800 HIGH CLOSE BOARDED FENCES TO BOUNDARIES AND PARTY DIVISIONS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

ONE EXISTING COMBINED 2·8M ACCESS TO ELM LANE
2 NO. PROPOSED TO BACK OF ELM LANE AND BEACONSFIELD WAY 5·0M. WIDE.

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

YES

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

SITE

	No. OF DWELLINGS/~~HABITABLE ROOMS~~ PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	8 / 24	0 / 0	1 / 4
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1760.00.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF A.P.G. Ltd. DATE 14. NOV. '02.

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

15.NOV.2002 8000

SECTION 66 CERTIFICATE

15 NOV 2002

Application No.

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR GORAN	37 ELM LANE LOWER EARLEY	12.NOV.'02

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Aug. Ltd . . . . . .

Date . . . . . 14 Nov. '02 . . . . . .

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

"ANNAN,"

ADDRESS 37, ELM LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7470(58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/242/61	Messrs Colebrook & Co	Outline - Residential 38.6 Acres Development	19.10.61	N/A Refuse
BRA 4376	MR & MRS GORROD	LOFT CONV.	18.2.88	APP
BRA 9325	"	SUBSIDENCE REPAIRS	25.7.90	APP
F/2002/8009	A+G Ltd	Erect 8 dwell		
		Dem of exist dwell		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

37 Elm Lane, Lower Earley
Reading, Berkshire

An Archaeological Evaluation

by Clare Challis and Jo Pine

Site Code ELLE02/104

(SU 7418 7042)

37 Elm Lane, Lower Earley
Reading, Berkshire

An Archaeological Evaluation

for A & G Limited

by Clare Challis and Jo Pine

Thames Valley Archaeological Services Ltd

Site Code Elle 02/104

PLAN
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A
GS
24 DEC 2002
CC

December 2002

Summary

Site name: 37 Elm Lane, Lower Earley, Reading, Berkshire

Grid reference: SU 7418 7042

Site activity: Evaluation

Date and duration of project: 16th–20th December 2002

Project manager: Jo Pine

Site supervisor: Clare Challis

Site code: ELLE 02/104

Area of site: 1160 sq m

Summary of results: One small sherd of Roman pottery, three possible features

Monuments identified: Possible pits and posthole

Location and reference of archive: The archive is presently held at 47-49 De Beauvoir Road, Reading, RG1 5NR but it is anticipated it will be deposited with Reading Museum in due course.

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Report edited/checked by:	Steve Ford✓ 23.12.01 Steve Preston✓ 23.12.02

37 Elm Lane, Lower Earley, Reading, Berkshire
An Archaeological Evaluation

by Clare Challis and Jo Pine

Report 02/104

Introduction

This report documents the results of an archaeological field evaluation carried out 37 Elm Lane, Lower Earley, Reading, Berkshire (SU 7418 7042) (Fig. 1). The work was commissioned by Mr John Challis of John Challis Architects, 72 Wargrave Road, Twyford, Berkshire, RG10 9PH on behalf of A & G Limited.

Planning permission has been sought from Wokingham District Council (app no F/2002/8009) for the demolition of an existing structure and its replacement by eight new dwellings and associated services. As the site is considered to have archaeological potential, a field evaluation was requested, to provide sufficient information so to mitigate the effects of the development on any archaeological deposits that might be present. This is in accordance with the Department of the Environment's Planning Policy Guidance, *Archaeology and Planning* (PPG16 1990), and the District's policies on archaeology. The field investigation was carried out to a specification approved by Mr Kev Beachus of Babtie Environmental, archaeological adviser to the District Council. The fieldwork was supervised by Clare Challis who was assisted by Jo Pine between the 16th and 20th of December 2002. The site code is ELLE02/104.

Location, topography and geology

The site is located within Lower Earley which lies to the south-east of Reading (Fig. 1). The site comprises a rectangular plot of 1160sq m on the eastern side of Elm Lane and backing onto Beaconsfield Way. The site is at present occupied by a house and garage with gardens at the front and rear of the property. The site lies at approximately 69m above Ordnance Datum. The underlying geology is London Clay or Pebble Gravel (BGS, 1946). This was encountered within the evaluation trenches together with silty clay in Trenches 4 and 5.

