APPLICATION NO:
F/2001/5136

LOCATION:
16 Murdoch Road, Wokingham.

APPLICANT:
Mr J Johnstone C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **29/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Emy Circuit**

APPROVED

02

RALEX
Marbleboard

POLITIE PL5P

247

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Johnstone
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2001/5136

Parish: **WOKINGHAM**

Location: **16, Murdoch Road, Wokingham.**

Proposal: **Proposed erection of detached 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. Boundary treatments, in accordance with the approved drawing No. 05A, received by the Local Planning Authority on 29 October 2001, shall be provided prior to occupation of the dwelling hereby approved and shall be maintained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-

enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations at first-floor level or in any elevation of the roof of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
6. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

Condition
8. 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
9. Notwithstanding the details shown on approved drawings, the development hereby approved shall not commence until details showing pedestrian visibility splays of 2.4 metres by 2.4 metres, and the gates set back by a minimum of 5 metres from the highway boundary have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details and shall be retained thereafter. The visibility splays shall be kept free of all obstruction to visibility above a height of 0.6 metres.

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

Condition
11. 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
12. 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
13. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
16. 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
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

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

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

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

Reason
6. To safeguard visual amenities.

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

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

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

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

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

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

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
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.

Informative
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 Policy EN1.
South East Area Local Plan Policies STV1, SH1, STV6, SBE1, SBE2, SBE5, SBE8, SBE9 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE10, WBE11 and WT7.
Local Plan Inspector's Report in Relation to the Wokingham District Local Plan (Deposit Draft) Policies.

Anna Cronin
Head of Planning & Transportation
Date: 17/12/2001

Notice checked by: _____

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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 14 February 2003
My ref: EXC/F/2001/5136
Your ref: PHE/FJ/1371

Paul Edwards
Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
RG40 2BT

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

Dear Mr Edwards

SUBMISSION OF LANDSCAPE DETAILS AND BOUNDARY TREATMENTS TO COMPLY WITH CONDITIONS 3 & 15 OF PLANNING PERMISSION F/2001/5136 - ERECTION OF A DETACHED DWELLING ON LAND ADJACENT TO 16 MURDOCH ROAD, WOKINGHAM

I write in response to your letter of 31 October 2002 and apologise for the long delay in doing so. The letter was accompanied by Drawing No 0219/1, showing proposed landscaping and tree protection together with the treatment of the boundary with 14 Murdoch Road, which was originally shown to be retained but was partially removed during construction: I have now received comments from the Landscape Team and am please to inform you that the details submitted are acceptable.

This was the last condition requiring prior approval of details for this application. If you have any further queries please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

Date: 07 November 2002 08 NOV 2002

To: Landscape & Trees

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

Application Number: F/2001/5136

Location: 16, Murdoch Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr J Johnstone C/O The Edwards Irish Partnership.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with condition 15. Also condition 03 (boundary treatment) to be considered as existing fencing/planting has been removed on boundary with 14 Murdoch Road. Drawing no: 0219/1.

Comments are required by 17/11/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

The landscape scheme and tree protection measures are acceptable.

Neil Ethering

12/2/03.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 19 December 2002
My ref: EXC/F/2001/5136
Your ref: PHE/FJ/1371

Paul Edwards
Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
RG40 2BT

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

Dear Mr Edwards

SUBMISSION OF TILE SAMPLE TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2001/5136 - ERECTION OF A DETACHED DWELLING ON LAND ADJACENT TO 16 MURDOCH ROAD, WOKINGHAM

Thank you for your letter of 18 December and the accompanying tile sample. I am pleased to inform you that the Eternite Acme Plain Red tile submitted is considered acceptable in conjunction with the Ibstock Ashdown Bexhill Red Stock brick submitted previously.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

644402

18 DEC 2002

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

18 December 2002

Ref: PHE/FJ/1371

For the attention of: Emy Circuit.

Dear Sirs,

RE: DETACHED HOUSES ADJACENT TO 16 MURDOCH ROAD – WOKINGHAM.
APPLICATION REF NO. F/2001/5136

Further to your letter dated 20th August 2002 concerning the clearance of Condition 2 regarding materials, I am pleased to confirm that it is possible to use plain clay tiles on the property.

I enclose a sample of Eternite Acme Plain Red tile for your approval. I trust this will be acceptable as you stated in your letter that it would be your preferred option.

Mt client's contractor needs to place the order within the next few days to maintain the programme; your speedy approval would be greatly appreciated.

Yours faithfully

Paul Edwards

Paul Edwards
Partner

. Encs.

Date: 07 November 2002

To: Case Officer

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

Application Number: F/2001/5136

Location: 16, Murdoch Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr J Johnstone C/O The Edwards Irish Partnership.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with condition 15. Also condition 03 (boundary treatment) to be considered as existing fencing/planting has been removed on boundary with 14 Murdoch Road. Drawing no: 0219/1.

Comments are required by 17/11/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. 4 November 2002 ← Date Rec. → F/2001/5136

Location: 16 Murdoch Road

Parish: Wokingham

Applicant: Mr V Johnstone

Description of attached plans: Landscaping details to comply with condition 15. Also condition 3 (boundary treatment) to be considered as existing planning fencing has been removed on boundary with No 14 Murdoch Road.

