APPLICATION NO:
F/2002/7939

LOCATION:
Windrush Basingstoke Road, Three Mile Cross Reading. Swifield

APPLICANT:
Mr R Watkins

PROPOSAL:
Proposed erection of one dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **13/12/2002**
28 Day exp 13/12
APPLICATION WILL HAVE EXPIRED ON: 13/01/2003

CASE OFFICER: **Natalie Brown**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Watkins
10 Sagecroft Road
Thatcham
Berkshire
RG18 3DZ

Application Number: F/2002/7939

Parish: **SHINFIELD**

Location: **Windrush, Basingstoke Road, Three Mile Cross, Reading.**

Proposal: **Proposed erection of one dwelling. Demolition of existing dwelling.**

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

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

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

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

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

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle

parking and turning space shall be permanently maintained and used for no other purposes.

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

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

Condition
8. The en-suite window in the side (south) elevation and bathroom and landing windows in the side (north) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
9. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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

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

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

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

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

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

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

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

Reason
9. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. 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 LD3, EN1 and LD5.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WH1a and WT5.

Informative
3. This approval is in accordance with the following plans received by the Local Planning Authority on 30 January 2003:

03/2002/1 A - 1:100 floor plans.
03/2002/2 A - 1:100 elevations.
02/2002/4 A - 1:500 block plan.

Informative
4. There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. For further information, Thames Water can be contacted on 020 8568 2777.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/02/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

PURCHASE NOTICES

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

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

COMPENSATION

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 29 July, 2003
My ref. BC/DC/2002/7939

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

Mr R Watkins
10 Sagecroft Road
Thatcham
Berkshire
RG18 3DZ

Dear Sirs

PLANNING PERMISSION 2002/7939
SITE: WINDRUSH, BASINGSTOKE ROAD, THREE MILE CROSS, READING

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 2002/7939 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

NATALIE BROWN
Planning Officer

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 20 May, 2003
My ref. BC/DC/F/2002/7939
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

Mr R Watkins
10 Sagecroft Road
THATCHAM
Berkshire
RG18 3DZ

Dear Mr Watkins

PLANNING PERMISSION F/2002/7939
SITE: WINDRUSH, BASINGSTOKE ROAD, THREE MILE CROSS, READING

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/2002/7939 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 you 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 sincerely

NATALIE BROWN
Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 15 May 2003
My ref: NB/F/2002/7939

Mr R. Watkins
10 Sagecroft Road
Thatcham
Berks
RG18 3DZ

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

Dear Mr Watkins,

APPLICATION: F/2002/7939
SITE: WINDRUSH, BASINGSTOKE ROAD, SHINFIELD

I refer to your material samples received on 17 April 2003 and letter received on the 28 April 2003 with reference to the above planning application.

CONDITION 02
I can confirm that the following materials satisfy the above condition:

Bricks: Dorking Red Multi
Tiles: Marley, Thaxden, Ochre Blend

CONDITION 03
I can confirm that the boundary treatment details shown on drawing 02/2002/4/B are acceptable.

CONDITION 04
I can confirm that the slab level shown on drawing 02/2002/4/B is acceptable.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

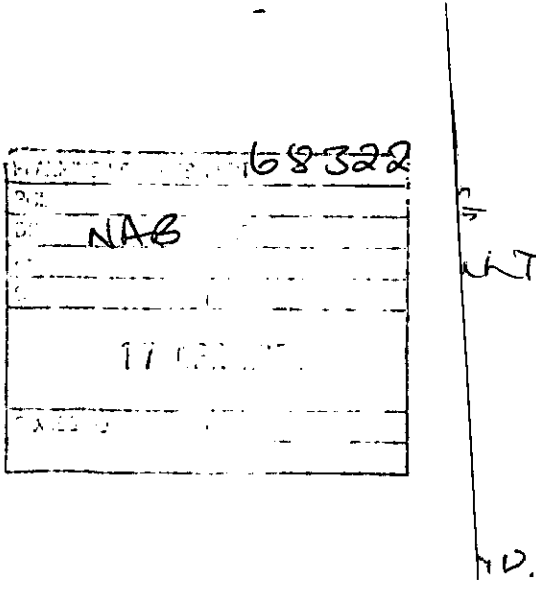
Natalie Brown
Planning Officer

Natalie Brown

PLANNING APP. NO.

F/2002/7939

WINDRUSH
BASINGSTOKE ROAD
THREE MILE CROSS



N° 74.



Tile : Marley
Type - Thaxden
Colour - Ochre Blend

Brick : Darking Red Multi

15/5/03

Mix of red/orange brick w some render
∴ bricks ok

re/ tiles predom brown but some more orange/red tone in area
∴ as tile sample ok w brick sample on balance tile sample ok.

10 Sagecroft Road
Thatcham
Berkshire
RG18 3DZ

PLANNING SERVICES	HP 68535
PCL	TCS
DC NAG	E & F
APP	
CS	
28 APR 2003	
COPIES TO	ACK:
	FILE:

Wokingham District Council
Planning Department
CIVIC OFFICES
Shute End
Wokingham
RG40 1BN

Your Ref: F/2002/7939

22 April 2003

FAO: Natalie Brown

Dear Ms Brown

Proposed Erection of Dwelling at Windrush Basingstoke Road Three Mile Cross

Further to my Planning Approval at the above address please find enclosed 4 copies of drawing indicating boundary treatment and slab level in order to satisfy conditions 3 and 4 shown on my "Notification of Approval of Permission".

If you have any comments please do not hesitate to contact me.

Yours sincerely

pp R. Watkins.