Archaeological background

The site lies on the fringes of the Loddon Valley which is considered to be archaeologically rich as revealed by field survey and aerial photography (Ford 1997; Gates 1975). Recent evaluations and excavations to the south at

Shinfield have uncovered occupation Iron Age and Roman occupation and landscape features (Pine 2002, Saunders 2001, Taylor 2001; 2002).

Objectives and methodology

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological or palaeoenviromental deposits within the area of development. The specific aims of the project were

a) To determine if archaeological relevant levels have survived on site.

b) To determine if archaeological deposits of any period are present.

c) To determine if any Iron Age deposits are present on site.

It was proposed to excavate 5 trenches, three at 12m long and two at 18m long, all 1.6m wide (amounting to a 10% sample of the site area). The trenches were to be located to examine all areas of the plot as far as practicable. In the event the location and lengths of the trenches had to be altered due to access restrictions (Fig. 2). All trenches were excavated by a Kubota-type machine fitted with a toothless ditching bucket. Topsoil and overburden were removed onto the natural geology, under direct and continuous archaeological supervision. The resultant spoilheaps were monitored for finds and all possible archaeological features observed in the bases of the trenches were hand cleaned and appropriate excavation strategies employed to clarify their nature and date. In addition the fills of the features identified were dry sieved through a 5mm mesh.

A complete list of trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1.

Results

Trench 1 (Figs. 3 and 4)

This trench was aligned NE–SW, was 10m long and between 0.28m and 0.53m deep. Topsoil 0.20m-0.35m deep, sealed a grey-brown sandy silt subsoil which was 0.10m deep. This in turn overlay light brownish orange sands and gravels. At the northern end of the trench were two features (1 and 2). Feature 1 was irregular in plan, it had concave sides and a rounded base (Figs 3 and 4). A single sherd of Roman pottery was retrieved from its fill (52). It is possible that this was a posthole but it is just as likely that it is a burrow or root hole. Feature 2 (Plate 2) was

more convincing as having a man-made origin and was probably a small pit. It was oval in plan (0.50m by 0.45m and 0.30m deep) with concave sides and a rounded base, but no finds were recovered from its sandy silt fill (53).

Trench 2

This was aligned north–south, was 9.50m in length and 0.46m deep. Topsoil 0.30m deep, sealed a grey-brown sandy silt subsoil which was between 0.04m and 0.10m deep. This in turn overlay brown-orange sand and gravel. At the northern end of the trench a probable pit, 3, was recorded (Figs 3 and 4). This was 1.20m by 0.90m and 0.38m deep. It was completely excavated and the fill (54) was dry sieved through a 5mm sieve but failed to produce any dating evidence.

Trench 3 (Plate 1)

This was aligned approximately east–west, was 13.60m in length and between 0.24m and 0.39m deep. Topsoil 0.30m deep sealed brown- orange sand at the eastern end, orange-brown silty sand in the middle of the trench and brown-orange sandy clay at the south-western end. No archaeology was observed.

Trench 4

This was aligned NE–SW, was 9.60m long and between 0.45m and 0.50m deep. Topsoil 0.22m deep, sealed a grey-brown sandy silt layer which contained brick and tile fragments, and charcoal. This layer was between 0.10m and 0.22m deep. This in turn overlay brown-orange clay. At the northern and southern ends of the trench land drains were observed.

Trench 5

This was aligned NE–SW and was 13.60m long and 0.27m deep. Topsoil 0.18m deep sealed grey-brown sandy silt between 0.04m and 0.08m deep. This overlay brown-orange clay with gravel patches at the southern end.

Finds

Pottery by Joanna Pine

A single thin body sherd of Roman sandy greyware was recovered from a doubtful posthole (1) in Trench 1.