Drawing No's: 0219/1

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: Trevor Cox, 14 Murdoch Rd

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: EC

Consultations Sent by Admin. on: 07.11.03

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. 4 November 2002 ← Date Rec. F/2001/5136

Location: 16 Murdoch Road

Parish: Wokingham

Applicant: Mr V Johnstone

Description of attached plans: Landscaping details to comply with condition 15 Also condition 3 (boundary treatment) to be considered as existing fencing/planting has been removed on boundary with No 14 Murdoch Road.

Drawing No's: 0219/1

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: Trevor Cox, 14 Murdoch Rd.

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 EXC

Consultations Sent by Admin. on 07.11.03

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

31 October 2002

5136

Ref: PHE/FJ/1371

For the attention of: Emy Circuit.

Dear Sirs,

RE: DETACHED HOUSE ADJACENT 16 MURDOCH ROAD – WOKINGHAM.
APPLICATION REFERENCE NO. F/2001/5736.

Please find enclosed two copies of drawing No. 0219/1 from our Landscape Architect, Joanne Brindley showing the proposed landscaping scheme and boundary treatment.

I trust the landscape proposal shown is to your approval and it clears Condition 15 of the Planning Approval Notice.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

Cc. McLoughlin Associates.
Cc. Gregor Johnson

~~5058~~
5136

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 13 September 2002
My ref. TGW/EXC/SB/F/2001/5136
Your ref.

Mr Paul Edwards
Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berks
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Edwards

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5136 - ERECTION OF A DETACHED DWELLING ON LAND ADJACENT TO 16 MURDOCH ROAD, WOKINGHAM

I refer to the above project and my colleague, Emy Circuit's letter of 20 August 2002. In particular I note that in approving details under Condition 3 she sought clarity upon what treatment is proposed for the other boundaries. As I believe that construction works are due to start on site within the near future it would be helpful if you could provide the information requested as soon as possible.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

cc: Emy Circuit, Senior Planning Officer
Dan Ledger, Enforcement Officer

Emy Circuit

From: Trevor Watson
Sent: 13 September 2002 14:10
To: 'trevorcox@ntlworld.com'
Cc: Emy Circuit; Daniel Ledger
Subject: Erection of Detached Dwelling on land at 16 Murdoch Road

I refer to the above and our telephone conversation of yesterday.

I have now had the opportunity to look at the case file and also the conditions on the decision notice. Condition 3 requires that boundary treatments be in accordance with the approved drawing reference No 05A received by the Local Planning Authority on 29th October and that these be provided prior to the occupation of the dwelling and maintained thereafter. Having looked at this drawing it shows that the existing close boarded fence, hedge and tree screen along the boundary of your property to be retained to the front part of the site and the conifer hedge screening to the rear to be retained but topped and trimmed.

The applicants agents have subsequent to the decision provided various details in order to comply with conditions on the approval and these have included details of a 2 metre high fence along the boundary with no 16. No mention was however made of any changes to the intended treatment to your boundary and in clearing the details Emy specifically asked what was planned here.

To date there does not appear to have been a response from the developers agent and I have therefore today written a follow up letter seeking clarification on this point.

Clearly if the existing boundary treatment has been / is to be removed then the developer would be in breach of the condition in so far as future retention of the existing screening is concerned. I have copied this e mail to both Emy and also to Dan Ledger my Enforcement colleague so that a site inspection can be undertaken to assess the current position.

A copy of your letter is on the file and it does appear from her notes as though Emy did try to make contact with you before her leave.

I trust that these comments are of assistance. I myself am also on leave next week. I have therefore passed the case file to Dan Ledger and asked him to update you following on from further investigations in respect of this matter.

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

24/9/02 :
- phone message for Paul Edwards to phone me
- spoke to Mr Cox - removal of planting has caused fence to collapse - queries whether we can require details/ implimentation of fence now as should have been removed + landscaping date.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 13 September 2002
My ref. TGW/EXC/SB/F/2001/5136
Your ref.

Mr Paul Edwards
Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berks
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Edwards

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5136 - ERECTION OF A DETACHED DWELLING ON LAND ADJACENT TO 16 MURDOCH ROAD, WOKINGHAM

I refer to the above project and my colleague, Emy Circuit's letter of 20 August 2002. In particular I note that in approving details under Condition 3 she sought clarity upon what treatment is proposed for the other boundaries. As I believe that construction works are due to start on site within the near future it would be helpful if you could provide the information requested as soon as possible.

Yours sincerely

T E Watson

TREVOR WATSON
Development Control Manager

cc: Emy Circuit, Senior Planning Officer
Dan Ledger, Enforcement Officer

Trevor and Kerry Cox
14 Murdoch Road
Wokingham
Berkshire
RG40 2DE
Tel 0118 9019366

+ posted version received 12/9/02
L&H97

29th August 2002

Attention of Senior Planning Officer Emy Circuit
Emy.Circuit@wokingham.gov.uk
Tel. 0118 9746479

Re: EXC/F/2001/5136

Ms Circuit,

I am contacting you to enquire as to the procedure for establishing the boundary characteristics between our property and the above planned building. Preparation work has commenced and the existing boundary has been removed which gave us screening and privacy. The fencing that was supported by the screening is somewhat unstable. We would request that the fence be replaced and similar tall screening be planted before building works commence for safety, security and privacy. Please would you contact me when convenient to explain the conditions of the planning consent with regards to boundary treatment to safeguard the visual amenities of neighbouring properties.