Mr R Watkins

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 11 April 2003
My ref: NB/F/2002/7939

R J Watkins
10 Sagecroft Road
Thatcham
Berks
RG18 3DZ

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

Dear Mr Watkins,

APPLICATION: F/2002/7939
SITE: WINDRUSH, BASINGSTOKE ROAD, SHINFIELD

I refer to your letter and bat survey received on the 24 March 2003 with reference to the above.

I can confirm that the bat survey supplied satisfies condition 09 of the above consent.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

Natalie Brown

From: Andy Glencross
Sent: 07 April 2003 12:35
To: Natalie Brown
Subject: PA F/2002/7939 Windrush Basingstoke Rd Shinfield

Hi Natalie

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/2002/7939

Ext: 6492

Date: 24 March 2003

To: Andy Glencross
Countryside Officer (Biodiversity)

WINDRUSH, BASINGSTOKE ROAD, SHINFIELD

Please find attached details relating to condition 09 (bat survey) of consent F/2002/7939.

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

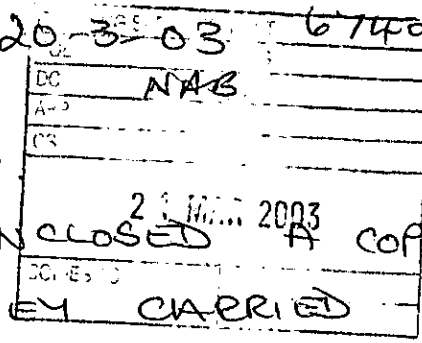
NMB

Natalie Brown

Planning Officer

1 C SAGECROFT ROAD
THATCHAM
BERKS RG18 3DZ.

20-3-03



REF: F/2002/7939

CONDITION NO 9.

PLEASE FIND ENCLOSED A COPY OF THE BAT SURVEY CARRIED OUT AT 'WINDRUSH', BASINGSTOKE RD THREE MILE CROSS.

YOURS SINCERELY.

R. J. WATKINS.

Commissioned by:

Mr Bob Watkins
10 Sagecroft Road
Thatcham
Berkshire
RG18 3DZ

REPORT OF A SURVEY OF 'WINDRUSH', BASINGSTOKE ROAD, THREE MILE CROSS FOR BATS

March 2003

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

PLANNING SECTION
POL
DC
APP
CS
24 MAR 2003
COPIES TO

REPORT OF A SURVEY OF 'WINDRUSH', BASINGSTOKE ROAD, THREE MILE CROSS FOR BATS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Biology

4.0 Bats in Buildings

5.0 Methodology

6.0 Results of Survey

6.1 General description
6.2 Exterior
6.3 Outbuildings
6.4 Interior
6.5 Summary of results

7.0 Impact of Proposed Development on Bats

8.0 Suggested Mitigation

9.0 Summary and Conclusions

10.0 Bibliography

Precautionary Advice

REPORT OF A SURVEY OF 'WINDRUSH', BASINGSTOKE ROAD, THREE MILE CROSS FOR BATS

1.0 Background

Wokingham District Council has granted planning permission for the demolition of the bungalow 'Windrush' in Three Mile Cross, and for the erection of a four bedroomed house 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. The owner of the property, Mr Bob Watkins, instructed Dr Paula Cox, an experienced and licensed 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 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats *Myotis daubentonii*, are frequently found roosting in bridges; brown long-eared *Plecotus auritus* and lesser horseshoe *Rhinolophus hipposideros* bats show a marked preference for older buildings, whilst common and soprano pipistrelles *Pipistrellus pipistrellus* and *P. pygmaeus* are commonly found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines *Eptesicus serotinus*, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found along the ridge boards or purlins, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

5.0 Methodology

A full inspection of the bungalow 'Windrush', Basingstoke Road, Three Mile Cross was carried out on13 March 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 damage to fascia and bargeboards. The inside of the loft was 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 March before most bats have emerged from their hibernation sites, an evening survey to check for emergence was not considered necessary.

6.0 Results of survey

6.1 General description

'Windrush' is a small, brick-built bungalow with gardens to the front and rear comprising lawns, concrete hard standing and a few ornamental shrubs and heathers. There are no trees within the site boundary, which was fenced with larch lap, but a garage, greenhouse and wooden shed are situated in the back garden, which overlooks

open farmland. The building is currently unoccupied and faces west onto Basingstoke Road at Three Mile Cross, to the south of Reading.

6.2 Exterior

The L-shaped bungalow had brick walls painted white and a hipped, clay-tiled roof. There was a bay window at the front.

6.2.1 Front, west

The wooden planked soffits were well fitting as was the fascia board supporting the gutter. The UPVC windows had no gaps around them and the open porch had no roosting opportunities, and although there was a small hole where a light fitment had previously been this did not appear to lead to a suitable crevice. The mossed roof was in good repair with the central and hip ridges intact, and except for a few small spaces between the tiles above the gutters there were few potential access points for bats.

There were no droppings on the windows, sills, and walls or on the floor of the porch.

6.2.2 Side, south

There were no windows and the single chimney was well pointed with the metal flashing intact. The soffits were close fitting and there were no bat droppings on the wall or fascia board.

6.2.3 Side, north

The two chimneys and central heating flue were intact with the flashing down, except for a small section around the flue. The roof was as before with a few small gaps between tiles above the gutter. The two windows and side door were negative for signs of bats.

6.2.4 Rear, east

There was slight damage to the fascia where the gutter had collapsed, but although the wood was rotting there were no holes. The soffits were flush to the wall, the roof was as before and there were no droppings on the white painted wall, windows or sills. Holes in the ventilation bricks were too small to allow bat entry.