Conclusion

Five evaluation trenches were excavated and revealed the presence of possible archaeological deposits in two of the trenches (1 and 2). The features identified took the form of two small pits (2 and 3) which, unfortunately, did not contain any datable evidence even though their fills were sieved on site. It is not entirely clear if they are of human origin though they were moderately deep and well defined. They are not necessarily of any great antiquity.

A single sherd of Roman pottery was recovered from a dubious posthole (1) which suggests some activity of this period in the near vicinity, though this may be no more than the manuring of farmland.

Whilst the findings of the evaluation were not wholly negative, the paucity of finds and doubt as to the origins of the subsoil features observed suggests that the archaeological potential of the site is low.

References

BGS, 1946, *British Geological Survey*, 1:63360, Sheet 268, Drift Edition, Keyworth

Ford, S, 1997, 'Loddon Valley (Berkshire) Field walking Survey', *Berkshire Archaeol J*, **75**, 11-33

Gates, T, 1975, *The Thames Valley, An Archaeological Survey of the River Gravels*, Berkshire Archaeol Comm Pub 1, Reading

Pine, J, 2002, 'Hollow Lane, Shinfield, Berkshire, 2002; An Archaeological Evaluation Phase 2', Thames Valley Archaeological Services report 02/14, Reading

PPG16, 1990, *Archaeology and Planning*, Dept of the Environment Planning Policy Guidance 16, HMSO

Saunders, M J, 2001, '84 Oatlands Road, Shinfield, Wokingham, Berkshire; An Archaeological Evaluation', Thames Valley Archaeological Services report 00/72, Reading

Taylor, A, 2001, '82 Oatlands Road, Shinfield, Wokingham, Berkshire; An Archaeological Evaluation', Thames Valley Archaeological Services report 01/23, Reading

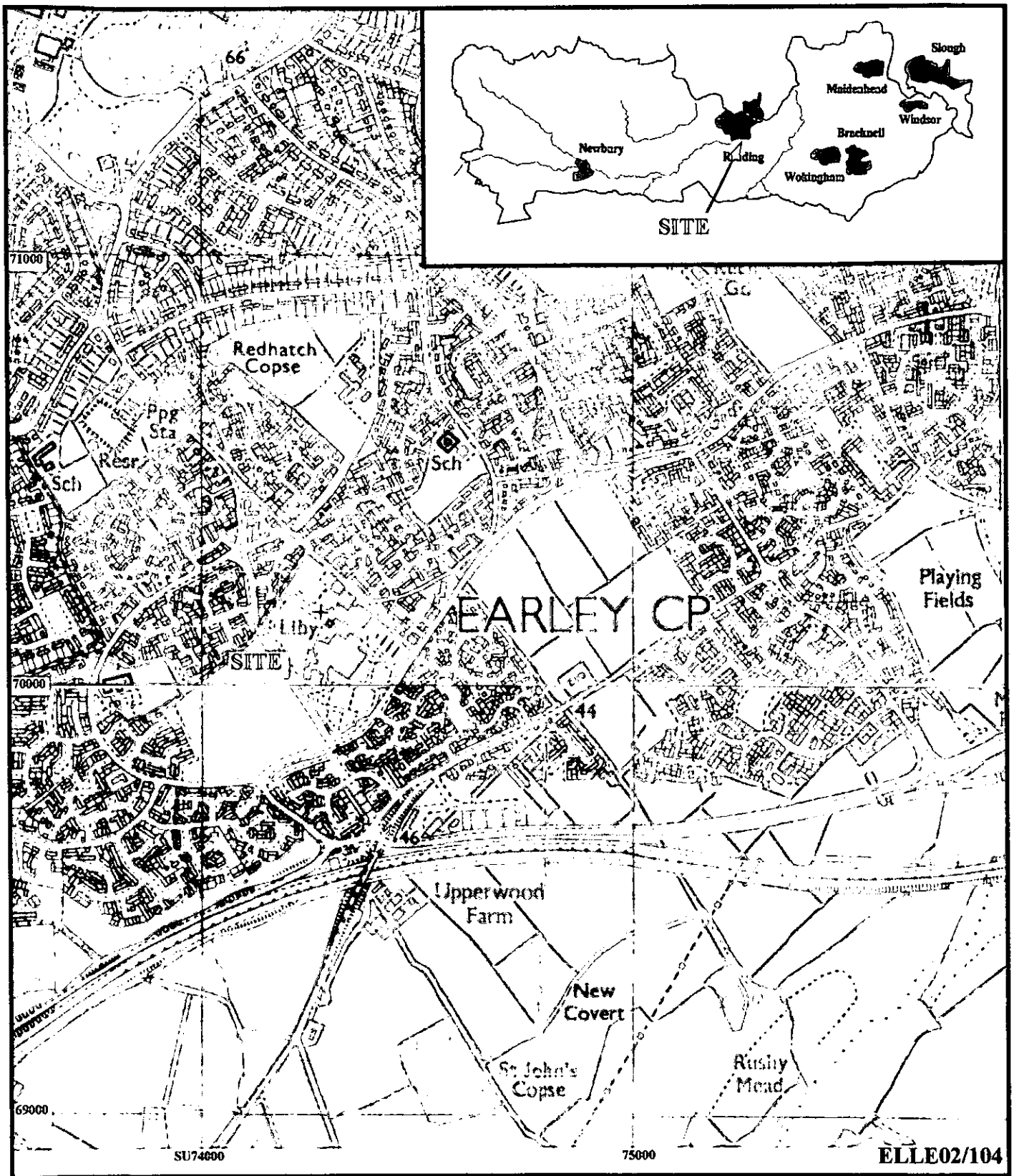
Taylor, A, 2002, 'Excavation of Iron Age and Roman landscape features at Hollow Lane, Shinfield, Berkshire, 2002', Draft publication report Thames Valley Archaeological Services project 02/14, Reading