Yours Faithfully

Message left 3/9/02

Trevor Cox

Emy Circuit

From: Trevor Cox [trevorcox@ntlworld.com]
Sent: 29 August 2002 16:23
To: Emy.Circuit@wokingham.gov.uk
Subject: Planning permission F/2001/5136



Boundary fence.doc

Please see attached

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 20 August 2002
My ref: EXC/F/2001/5136
Your ref: PHE/FJ/1371

Paul Edwards
Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
RG40 2BT

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

Dear Mr Edwards

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5136, ERECTION OF A DETACHED DWELLING ON LAND ADJACENT TO 16 MURDOCH ROAD, WOKINGHAM

I write in response to your letter of 23 July 2002, regarding details to comply with conditions of the above planning permission, and apologise for the delay in doing so.

Condition 2 - As discussed with Tom McLaughlin on 13 August, the Ibstock Ashdown Bexhill Red Stock brick is considered acceptable, although it is suggested that the bricks should be laid to show more red rather than brown in the mix. The colour of the Redland Heatherland Autumn tile would be acceptable but a clay tile would be preferred and I ask you to consider possible alternatives.

Condition 3 - The proposed two metre high closed board fence between the existing property, 16 Murdoch Road and proposed new house, as shown on drawing No 1371/06A, received on 24 July 2002, is acceptable but please can you clarify what is proposed for the other boundaries. If the intention is to retain existing boundary treatments please specify what these are.

NB - see condition - as on approved drawings!

Condition 8 - The proposed finished floor level 68.00 metres, as shown on drawing No 1371/06A, received on 24 July 2002, is considered acceptable.

Condition 9 - The visibility splays shown on drawing No 1371/06A, received on 24 July 2002, are acceptable to the Highway Authority.

Condition 15 - I note that landscaping and tree protection details are still awaited.

I note that a conservatory is shown on drawing No 1371/06A. This was not shown on the approved drawings. If the intention is to construct this at the same time as the dwelling, then a fresh planning application, to amend the existing consent will be required. However, depending on its dimensions, the conservatory may be permitted development if constructed after occupation of the proposed dwelling.

I look forward to receiving the outstanding details in due course. In the meantime if you have any queries regarding this proposal, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

Date: 15 August 2002

To: Highways

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

Application Number: F/2001/5136

Location: 16, Murdoch Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr J Johnstone C/O The Edwards Irish Partnership.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with the following conditions: material samples (condition 02); boundary treatment (condition 03); slab level (condition 08); visibility splays (condition 09). Drawing no: 1371/06A.

Comments are required by 25/08/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Plans satisfy the highway authority.
However condition shall remain to ensure that the visibility splays and position of gates are maintained thereafter.

AC 15/8/02

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 20 June, 2002
My ref. BC/DC/2001/5136

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 J R M Johnston
c/o Edwards Irish Partnership
36 Langborough Road
Wokingham
RG40 2BT

Dear Sirs

PLANNING PERMISSION 2001/5136
SITE: 16 MURDOCH ROAD, WOKINGHAM

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 2001/5136 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