6.3 Outbuildings

6.3.1 Garage

This was constructed of composite panels with a corrugated roof, supported by a metal frame. The underside of the unlined roof was visible with no bats present, and the rusty beams did not appear suitable for roosting. No evidence of bats was found.

6.3.2 Shed

The shed was a small, wooden planked building with four windows, situated in the rear garden facing northeast. The asphalt pitched roof was laid over planks with no visible gaps between the two. There was potential access to the interior via missing boards on one side. There was no ridge board and were no bats on the central beams, which were thickly cobwebbed indicating lack of current or recent use. The hardboard lined walls; windows and surfaces had no bat droppings on them.

6.3.3 Greenhouse

This was all glass and unsuitable for bat roosting.

6.4 Interior

None of the habitable rooms had any access for bats from the outside. The loft void was reached via a hatch in the ceiling of the hallway, and the floor was un-boarded with no insulation present. The accessible void allowed the entire roof area to be inspected. There were no glimmers of light that would indicate gaps in the fabric of the roof and hence potential access points for bats or birds. Underfelting was in place so the underside of the tiles was not visible except where a small section had collapsed allowing the structure to be viewed; the tiles were laid on battens and the gap between tiles and underfelting was narrow.

Both the short central ridge and the section over the front of the house were thickly cobwebbed and no bats were present. No droppings were found on the floor, beams or the tops of the water tanks.

6.5 Summary of results

A full survey of 'Windrush', Basingstoke Road, Three Mile Cross was carried out on13 March 2003. There were very few gaps in the fabric of the roof that would potentially allow bat access, and no evidence of bat presence was found inside the loft void. No droppings were present on the exterior of the house, and none of the outbuildings were suitable for bat roosting.

7.0 Impact of proposed development on bats

On present evidence, demolition of 'Windrush' 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.

8.0 Suggested mitigation

As no bats or evidence of their presence was found, no specific mitigation is required.

9.0 Summary and conclusions

No bats or signs of their presence were found during the inspection of 'Windrush', Basingstoke Road, Three Mile Cross. Therefore demolition of the bungalow and outbuildings should have no adverse effects on individual bats or on the local bat populations. As there are a few gaps between tiles at the base of the roof, precautionary advice is given should demolition be delayed.

10.0 Bibliography

Anon (1986) *Bats in Roofs: a Guide for Surveyors* NCC

Anon (1998) *Trees and Bats: Guidance Note 1* The Arboricultural Association

Cox, PR (1996) *Wildlife on Site – a Guide for Developers and Planners* Babtie Group Ltd

DEFRA (Sep 2001) *European Protected Species: Guidance Note*

Hutson, A M (1990) *Bats in Houses* FFPS, NCC and the Vincent Wildlife Trust

Mayle, B A (1990) *Habitat Management for Woodland Bats* Forestry Commission Research Division

Mitchell-Jones, AJ and McLeish AP ed. (1999) *The Bat Workers Manual* JNCC

Ransome, R (1990) *Hibernating Bats* Christopher Helm

Precautionary advice

Although no evidence of bats was found during the site inspection, there are a few gaps at the base of the roof that could potentially allow access to any space between the tiles and underfelting. Bats are opportunist, responding to changes in their environment, and if demolition is delayed it is just possible that a bat or bats could enter the roof in the future. Therefore the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from a licensed bat ecologist or English Nature.

Tel. 0118 974 6443 (Direct Line)

Date. 27 March, 2003

My ref. CD/FP2003/4036(7939)

Mr R Watkins
Windrush
Basingstoke Road
Shinfield
READING
Berkshire
RG18 3DZ

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
E-mail:

Dear Mr Watkins,

ERECT NEW DWELLING AND DEMOLISH EXISTING DWELLING AT WINDRUSH, BASINGSTOKE ROAD, SHINFIELD

Thank you for your Building Regulations Application Number FP2003/4036 received on 17 March.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2002/7939, which cannot be dealt with as a minor amendment. There is a front porch added to the proposal which involves an increase in volume.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 18 April. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	7939 NB
BUILDING CONTROL NUMBER.	BR 2003/4036
APPLICANT/~~AGENT~~	Mr R. Watkins
ADDRESS OF SITE.	Windrush Basingstoke Road SPENCERS
DESCRIPTION OF PROPOSED WORK	erect new dwelling + demolish existing dwellings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	03/2000/3	02/2002/4
ELEVATIONS	03/2002/4	03/2002/2
FLOOR PLANS	03/2002/1A	03/2002/1A

03/2002/1A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/2/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen NB.	BC - Front porch added	
DATE	27/3/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	27/3/03		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

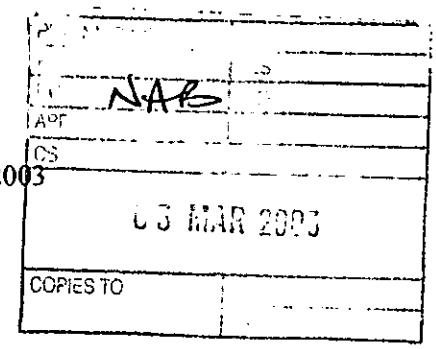
New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

7939 Please file on app^n file

Rina M. Rowell High View Basingstoke Road Spencers Wood Reading RG7 1AL
Telephone 0118 988 2877

OBS



To: Natalie Brown
Development Control Officer
Planning Services
Environmental Services Department
Shute End, Wokingham
Berkshire RG40 1WR.