APPENDIX 1: Trench details
0m at S and SW end

Trench No.	*Length (m)*	*Breadth (m)*	*Depth (m)*	*Comment*
1	9.80m	1.55	0.28-0.53	Topsoil 0.20m-0.35m deep, sealed a light greyish brown sandy silt subsoil which was 0.10m deep. This in turn overlay light brownish orange sands and gravels.
2	9.50	1.6	0.45 - 0.46.	Topsoil 0.30m deep, sealed a light greyish brown sandy silt subsoil which was between 0.04m and 0.10m deep. This in turn overlay light brownish orange sands and gravel.
3	13.60	1.6	0.24-0.39	Topsoil 0.30m deep sealed light brownish orange sands at the eastern end, light orangey brown silty sand in the middle of the trench and light brownish orange sandy clay at the south-western end.
4	9.60	1.6	0.45-0.50	was 9.60m in length and between 0.45m and 0.50m deep. Topsoil 0.22m deep, sealed a light greyish brown sandy silt layer which contained brick and tile fragments and charcoal. This layer was between 0.10m and 0.22m deep. This in turn overlay light brownish orange clay.
5	10.65	1.6	0.24- 0.27	Topsoil 0.18 m deep sealed light greyish brown sandy silt which was between 0.04m and 0.0.08m deep. This overlay light brownish orange clay with gravel patches at the southern end.

APPENDIX 2: Feature details

Trench No	Cut	Fill	Description	Date
1	1	52	Posthole?	Roman?
1	2	53	Pit	Undated
2	3	54	Pit	Undated