EMY CIRCUIT
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

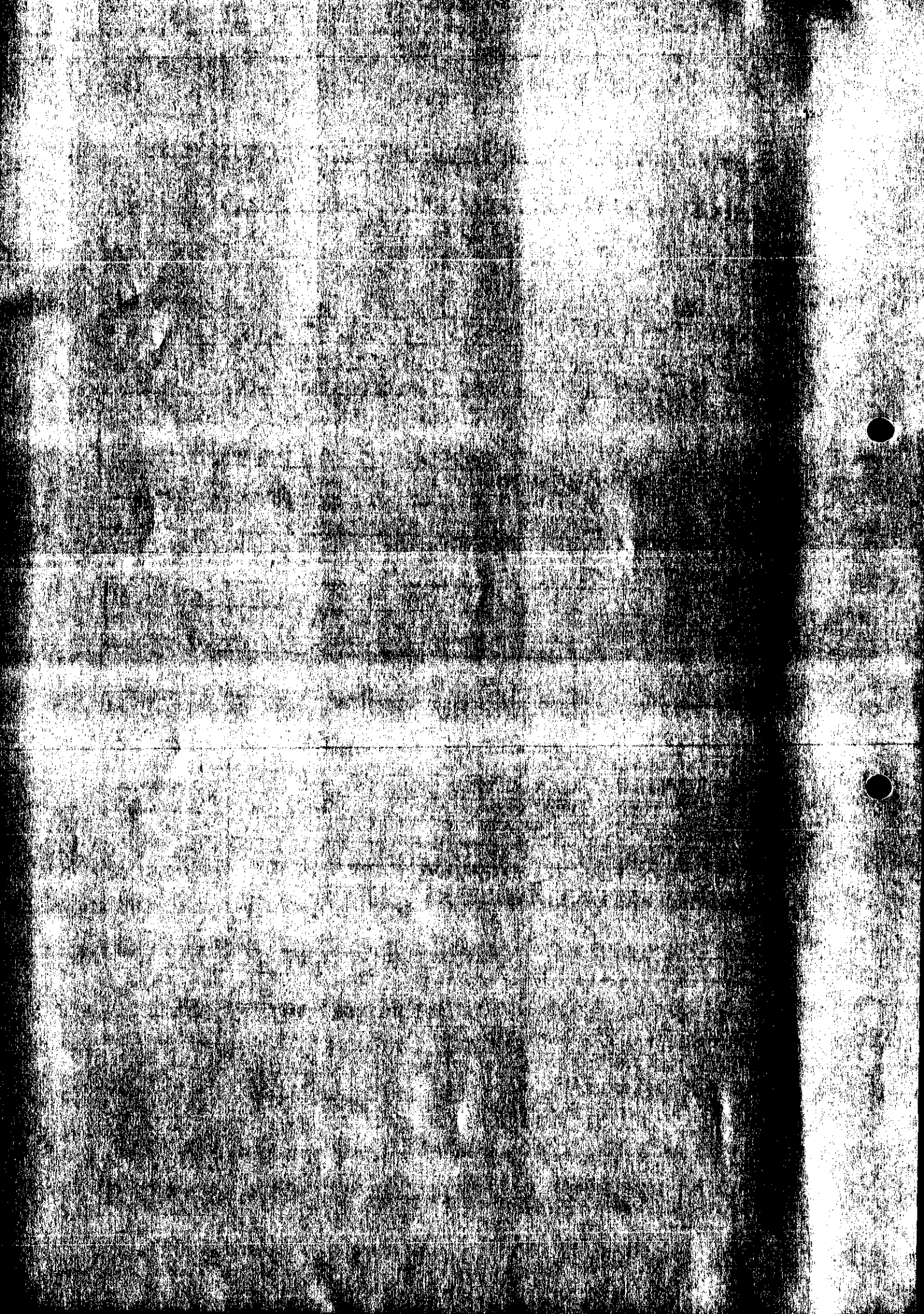
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	~~0619~~ 5136 EXC
BUILDING CONTROL NUMBER.	FP 2002/3009 Central
~~APPLICANT~~/AGENT	The Edwards Irish Partnership
ADDRESS OF SITE	16. Murdoch Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	new detached dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1371 05A	1371 05A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/4/02	

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	



file on

5136

Phone: (0118) 974 6428
E-mail: Ian.Jordan@wokingham.gov.uk
Date: 5TH April, 2002

Your Ref:

My Ref: Ian Jordan – F/2001/5136

Mr J R M Johnston
16 Murdoch Road
Wokingham
Berks
RG40 2DE

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

Dear Mr Johnston

Re: Letters commenting on application F/2001/5136.

I refer to your letter dated 4th April, 2001 regarding the above and can confirm that three letters and one E-mail commenting on this proposal were received as follows;

Mrs E A Jones (letter)
31a Sturges Road
Wokingham
RG40 2HG

Trevor & Kerry Cox (letter)
14 Murdoch Road
Wokingham
RG40 2DE

Alan Jones (E-mail)
11 Murdoch Road
Wokingham
RG40 2DG

Ann McCutcheon (letter)
10 Murdoch Road
Wokingham
RG40 2DE

Yours Sincerely

Mr I Jordan
Principal Planning Services Officer

Read 2.15pm 4.4.02

5966

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 APR 2002	
COPIES TO	ACK:
	FILE:

16, Murdoch Road,
Wokingham
Berks.
RG40 2DE

4/4/02

Mr. Ian Jordan,
Planning Dept.,
Wokingham District Council,
Shute End
Wokingham.

Dear Sir,

Planning Application F/2001/5136.

Would you please confirm in writing that the attached four letters received by your department in connection with the above application were the only ones received.

5/4/02 3.35pm
① CHECKED FILE & THESE ARE ONLY OBS' WE GOT FOR THIS

Yours sincerely,

J.R.M. Johnston.

J.R.M. JOHNSTON.

EXC ORB

PLANNING SERVICES	HPT
	TLS
	ENF
23 NOV 2001	
COPIES TO:	
	FILE

31A STURGES RD

WOKINGHAM

BERKS

RG40 2HG

21.11.01

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

Your Ref EMY CIRCUIT
F/2001/5136

Application No: F/2001/5136

Site Address : 16 Murdoch Rd, Wokingham

Proposal : Proposed erection of detached dwelling

Dear Sir/Madam

With regard to the above proposal for a new dwelling I should like to make the following comments

1. I should like to ensure that the height of the proposed new dwelling is no higher than that shown on the plans & is no higher than existing dwellings either side
2. I should like to ensure that the existing boundary hedge screening at the boundary with 31A Sturges Rd

is never taken down. This would severely affect our privacy.

3. I should also like to ensure that no windows are added now or at a later date into the new roof area of the proposed new dwelling - for reasons of privacy.

I should be grateful if these comments are taken into account when you make your decision.

Yours faithfully

Elizabeth Jones

E A JONES (MRS)

RXC 0B8

PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM RG40 1WR

TREVOR & KERRY COX
14 MURDOCH ROAD
WOKINGHAM
RG40 2DE
TEL. 0118 9019366

YOUR REF: Emy Circuit F/2001/5136

APPLICATION NO: F/20001/5136
SITE ADDRESS: 16 Murdoch Road, Wokingham.
PROPOSAL: Proposed erection of detached dwelling.