February 28th2003

Dear Ms Brown.
Re:Application numberF/2002/7939
Windrush, Basingstoke Road, Three Mile Cross Reading
Further to our telephone conversations earlier today.....thank you for you help and advice regarding the revised plans for "Windrush".
As the owner of "Dilkush" next door ,to the left, I feel aggrieved that Idid not receive your notification ,dated 6th February,of the plan changes, until Friday 28th February.
The tenants living in "Dilkush"obviously attach no importance and see no urgency to forward the correspondence; thus it would seem too late now for my views to be considered !
I would ask that you attach my name and address to "Dilkush"to receive any future correspondence relating to environmental changes concerning the property.
I will visit your office on Monday 3rdMarch 2003 to view the plans and make comment anyway.

Yours faithfully,

RINA M. ROWELL.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/7939

Applicant : Mr R Watkins .

Location : Windrush, Basingstoke Road, Three Mile Cross, Reading.

Proposal : Proposed erection of one dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12

Date Registered : 18/11/2002

Earliest Date for Decision : 13/12/2002

Latest Consultation Date/Site Notice Expiry Date : 13/12/2002

This application will have expired on: 13/01/2003. 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 :

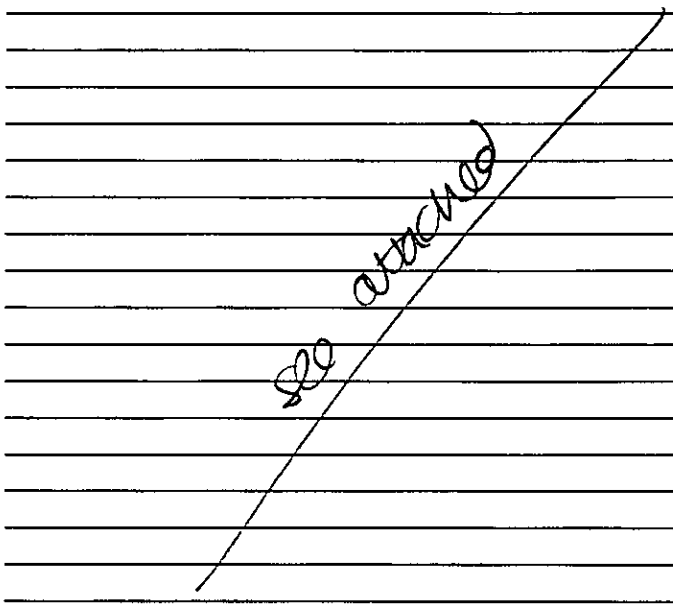
Env. health - no objection.
Biodiversity - bat survey
Highways - requires further info (requested 25/11) - no objection to revised (rec C/A)
Env Agency - no comment
Landscape/Trees - from info supplied - does not appear to be any implications
Thames Water - Public sewers cross site :. no bldg will be permitted within 3m without Thames Water approval.

Planning Issues :

settlement

Application Number: F/2002/7939

Appraisal :



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

Application Number F/2002/7939
Conditions/Reasons for Refusal

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

See attached

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: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Windrush Basingstoke Road Three Mile Cross Reading.

APPLICATION NUMBER: F/2002/7939

OFFICER: Natalie Brown

DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front

2. DESCRIPTION OF SURROUNDINGS

Res/sett.

3. DESCRIPTION OF SITE/BUILDING

Bush stop/[illegible] [illegible] detached [illegible] [illegible]

Detached [illegible] with [illegible]

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached. Both Dilkush + Windrush have their driveways alongside each other. Dwellings are set away from one another. Both have detached garages R/O dwellings

Dilkush x2 windows g/f + x1 window 1st floor side elev

↳ 2 windows as [illegible] [illegible] ? (front side [illegible] [illegible] finished)

Hartland + Windrush alongside one another

↳ 2s [illegible] dwelling x1 window at first floor side.

Rear dormer [illegible] [illegible] [illegible] (1 – 1.5m beyond R/O windows)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT low hedging at front. fence panels between Dilkush. at rear with Hartland.

OTHERS

Application Number: F/2002/7939 – Windrush, Basingstoke Road

Appraisal:

Development

Proposed erection of replacement dwelling with demolition of existing detached bungalow.

The site is located within a predominantly residential area fronting Basingstoke Road and is within the settlement boundary of Shinfield.

Plans were revised at Officer request due to concern over impact upon neighbouring properties (see letter on file).

Previous History

There are no relevant applications relating to the redevelopment of the site

Relevant Policies

BSP: LD3, EN1, LD5
LALP: LTV1, LBE1, LBE2, LT5
WDLP (modified): WOS2, WOS3, WBE1, WH1a, WT5

1. Impact upon neighbouring properties

   There are detached properties on either side on the application site.

   'Dilkush' to the north is bungalow in appearance property, which has two bedrooms at first floor level. It is set away from the side boundary (fence panels) by its driveway which runs along side the house. It has two windows in the ground floor side elevation. The front one is obscurely glazed, and the rear is a secondary window. Plans (338/49) show the obscurely glazed window to be a bathroom, and the secondary window to be a side window to a living room.

   'Hartland' to the south is chalet, but more two-storey in appearance. There are no windows in the ground floor side elevation, but there is a first floor side secondary window to a bedroom. The property has flat roof dormer windows in the first floor rear elevation and a flat roof rear extension (which extends beyond the current rear building line of 'Windrush' (plans as existing (666/01) on refused application F/2002/6516 show the internal layout of 'Hartland').

   The main part of the dwelling is broadly within the footprint of the existing dwelling on the site. The proposed two-storey element of the dwelling would be set away from both side boundaries, 1m from Harland and 3m from Dilkush. Together with the hipped roof, this helps to take the massing and bulk away from the neighbouring properties.

The proposed dwelling would not extend the rear building line of Hartland, and so there is not impact. Whilst the dwelling would extend beyond the front of Hartland, it is not considered that this would cause any adverse impacts.