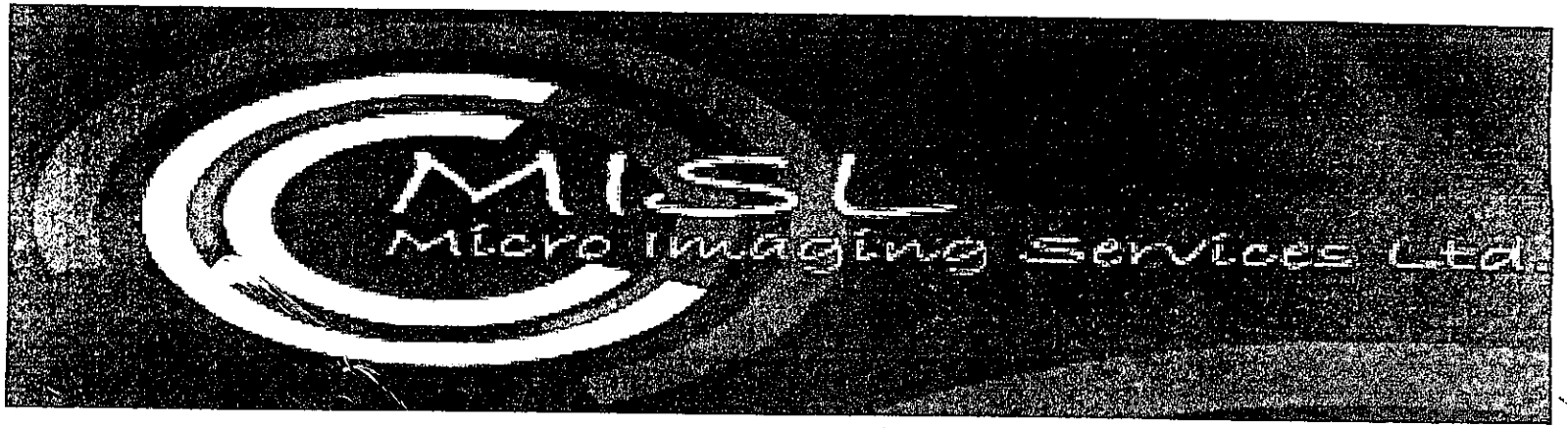
37 Elm Lane, Lower Earley, Berkshire, 2002

Figure 1. Location of site within Lower Earley and Berkshire.

Reproduced from Ordnance Survey Pathfinders SU66/76 and SU67/77 1:25000. Ordnance Survey Licence AL52324A0001

THAMES VALLEY ARCHAEOLOGICAL SERVICES

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Plate 1. Trench 3 looking east, horizontal scales 2m and 1m.



Plate 2. Trench 1, Feature 2, north facing section, horizontal scale 0.5m, vertical scale 0.1m.

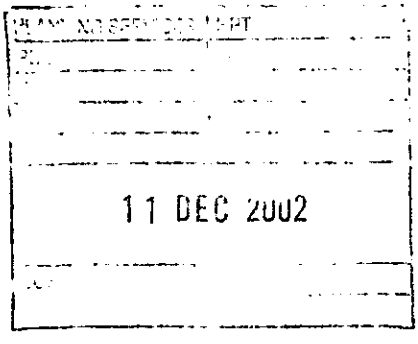
TIME CHART

	Calendar Years
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
	AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10,000 BC
Palaeolithic: Upper	50,000 BC
Palaeolithic: Middle	70,000 BC
Palaeolithic: Lower	2,000,000 BC

37 Elm Lane, Lower Earley,
Reading,
Berkshire

Proposal for an archaeological evaluation

1st December 2002



37 Elm Lane, Lower Earley, Reading
Proposal for an archaeological evaluation

Prepared by Thames Valley Archaeological Services

02e151ev

1.0 Background

1.1 Planning permission has been sought from Wokingham District Council (app no F/2002/8009) for the demolition of an existing structure and its replacement by new housing. The site comprises a rectangular area of 1160 sq m on the eastern side of Elm Lane Road and backing onto Beaconsfield Way, Lower Earley (SU 7418 7042).

1.2 The site lies on the fringes of the Loddon Valley which is considered as archaeologically rich with numerous sites recorded from field survey and aerial photography (Ford 1991-4; Gates 1975). Recent fieldwork to the south at Shinfield has revealed occupation deposits of Iron Age date and landscape features of Iron Age and Roman date.

2.0 Requirement for Work

2.1 As the site is considered to have archaeological potential, in order to provide sufficient information on the archaeological potential of the site so as to mitigate the effects of development, a field evaluation has been requested as set out in *Archaeology and Planning* (PPG 1990) and the District policies on Archaeology.