Dear Sir/Madam,

We object strongly to the above plannng application for the reasons stated below:

Proximity — The proposed dwelling would be positioned within 3 metres of our own residence, 14 Murdoch Road, extending well past our property to the North. It's position would also involve the demolition of their existing conservatory, in order to ensure sufficient room for the proposed dwelling. This in itself will be completely out of character with the existing properties in Murdoch Road.

Loss of light — This proposal would completely dominate, overlook and shadow the property and garden of 14 Murdoch Road. The view, light and privacy that we currently enjoy would be completely obliterated. This will in turn affect the adjacent bedroom, dining room, kitchen and garden of our residence.

Value of Property — This would be severly diminished for the reasons just stated and at the expense of the maximising financial gain without any concern for the adjacent residences or the local environment either aesthetically or taking into account the local infrastructure.

Highway and Parking — The proposed access would add further problems in an already dangerous road where car parking is haphazard and entering and exiting one's residence is extrememly dangerous.

When we purchased the property it was to enjoy a peaceful residence, not overlooked. This proposal changes our expectations beyond belief. Surely, it must be within the powers of Planning Services to protect current residents from such atacks to their lifestyle and residence purchased in good faith. This proposal is unacceptable to all, has been submitted purely for financial gain and we sincerely hope that your department has the power to exercise sound and fair judgement to refuse planning permission.

Yours faithfully

T. Cox (T. Cox) Kerry Cox (K. Cox)

EXC 0858

Carol Hurst

From: Ian Jordan
Sent: 08 November 2001 11:37
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, November 08, 2001 11:49:44 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: f/2001/5136
Correspondent_FullName: Alan Jones
Correspondent_StreetAddress: 11, Murdoch Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG40 2DG
Correspondent_Telephone:
Correspondent_Email:

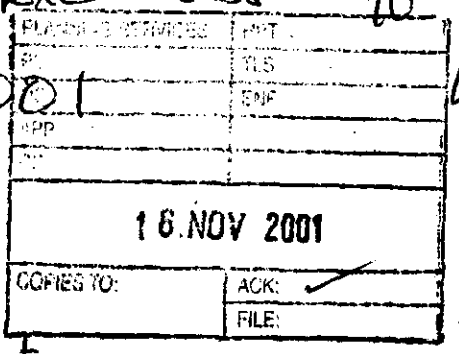
Comments:

The proposed drive way onto Murdoch Road will add to the current dangerous conditions due to inadequate yellow lining. Since the addition of a new entrance at 14 Murdoch Road the and changes to the drive way of 11 Murdoch Road and continued unrestricted parking on both sides of the road, the area is now highly dangerous. An urgent review of the traffic flow through this area must be conducted in the interest of all residents before any further development is initiated. We are supportive of the application provided the dangers due to unrestricted parking and traffic speed in this congested area are addressed prior to consent being given or works started.

EXE OBS

10 Nuclock Rd
Wokingham
RG 40 2DE

14th Nov 2001



Dear Ms Circuit,

Thank you for this letter. As I am registered partially sighted, I am writing this brief letter to say that my same objections apply that I wrote in my last letter, which is on your file.

Yours sincerely,

Ann McCutcheon.

P.T.O

Tel. (0118) 974 6479

Date: 05 November 2001

Your Ref:

My Ref: Emy Circuit
F/2001/5136

The Owner / Occupier

MURDOCH ROAD
WOKINGHAM
BERKSHIRE
RG402DE

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 Sir/Madam
Application Number: F/2001/5136
Site Address: 16, Murdoch Road, Wokingham.
Proposal: Proposed erection of detached dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number F/2001/5136 to enable the library staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5136** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Emy Circuit**. on **(0118) 974 6479**.

Yours faithfully,

Emy Circuit

Development Control Officer

Please turn over.

Applicationo	Name & Address
F/2001/5136	Alan Jones 11 Murdoch Road WOKINGHAM. RG40 2DG
F/2001/5136	Trevor & Kerry Cox 14 Murdoch Road WOKINGHAM. RG40 2DE
F/2001/5136	Ann McCutcheon 10 Murdoch Road WOKINGHAM. RG40 2DE
F/2001/5136	Mrs. E.A. Jones 31a Sturges Road WOKINGHAM. RG40 2HG
Application Approved	Letters sent 20.12.01

List printed 04.04.02. SV.

Date: 15 August 2002

To: Case Officer

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

Application Number: F/2001/5136

Location: 16, Murdoch Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr J Johnstone C/O The Edwards Irish Partnership.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with the following conditions: material samples (condition 02); boundary treatment (condition 03); slab level (condition 08); visibility splays (condition 09). Drawing no: 1371/06A.