With regards to Dilkush, the proposed dwelling would extend beyond the rear building line, which reflects the existing situation. Whilst the dwelling proposed is two-storey (compared to the existing bungalow), it would be 3m from the side boundary. It is therefore considered that there would be no significant impact in terms of being overbearing and causing overshadowing. (NB: no letters of representation have been received in response to the original and revised plans).

A single storey element is proposed along the side boundary withy Dilkush. This is proposed tandem garage. This would have a fully hipped roof (taking the massing away) and be 2.2m to the eaves. Due to the single-storey nature of this element and the fact that Dilkush itself it set away from the boundary by 2.6m, it is not considered that there would be any adverse impacts.

2. Impact upon the character of the area
There is a variety of style and mix of dwelling types along Basingstoke Road, ranging from bungalows, chalets and two-storey, which means there is also a mix of ridge heights.

The proposed ridge height of replacement dwelling would be 7.9m, which would be about 0.9m higher than the adjacent 'Hartland'. Whilst this would be a height difference, the roof would be hipped and the proposed dwelling set away from the boundary. This would help to separate the two properties and the roof design reduces the apparent bulk.

The siting of the dwelling would be staggered at a point between the properties on either side. It is therefore considered that there would be no significant adverse impact upon the character of the area.

Subject to approvals of materials by condition, it is considered that due to the variety of styles within the streetscene, that there would be no adverse impact upon the character of the area.

3. Impact upon highway safety
Following receipt of a revised plan showing parking for 3 vehicles and an increased turning area, the Highway Officer has no objection to the proposed development subject to inclusion of conditions relating to parking and turning.

4. Letters of representation
None received.

Recommendation: Approval.

Conditions for F/2002/7939:

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
C100	R100	Site Levels
C122	R122	Parking & turning before occupation
C137	R137	Turning within Site **Ins: dwelling**
C044	R044	No windows to be inserted **Ins:** at first floor level or above in the side (north and south) elevations
C045	R045	Obscure Glazing **Del:** It shall be fixed shut **Ins:** en-suite in the side (south) elevation and bathroom and landing windows in the side (north) elevation
		Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.
	Reason:	The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

1. N06 – no encroachment

2. N16
   BSP: LD3, EN1, LD5
   LALP: LTV1, LBE1, LBE2, LT5
   WDLP (modified): WOS2, WOS3, WBE1, WH1a, WT5

3. This approval is in accordance with the following plans received on the 30/1/03:
   03/2002/1 A – 1:100 floor plans
   03/2002/2 A – 1:100 elevations
   02/2002/4 A – 1:500 block plan

4. There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. For further information, Thames Water can be contacted on 020 8568 2777.

T C Watson 27/2/03

Please notify

Mrs Rowell
Highview
Basingstoke Rd
Spencers Wood
RG7 1AL

of any future
applications at
Windrush, Basingstoke Rd.

Date: 06 February 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7939

Location: Windrush, Basingstoke Road, Three Mile Cross, Reading.

Proposal: Proposed erection of one dwelling. Demolition of existing dwelling.

Applicant: Mr R Watkins.

Case Officer: Natalie Brown

The new plans show the following: Dwelling resited - moved forward on plot. Design of dwelling changed. Drawing nos: 03/2002/1 - floor plans; 03/2002/2 - elevations; 02/2002/4 - site layout & parking.

Comments are required by 27/02/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

As previous.

AR 7/2/03.

Date: 06 February 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7939

Location: Windrush, Basingstoke Road, Three Mile Cross, Reading.

Proposal: Proposed erection of one dwelling. Demolition of existing dwelling.

Applicant: Mr R Watkins.

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The new plans show the following: Dwelling resited - moved forward on plot. Design of dwelling changed. Drawing nos: 03/2002/1 - floor plans; 03/2002/2 - elevations; 02/2002/4 - site layout & parking.

Comments are required by 27/02/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

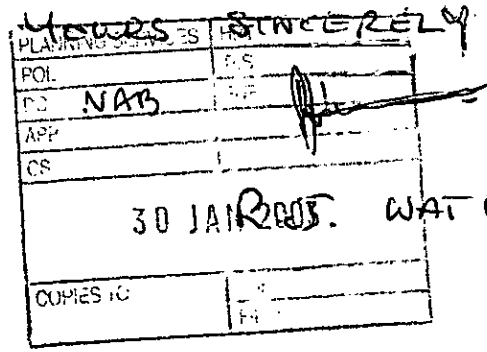
10 SAGECROFT ROAD
THATCHAM
BERKS. RG18 3DZ.
29-1-03.

DEAR MS. BROWN,

REF OUR TELEPHONE CONVERSATION OF 16TH JANUARY, PLEASE FIND AMENDED PLANS FOR THE REPLACEMENT DWELLING AT 'WINDRUSH' BASINGSTOKE ROAD, THREE MILE CROSS, APPLICATION NO. F/2002/7939, AS PER YOUR SUGGESTION OF WHAT WOULD BE ACCEPTABLE. I LOOK FORWARD TO HEARING FROM YOU.

65526

YOURS SINCERELY



R. WATKINS.

(RING ONE)

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

App. No. F/2002/7939 Date Rec. 30/1/03

Location: Windrush, Basingstoke Rd

Parish: Swiftord.

Applicant:

Description of attached plans: Dwelling resited - moved forward on plot
Design of dwelling changed.