2.2 If significant archaeological deposits are discovered, the evaluation may be considered as a first stage of fieldwork in the process of mitigating the effects of development on the archaeological heritage.

3.0 Aims and Objectives

3.1 The aims of the evaluation will be to determine the presence/ absence, extent, condition, character, quality and date of any archaeological or palaeoenvironmental deposits within the area of development.

3.2 This work will be carried out in a manner which will not compromise the integrity of archaeological features or deposits which warrant preservation in-situ, or might better be excavated under conditions pertaining to full excavation.

3.3 The specific research aims of this project are;

a) To determine if archaeologically relevant levels have survived on this site.

b) To determine if archaeological deposits of any period are present.

c) To determine if any Iron Age deposits are present on the site.

d) The potential and significance of any such deposits located will be assessed according to the research priorities such as set out in *Exploring our past* (English Heritage 1991, 36) and *English Heritage Research Agenda* (English Heritage 1997, 44) or any more local or thematic research priorities as necessary.

4.0 Methodology

4.1 Machine trenching

4.2.0 The area of the site occupies an area of c. 1160 sq m.

4.2.1 We propose to dig 5 trenches 3 at 12m long and 2 at 18m long, all 1.6m wide (10% of site area). The trenches will be dug by a JCB-type machine fitted with a toothless bucket.

4.2.2 The trenches will be located as close as possible to the positions shown on figure 1. The trenches are located to examine all areas of the plot as far as practicable.

4.3 Excavation Methodology

4.3.1 Overburden will be removed by a machine fitted with a ditching bucket. A toothed bucket may be used to remove concrete or compact overburden.

4.3.2 Where archaeological features or layers are certainly or probably present, the stripped areas will be cleaned using appropriate hand tools (hoes/trowels).

4.3.3 Sufficient of the archaeological features and deposits exposed will be excavated or sampled by hand to satisfy the aims of the brief, without compromising the objective set out in 3.2.

4.3.4 All finds and artefacts will be retained on-site. At the post-excavation stage (see below, 4.5) the collection policy of the recipient museum will be followed and which may involve the discarding of certain classes of building material such as brick and tile or flint nodules after recording with only a representative sample being retained.

4.3.5 Conservation on site will follow guidelines in **First Aid For Finds** with any other specialist conservation work subcontracted to an establishment such as Wiltshire County Council Conservation Centre at Salisbury Museum.

4.3.6 Discovery of any human remains will be reported to the coroner. No further action will be taken as part of the evaluation exercise unless their removal is essential for the examination of earlier deposits. The burials will be covered and protected.

4.3.7 Spoilheaps will be searched for finds.

4.3.8 If appropriate, metal detectors will be used to enhance the recovery of metal finds. No title will be assumed by the finder of any gold or silver objects and the provision of the Treasure Act (1996) will be implemented where appropriate.

4.3.9 Following completion of all excavation and recording, the trenches will be efficiently backfilled but will not be resurfaced.

4.4 Recording Methodology

4.4.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (3rd edition, 2000). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.

4.4.2 All archaeological deposits exposed will be planned at a scale of 1:20 and sections drawn at a scale of 1:10. All site drawings will be by pencil on drafting film. A representative section of a segment of each trench will be drawn even if devoid of archaeological features.

4.4.3 Heights above OD will be taken and recorded on plans and sections.

4.4.4 Where appropriate, significant finds will be recorded in 3D.

4.4.5 The locations of the trenches, and of all plans and sections will be tied into the National Grid.

4.4.6 A full photographic record will be made of the evaluation project, consisting of colour slide, colour print, and b/w print (contact sheet). It will record the principal features and finds discovered, both in detail and in their general context.

4.4.7 It is not anticipated that unusual or important environmental deposits (such as peat or waterlogged deposits) will be encountered. However, should these be present a programme of sampling under the guidance of our specialists will take place in consultation with the Archaeological Advisor to the District (Babtie), the English Heritage regional scientific advisor and as guided by English Heritage (2002).