Comments are required by 25/08/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2001/51360 Date Rec. 24/7/02

Location: 16 Murdoch Rd

Parish: Nokingham

Applicant: Mr J Johnstone

Description of attached plans: Access details to comply with condition 9 material samples (condition 2), Boundary treatment (condition 3) slab level (condition 8), visibility splays (condition 9)

Drawing No's: 1371/06A

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 EXC

Consultations Sent by Admin. on 15.08.PS

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/2001/5136 Date Rec. 24/7/02

Location: 16 Murdock Rd

Parish: Wokingham

Applicant: Mr J Johnstone

Description of attached plans: ~~Details submitted to comply with conditions~~ material samples (condition 2), Boundary treatment (condition 3) ~~slab level (condition 5)~~, visibility splays (condition 9)

Drawing No's: 1371/06A

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 EXC

Consultations Sent by Admin. on 15.08.PS

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

58925
PCL EXC ENF
24 JUL 2002
COPIES TO ACK: FILE:

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

PLANS TO MEET CONDITIONS

5136 "1

23 July 2002

Ref: PHE/FJ/1371.

For the attention of: Emy Circuit.

Dear Sirs,

RE: DETACHED HOUSE – 16 MURDOCH ROAD – WOKINGHAM.
APPLICATION NO. F/2001/5136.

Following the recent approval of the above application I enclose four copies of drawing No. 1371/06A together with brick and tile samples for your approval.

The drawing shows the front entrance gates and wall together with floor slab level and existing ground levels, which I trust clears conditions 8 and 9 of the planning approval.

The material samples are attached to with this letter, they are to be as follows: -

- Face brickwork - Ibstock Ashdown Bexhill Red Stocks.
- Plain tile - Redland Heatherland Autumn.
- Stone details - Redland reconstructed stone – Colour cream.

My client has requested that the first floor have external rendering to match the stone detailing. The properties either side of the proposed house are fully rendered buildings and I therefore conclude that this elevational appearance is acceptable.

Tom McLaughlin 956 6000 - following discussion with Harold Sanders Spoke 13/8/02 - brick acceptable but should lay to show more red rather than brown. Clay tile would be preferable although colour ok.

As usual the bricks are on a tight delivery schedule and your swift approval to those would be greatly appreciated. A verbal acceptance by return telephone call would be most helpful.

I trust the materials shown clear condition 2 of the approval notice.

Yours faithfully

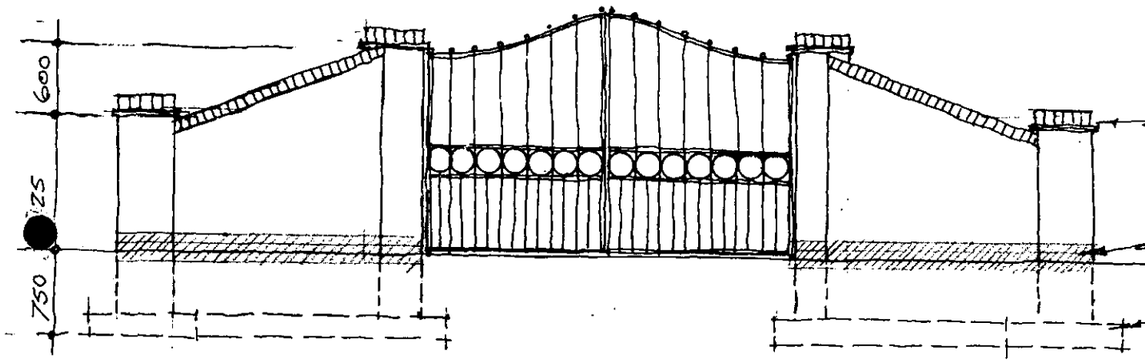
Paul Edwards

Paul Edwards
Partner

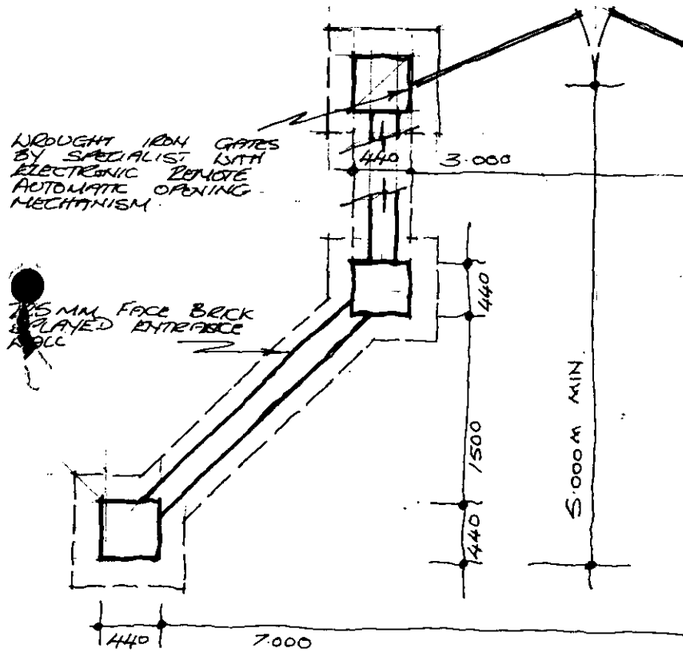
. Encs.

PLANS TO MEET CONDITIONS

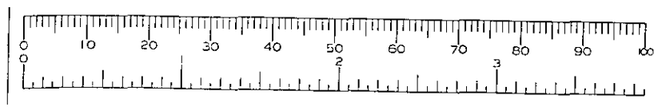
5136



ENTRANCE GATE ELEVATION



ENTRANCE GATES PLAN 1:50



PATIO AREA TO BE STONE CRAZY PAVING WITH 1.000M FOOTPATH AROUND CONSERVATORY.