Drawing No's: 03/2002/1 - floor plans
03/2002/2 - elevations
02/2002/4 - Site layout + parking

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: As originally consulted plus any objectors

Date for Responses 21 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 NAS 5/2

Consultations Sent by Admin. on 06.02.PS

Yellow - Case Officer Copy
Green - Part One Copy

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 13 January 2003
My ref: NB/F/2002/7939

Mr R. Watkins
10 Sagecroft Road
Thatcham
Berks
RG18 3DZ

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

Dear Mr Watkins,

APPLICATION: F/2002/7939
SITE: WINDRUSH, BASINGSTOKE ROAD, SHINFIELD

Having now had a chance to fully review your application, as it stands it would be recommended for refusal.

I have concerns that the size of two-storey replacement dwelling you are proposing, together with the proposed increase in height, width and length would be overbearing and cause overshadowing to the neighbouring occupiers of 'Dilkush' (to the detriment of their residential amenities).

Reducing the footprint to a similar size and position as existing, together with a reduction in ridge may overcome these concerns. The primary aim would be to keep the bulk away from the neighbouring property.

I do not consider that the current scheme can be adequately revised to overcome my concerns. I therefore suggest that you revisit the scheme, and consider the relationship with 'Dilkush'. If you wish you may submit sketch drawings for pre-application advice prior to submitting a new application.

You have the option to withdraw the application. If I do not receive anything in writing from you with regards to withdrawing the application by Monday 20th January, I shall assume you wish the application to be refused.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

Agent called - will revised scheme.

NAB

Natalie Brown
Planning Officer

Date: 04 December 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7939

Location: Windrush, Basingstoke Road, Three Mile Cross, Reading.

Proposal: Proposed erection of one dwelling. Demolition of existing dwelling.

Applicant: Mr R Watkins.

Case Officer: Natalie Brown

The new plans show the following: Parking for 3 vehicles and increased turning area shown on plan at Highway Officer request. Drawing no: 03/2000/3 Rev A.

Comments are required by 14/12/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

C122, R122
C137 (INSERT: dwelling), R137

64100

NAB

05 DEC 2002

Our Ref. **15345**
Your Ref. Natalie Brown / F/2002/7939
Date. 04 December 2002

FAO ~~Heidi Lynch~~ NATALIE BROWN
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

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

Basingstoke Road
Reading

I refer to your consultation received in this office on 19/11/2002

SEWERAGE

There are public sewers crossing this site, therefore, no building will be permitted within 3 metres of the sewers without Thames Water's approval. See enclosed appendix 1 for your information. Should you require an application form or other questions relating to your building/development work, please contact us on: 020 8568 2777

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

Appendix 1

SPECIFICATION FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS (UP TO 160mm DIA).

THE FOLLOWING SPECIFICATION ITEMS MUST BE FULLY COMPLIED WITH.

1.0 **No work causing release of sewer atmosphere may be carried out to any part of the public sewerage system unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.**

2.0 No additional loads are to be transmitted to the sewer by the proposed works.

3.0 Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.

3.1 Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.

4.0 MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES. (even with double sealed covers)

5.0 Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.

5.1 Where the depth to the public sewer is greater than l.5 metres, no structure shall be built within 1.0 metre of any part of adjacent public manholes.

6.0 All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.

7.0 More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.

8.0 New manholes to be in accordance with Table 12 of Approved Document H1.

9.0 If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense and TW can supply a list of acceptable contractors should the Council be unable to carry out the work. These costs are in addition to the £315.00 application fee.

10.0 It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.

11.0 Plastic pipes and fittings are not accepted on the public sewers.

12.0 Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

Date: 04 December 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7939

Location: Windrush, Basingstoke Road, Three Mile Cross, Reading.

Proposal: Proposed erection of one dwelling. Demolition of existing dwelling.

Applicant: Mr R Watkins.

Case Officer: Natalie Brown

The new plans show the following: Parking for 3 vehicles and increased turning area shown on plan at Highway Officer request. Drawing no: 03/2000/3 Rev A.

Comments are required by 14/12/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App. No. F/2002/7039 Date Rec. 28/11/02

Location: Windrush, Basingstoke Road

Parish: Shurfield.

Applicant:

Description of attached plans: Parking for 3 vehicles + increased turning area shown on plan as highway office request

Drawing No's: CB/2000/3 Rev A.

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:

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)

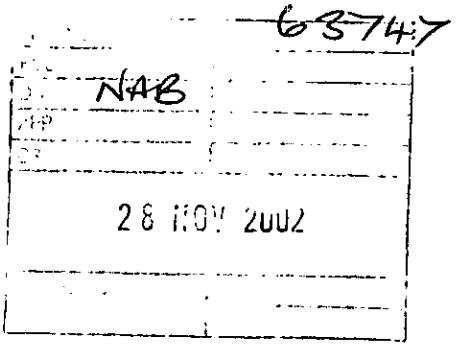
Revised Proposal Description:

CASE OFFICER NAB 25/11

Consultations Sent by Admin. on 04.12.02

Yellow - Case Officer Copy
Green - Part One Copy

10 Sagecroft Road
Thatcham
Berkshire



Wokingham District Council
Planning Department
CIVIC OFFICES
Shute End
Wokingham
RG40 1BN

REVISED PLAN

FAO: Natalie Brown

26th November 2002

7939

Your Ref: F/2002/7939

Dear Ms Brown

Proposed Dwelling at Windrush Basingstoke Road Three Mile Cross

Further to your recent letter concerning the above application.

Please find enclosed 6 copies of amended drawings indicating parking spaces and turning area as requested.

If you require further information please do not hesitate to contact me.

Yours Sincerely

S. Watkins

Mrs S Watkins

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Natalie Brown

Date: 19 November 2002 21 NOV 2002

Application Number: F/2002/7939

Proposal: Proposed erection of one dwelling. Demolition of existing dwelling..