4.5 Post-fieldwork

4.5.1 Finds processing and analysis will commence immediately following the completion of the fieldwork in accordance with guidelines in MAP2 (see also 6.1 below).

4.5.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term museum storage to accord with the recipient museum policy and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission 1994).

4.5.3 Specialist reports will be prepared on the artefacts recovered, Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.

4.5.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

pottery - Dr J Timby, Ms K Underwood-Keevil, Mr P. Blinkhorn or Dr. M. Lyne (consultants)
stone - Dr J Williams (Southampton University)
metalwork - L Keys, (Museum of London)
bone - S Hamilton-Dyer (consultant) or S Anthony (TVAS)
botanical/ environmental remains - Dr. M Robinson (Oxford University Museum)
peat /pollen - M Keith-Lucas (Reading University)

struck flint - Dr S Ford (TVAS)
human bone- Bill White (Museum of London) or S Anthony (TVAS)

5.0 Report and Dissemination

5.1 The reports will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

5.2 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting.

5.3 The report will include a frontsheet providing the following information:

*Site name
*Grid reference
*Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
*Date and duration of project
*Site code
*Area of site
*Summary of results
*Monuments identified (referenced to the RCHME Thesaurus of Monument Types)
*Location and reference of archive

5.4 The illustrations will include:

a site location plan
a trench layout plan
trench plans and sections
profiles/sections of a representative selection of excavated features
a selection of colour photos of significant findings

5.5 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

5.6 Any findings of academic merit will be published as a note in an appropriate journal such as the *Berkshire Archaeological Journal.*

5.7 A copy of the results will be supplied to the Wokingham District SMR, as will a representative set of catalogued slides illustrating the project if requested.

5.8 A copy of the report will be sent to Wokingham District.

5.9 The OASIS project report forms will be completed.

6.0 Archive Deposition

6.1 The finds and site archive will be prepared in accordance with guidelines in **Management of Archaeological Projects 2** and after consultation with the

recipient museum.

6.2 The site archive will be deposited with Reading Museum.

6.3 The site finds will be deposited with Reading Museum with the agreement of the landowner.

6.4 The records will be copied onto microfiche for the National Archaeological Record.

7.0 General Items

7.1 The project will be managed on a regular basis by a Member of the Institute of Field Archaeologists with an appropriated area of competence (S. Ford).

7.2 The project will be carried out in accordance with the IFA Code of Conduct, Code of Practice and Standards and Guidance for Field Evaluations, Finds work, desk-based assessments and standing buildings or structures.

7.3 Safe working practices will be as set out in the TVAS health and safety manual and current health and safety regulations will be adhered to. Deep trenches will be shored or battered if access is required. Trenches will be fenced with barrier mesh/ road pins or heras fencing if appropriate.

7.4 In the event of any dispute with the client arising out of this scheme of investigation either party may refer to the Arbitration Scheme of the Institute of Field Archaeologists for a decision.

7.5 Our insurance cover comprises £5 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £2m.

8.0 Timetable

It is anticipated that 4-6 man/days will be needed for the evaluation fieldwork and a lesser number for post-fieldwork.

A report on the results of the evaluation should be available within 2-3 weeks of completion of the fieldwork.

9.0 Monitoring

Regular monitoring of the project for the Planning Authority will be carried out by the Council Archaeological Advisor or his representative. Access to the excavation and post-excavation work will be available at all reasonable times.

10.0 References

ENGLISH HERITAGE 1991, **Exploring our past**. English Heritage, London.

ENGLISH HERITAGE 1997, Research Agenda (Draft, 8th April), Archaeology Division, English Heritage, London.

ENGLISH HERITAGE 2002, **Environmental Archaeology**. Centre for Archaeology Guidelines 1, English Heritage, Portsmouth.

FORD, S, 1991-4, Loddon Valley (Berkshire) Fieldwalking Survey, **Berkshire Archaeological Journal**, 75, 11-34.