1.000 M WIDE 'CRAZY PAVING' FOOTPATH TO REAR OF BUILDING.

TARMACADAM FINISH AND KERB CROSSING TO FORM NEW ENTRANCE

NOTE

STONE 'CRAZY PAVING' FOOTPATHS AND PATIO AREAS ARE TO BE CONSTRUCTED FROM EXISTING STONE PAVING REMOVED FROM SITE PRIOR TO CONSTRUCTION OF HOUSE.

PROPOSED 4.000 x 4.000 M CONSERVATORY BY OTHERS EXACT SIZE DETERMINED BY SPECIALIST SUBCONTRACTOR.

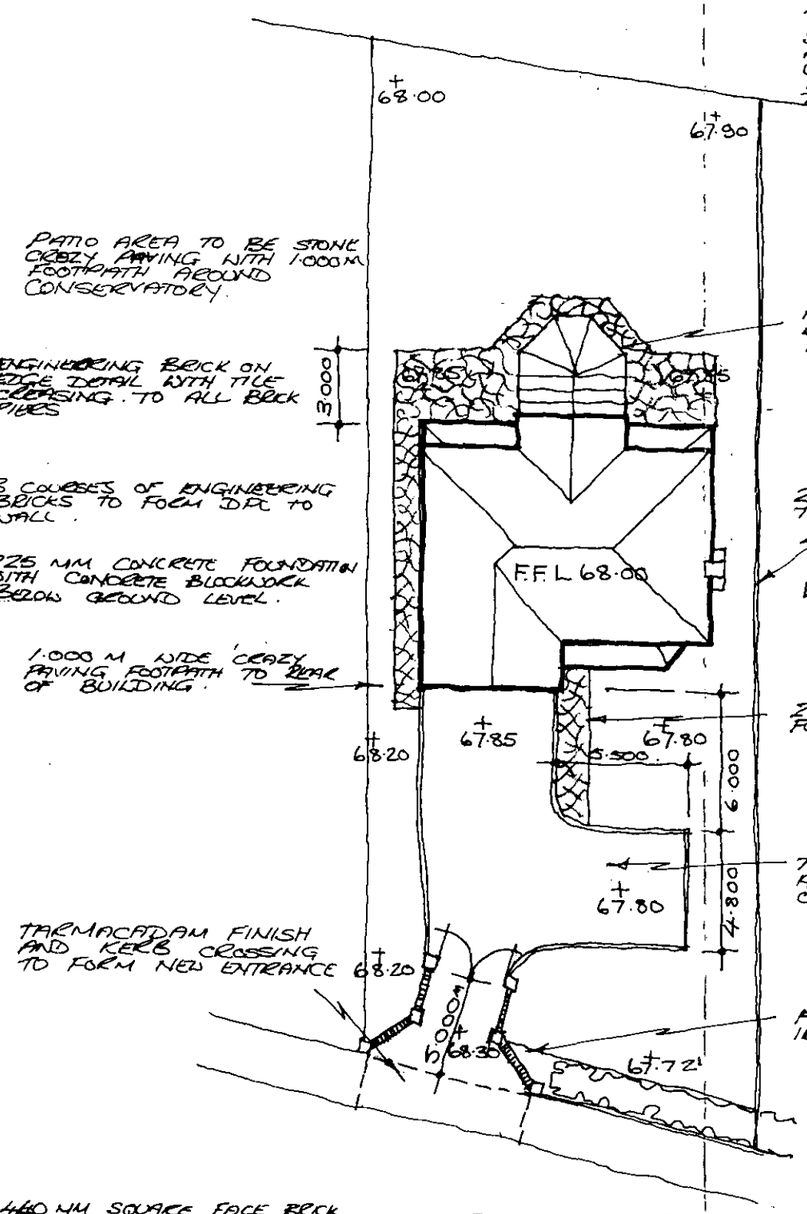
2.000 M HIGH CLOSE BOARDED TIMBER FENCE.

EXISTING FLOOR LEVEL OF NO16 = 68.250.

2.000 M WIDE STONE 'CRAZY PAVING' FOOTPATH ON HARDCORE BASE.

TARMACADAM DRIVE AND TURNING AREA WITH ENGINEERING BRICK ON EDGE KERBING.

FACE BRICK WALL WITH WROUGHT IRON GATES SEE DETAIL DRAWING.



SITE PLAN 1:250

A: LEVELS ADDED AND ENTRANCE WALL AMENDED TO HIGHWAY REQUIREMENTS.

PLANNING SERVICES	
FDL	
DC	
AHP	
CS	

24 JUL 2002

DETACHED HOUSE
16 MURDOCH ROAD
WOKINGHAM
BERKS

FRONT ENTRANCE GATES AND EXTERNAL WORKS

1:50 & 1:250 JUNE 2002.
1371/06A

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Applicationo	Name & Address
F/2001/5136	Alan Jones 11 Murdoch Road WOKINGHAM. RG40 2DG
F/2001/5136	Trevor & Kerry Cox 14 Murdoch Road WOKINGHAM. RG40 2DE
F/2001/5136	Ann McCutcheon 10 Murdoch Road WOKINGHAM. RG40 2DE
F/2001/5136	Mrs. E.A. Jones 31a Sturges Road WOKINGHAM. RG40 2HG
Application Approved	Letters sent 20.12.01

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5136

Applicant : Mr J Johnstone C/O The Edwards Irish Partnership.