Site Address:
Windrush, Basingstoke Road, Three Mile Cross, Reading.

Applicant:
Mr R Watkins .

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

From the information supplied there does not appear to be any arboricultural or landscape implications.

If following your site visit you require any detailed comments please let me know.

Neil Etherington

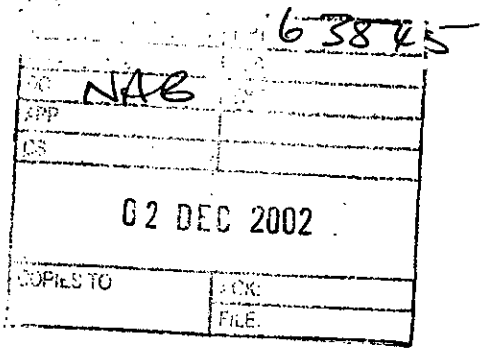
3/12/02.

Our ref: sp.wdc.nc
Your ref:

Date: 27 November, 2002

ENVIRONMENT AGENCY

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



Dear Sir/Madam

RE: PLANNING CONSULTATIONS

The Environment Agency has received the following planning applications from your Authority for consultation. The Agency has no comment to make in regard to these applications.

Application no.	Site	Planning Officer
F/2002/7897	Land at Junction Church Lane, Hollow Lane	K Lithgow
F/2002/7878	15 Westview Drive, Twyford	D Gigg
F/2002/7892	Pebble Cottage, Milestone Ave, Charvil	P Taylor
F/2002/7800	81 Gypsy Lane, Wokingham	L Smith
F/2002/7739	7 Tomlinson Dr, Finchapstead	N Brown
F/2002/7887	28 Rose Close, Woodley	P Taylor
F/2002/7872	10 Crail Close, Wokingham	D Gigg
F/2002/7964	Broad Oak House, London Rd, Wokingham	E Circuit
F/2002/7929	8 Phillips Close, Woodley	L Smith
F/2002/7995	1 Dalby Close, Hurst	D Gigg
F/2002/7864	Land r/o 1 & 3 Cheviot DR, Charvil	A Odell
F/2002/7384	Microsoft Ltd, TVP Drive, Sonning	H Lynch
F/2002/7926	The Lodge, Crazies Hill, Wargrave	A Odell
F/2002/7934	47 Wargrave Rd, Twyford	L Smith
F/2002/7921	16 Woodhurst Lane, Wokingham	P Taylor
F/2002/7939	Windrush, Basingstoke Rd, Three Mile Cross	N Brown
F/2002/7803	25 Wenlock Edge, Charvil	A Odell

Cont/d..

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 November 2002
My ref: NB/F/2002/7939

Mr R. Watkins
10 Sagecroft Road
Thatcham
Berks
RG18 3DZ

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

Dear Mr Watkins,

APPLICATION: F/2002/7939
SITE: WINDRUSH, BASINGSTOKE ROAD, SHINFIELD

I refer to the above planning application.

I have been advised by our Highway Officer that they require further information to show the following:

- A revised plan showing parking for 3 vehicles (spaces to be 4.8m by 2.4m)
- Increased turning area (to our standards) clear of the parking spaces so that vehicles can enter and leave the site in a forward gear

Please submit revised plans within the next 10 days showing these changes. If you wish to discuss the matter further I suggest you contact the Highway Officer (Adam Coggins) directly on 0118 974 6330.

The above information refers to highway matters only and is without prejudice to any future decision that this Council may take.

Yours sincerely

NAB

Natalie Brown
Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 19 November 2002

Application Number: F/2002/7939

Proposal: Proposed erection of one dwelling. Demolition of existing dwelling.

Parish: SHINFIELD PARISH

Site Address:
Windrush, Basingstoke Road, Three Mile Cross, Reading.

Applicant:
Mr R Watkins .

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:** _____

- Request revised plan showing parking for 3 no. vehicles. (spaces to be 4.8m by 2.4m).
- Increased turning area (to our standards) clear of the parking spaces so that vehicles can enter and leave the site in a forward gear.

Signed: _____ **Print name:** AC 21/11/02

Natalie Brown

From: John Mullaney
Sent: 22 November 2002 15:50
To: Natalie Brown
Subject: F/2002/7939 Windrush, Basingstoke Rd

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of construction is attached 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

Natalie Brown

From: Andy Glencross
Sent: 22 November 2002 15:02
To: Natalie Brown
Subject: PA F/2002/7939 Windrush Basingstoke Rd Three Mile Cross

Hi Natalie

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 an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition 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

Application Number : F/2002/7939	**Map No :** 78
Case Officer : NAB.	**Site Area :** 0.11
Valid Date : 18/11/02	**Received Date: 06/11/2002**

Level : Delegated Application

Description : Proposed erection of one dwelling. Demolition of existing dwelling.

Location : Windrush, Basingstoke Road, Three Mile Cross, Reading.

Parish : SH **Ward : SHI**

Applicant : Mr R Watkins .

Fee Required: £220 **Fee Received: £220** (2)

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	(N. elev. does not show lounge bay window)	Phoned · 14.11.	18/11
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 ✓

J. Pastures ✓ — Demolition.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone ✓

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

..... ✓

S/N + see map.

.....

No pre-app's

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

Tel: (0118) 974 6492

Date: 19 November 2002

My ref: F/2002/7939

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/7939
Windrush, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of one dwelling. 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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/7939**
Windrush, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of one dwelling. 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 M Bryant

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

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

Tel: (0118) 974 6492

Date: 19 November 2002

My ref: F/2002/7939

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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
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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

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 B Patman
**********FILE COPY**********

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

Tel: (0118) 974 6492

Date: 19 November 2002

My ref: F/2002/7939

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/7939**
Windrush, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of one dwelling. 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 Pollock
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7939

Proposal:
Proposed erection of one dwelling. Demolition of existing dwelling.