GATES, T, 1975, The Middle Thames Valley, an archaeological survey of the river gravels, Berkshire Archaeological Committee publication no 1, Reading.

PPG16, 1990,**Archaeology and Planning**. DoE Planning Policy Guidance note 16. (HMSO).

37 Elm Lane, Lower Earley, Reading

Brief for an Archaeological Evaluation

Prepared For
Wokingham District Council
By
Babtie

37 Elm Lane, Lower Earley, Reading
Brief for Archaeological Evaluation

1 Introduction

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to the Principal Archaeologist of Babtie Group on behalf of Wokingham District Council. The brief is valid for six months only, after which time Babtie should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 Site Location and Description

2.1 The site is located at 37 Elm Lane, Lower Earley, at grid reference SU 7418 7043.

3 Planning Background

3.1 Planning application F/2002/8009, submitted to Wokingham District Council, proposes the erection of 8 dwellings. Demolition of existing dwelling.

4 Archaeological Background

4.1 The site lies close to several Iron Age features including an enclosure and a possible hut circle. As a consequence the proposed development area has the potential to contain archaeological remains associated with the Iron Age.

5 Requirement for Work

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation encompassing the following stages:

- evaluation trenching

6 Aims and Objectives

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 Stages of Work and Techniques

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 10% sample of the entire site area will be excavated before any building works are carried out. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations*.

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work.*

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.3 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 Methods

8.1 The Project Specification will include a Method Statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9. General Requirements

9.1 Staff structure must be agreed with Babtie Group. A list of key staff including sub-contractors/specialists with their qualifications and experience, will be provided. The use of unwaged staff, except where this is ancillary to an agreed minimum level of waged project staffing, is unacceptable.

9.2 All work on site will conform to the Health and Safety at Work Act. Site safety is the specific responsibility of the archaeological contractor.

9.3 The archaeological contractor will liaise with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

9.4 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

9.5 All reasonable precautions to ensure the security of the site will be taken, both to safeguard members of the public and to minimise the risk of damage to the archaeological resource through vandalism or theft.

9.6 The use of metal detectors on the site will be strictly controlled. In some circumstances, the use of reliable, reputable local machine users may be acceptable, subject to the approval of Babtie Group, adherence to the laws, policies and agreements covering ownership and deposition of finds from the site. All such activity should be carried out under archaeological supervision. All

stratified finds will be excavated by an archaeologist and recorded three-dimensionally as part of the small-finds archive.

10 Timetable and Monitoring Arrangement

10.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

10.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

10.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

10.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

11 Site Archive

11.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent. Where the sample excavation has been preceded by other archaeological works on the same site, a single unified archive shall be prepared.

11.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

11.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

11.4 The archive shall be assembled in accordance with the guidelines set out in English Heritage's 'Management of Archaeological Projects 2' (MAP2).

11.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

11.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

11.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

12 Reporting Requirements

12.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

12.2 The report will address the aims and objectives of the evaluation.

12.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

12.4 Details of style and format to be determined by the archaeological contractor. However, the report *must* have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this *must* be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

12.5 It should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);

(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

13 Oasis Project Reporting

The Wokingham SMR is taking part in the pilot study for the *Online Access to Index of Archaeological Investigations* (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. **The archaeological contractor must therefore complete the online OASIS form at http://ads.ahds.ac.uk/project/oasis/.** If the archaeological contractor does not have internet access a paper copy of the form can be obtained from the Wokingham SMR, Babtie Group, School Green, Shinfield, Reading RG2 9HL. Contractors are advised to contact the Wokingham SMR prior to completing the form. Once a report has become a public document by forming part of a planning application, Wokingham District Council will place the information on a website. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the Principal Archaeologist.

14 Standards

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*, *Environmental archaeology and archaeological evaluations, Association for Environmental Archaeology 1995.* The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

15 Publication and Dissemination

15.1 Two copies of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

15.2 The archaeological contractor will supply the Wokingham SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

16 Other Factors

16.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

16.2 Once a satisfactory report has been submitted to Wokingham District Council, a completion notice will be issued to the applicant. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.