Location:
Windrush, Basingstoke Road, Three Mile Cross, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7939 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2002. 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

19 November 2002

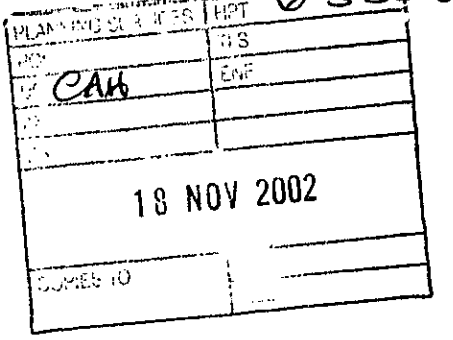
Organisation_Name	Building_Name	address1	Postcode
	CORNERWAYS	CORNERWAYSBASINGSTOKE ROADREADING	RG7 1AR
	DILKUSH	DILKUSHBASINGSTOKE ROADREADING	RG7 1AR
	HARTLAND	HARTLANDBASINGSTOKE ROADREADING	RG7 1AR
	THE HAVEN	THE HAVENBASINGSTOKE ROADREADING	RG7 1AR
	WINDRUSH	WINDRUSHBASINGSTOKE ROADREADING	RG7 1AR
THREE MILE CROSS METHODIST CHU			RG7 1BJ

neighbours list F/2002/7939

Case officer NEW

18 NOV 2002 7939

63336



Wokingham District Council
Planning Department
CIVIC OFFICES
Shute End
Wokingham
RG40 1BN

14th November 2002

Your Ref: F/2002/7939

Dear Sir

Proposed Dwelling at Windrush Basingstoke Road Three Mile Cross

Further to my conversation with your Planning Department today concerning the above application.

Please find enclosed 6 copies of amended drawings indicating the bay window on the North elevation.

If you require further information please do not hesitate to contact me.

Yours Sincerely

pp. S. Watkins

Mrs S Watkins

1509/ab

1E.NOV.2002 7939 7939

PLANNING APPLICATION PART 1

06 NOV 2002

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

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

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

For office use only
Application No.

1.		YOUR NAME	MR R WATKINS
		ADDRESS	10 SAGECROFT ROAD
			THATCHAM BERKS
		POST CODE	RG18 3DZ Tel No. 01635 827229
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
		ADDRESS	
		POST CODE	Tel No.
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	WINDRUSH BASINGSTOKE ROAD THREE MILE CROSS
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.206
5.	Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EX BUNGALOW & ERECTION OF DWELLING,
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

1:25000 Location Plan		1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES - RED
BRICK - RED

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	1
	2	
	3	
	(4)	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 220 . 00

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

SIGNED [signature] ON BEHALF OF [signature] DATE 31/10/02

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

1789/a

SECTION 66 CERTIFICATE

Application No. 13 NOV. 2002 793

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.

OR

+ See Note (a) to Certificate A

OR

(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).

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.

CERTIFICATE B

I certify that:

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

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

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

- 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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(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).

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

on (d) . . . . . .

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

X Signed . . . . . .

On behalf of . . . . . .

Date . . 31/10/02 . . . . . .

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

WIND RUSH

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

(78)

PLOT No. ORD. SHEET No. SU7067 - 7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/7939	Mr. R. Watkins	Erect 1 dwelling		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

She called 28/2 am.

Is she only got notification this am - consultation exp 27/2

She is owner of neighbouring dwellings but rents them out

- I explained we send letters out to owner/occupier
  - we don't have info relating to names of owner or alternative address if they rent out their properties
- original scheme revised to reduce impact to Dilkush.
- had 21 days on original scheme + 21 days on revised scheme to comment. had no reply
- Appn now been c/A
- She asked for a copy of site plan which I faxed.

NMS 28/2.

WOKINGHAM UNITARY
Aiming for Excellence

NB: SN was displayed on site.

PLANNING SERVICES

Fax Cover Sheet

DATE: 28/2/03

TO: Mrs Rowell

FROM: Natalie Brown **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: (0118) 9882877

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Site plan of dwelling at Windrush, Basingstoke Road.

NOTES: Please note that this plan was A3 size & has been reduced to A4.

* * * COMMUNICATION RESULT REPORT (28.FEB.2003 12:55) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
302	MEMORY TX		99882877	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

DILKUSH

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

(78)

PLOT No. ORD. SHEET No. SU 7067 - 7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 313/58	H Galvin	Garage	9.9.58	PD
338/49	"	Det house	8.8.49	app apld.

DATE OF COMPLETION 12.8.52

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HARTLAND

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

(78)

PLOT No. ORD. SHEET No. SU 7067 - 7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9514	MR P BLEND	GARAGE	25.9.78	App - N/A
09362	" "	"	23.11.78	N/A Ch
15533	"	2/STOREY EXTENSION	8.5.81 12.11.81	N/A C/A
BR 16631	"	G.F. FLOOR EXT. KITCHEN & DORMER WINDOW.	27.10.81	C/A C/A
21923	"	1st floor rear extn	23.8.84	N/A - R
F/2002/6516	MR & MRS THURLEY	2/st side ext + raising of roof, dormer ext	14.6.02	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

NAB

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/7939 relates.

Address of site WINDRUSH, THREE MILE CROSS, READING, BERKS. RG7 1AR

Signed _____

Date 23/11/02

23 NOV 2002

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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

1