Location : 16, Murdoch Road, , Wokingham.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

new s/N taken on s/v as original removed.

Date of Neighbour Notifications : .....

Date of Site Visit : .....4.12.01.....

Date Registered : 29/10/2001

Earliest Date for Decision : 29/11/2001

Latest Consultation Date/Site Notice Expiry Date : 29/11/2001

This application will have expired on: 24/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environmental Health - C07o. hrs of construction

Wokingham T.C. - overbearing / detrimental to amenity / doesn't address reasons for refusal of 3019. (office note - report referred to 3 specific issues which have been addressed in revised scheme)

Landscape - details of tree protection & landscaping required

Highways - additional details of visibility splays / gates required

Neighbours - highway / congestion issues should be addressed prior to development (would be exacerbated) / previous comments apply (traffic); proximity to No 14, out of character; overshadow 14, property devalued (office note - this is not a planning issue), height, maintain boundary with 3/a suggested no windows in roof - privacy

Planning Issues :

Identified settlement.

character and amenities of area + highways.

F/2001/5136
16 Murdoch Road, Wokingham

History: The proposal is for the erection of a five-bedroom, detached dwelling on a site within the Identified Settlement, which currently forms part of the garden of 16 Murdoch Road. Planning permission for a four-bedroom, detached dwelling on the site was granted on 8 December 1997 and this consent could still be implemented (97/66513/F). In May 2001 an application for a five bedroom detached dwelling on the site (F/2001/3619) was refused as it was considered that it would have a detrimental impact on existing neighbouring dwellings (overlooking of 14 & 16 Murdoch Road and an overbearing impact on No 16).

Thus, the principle of development of a detached dwelling on the site has already been established (SEALP STV1, SH1; WDLPDD WOS2, WH1) but the design of the current proposal differs from that already approved and the impact of the in terms of the effect on the residential amenity of neighbours, character of the area and highway issues must be considered.

Since the previous consent was granted extensions, to the neighbouring property, 14 Murdoch Road, including a 2.5 metre deep, single-storey extension, adjacent to the boundary, have been approved and constructed (F/2001/3236).

Appraisal:

Impact on the character of the surrounding area (SEALP STV6, SBE1, SBE2, SBE8, SBE9; WDLPDD WOS3, WBE1, WBE10, WBE11) - Murdoch Road and the surrounding area is characterised by substantial dwellings, mainly detached and located on spacious plots. No 16 is located on the northern side of the street, where plot sizes are generally smaller than on the southern side. The existing dwelling is sited on the eastern side of the plot, while the proposal relates to the western side. The resulting gardens, particularly the frontage of the application site, would be slightly narrower than the norm but would not be unusually small and would be in keeping with the overall character of the area. The previously approved dwelling would have a width of 11.1 metres and ridge height of 8.6 metres, with side gables. The dwelling now proposed would be wider (12.5 metres) and taller (9.5 metres) - there would be a similar distance between the new dwelling and No 14 and a reduced distance between the new dwelling and No 16 but this would be sufficient to prevent the proposed house appearing uncharacteristically cramped, particularly as the hipped roof would reduce its bulk and provide a visual gap.

Conditions would be required to ensure adequate tree protection during construction.

Impact on the residential amenity of neighbouring properties (SEALP SBE2, SBE5; WDLPDD WOS3, WBE1) – During the site visit three windows were observed in the east elevation of 14 Murdoch Road, facing the application site: one at first-floor level and one at ground-floor. However, the boundary is screened by conifers and the approved plans for planning the property indicate that there may be two others towards the front of the property at ground-floor level.

The 'existing' plans on application F/2001/3236 indicate that, at the time of the original consent for 16 Murdoch Road, No14 had two side windows; the only window to a bedroom at first-floor level and the only window to the dining room at ground-floor. The approved plans indicate that the situation at first-floor level would remain the same with the window being the only window to this bedroom. At ground-floor level the former dining room would become part of an extended kitchen and an additional window would be inserted to provide two secondary kitchen windows in the side elevation – this appears to have been implemented. Two secondary side windows in the room at the front of 14 Murdoch Road are also shown on the approved drawings but it was not observed whether these have been installed.

The front of the proposed dwelling would be set back about 4 metres from the front of 14 Murdoch Road while the rear of the building would project approximately 3.5 metres beyond the rear of the single-storey extension and 6 metres beyond the first-floor of the neighbouring property. Thus, the rear projection would be similar but the front would be set back by about four metres in relation to the previously approved building. The previously approved dwelling would have a gable to the side so the direct outlook from bedroom 3 would be onto a vertical wall, with the roof sloping down towards the front of the building – the house now proposed would be two-storeys adjacent to the boundary, with the front corner approximately level with the front edge of the bedroom window but the roof would be hipped and, therefore, slope away from the neighbouring property. The remaining side windows are now all secondary, although this was not the case at the time of the original consent. At the rear the overall projection would be similar but due to the distance between the existing and proposed dwellings and the first-floor set back of the proposed building it would not be unacceptably overbearing. On balance, it is not considered that the impact of the house now proposed would be significantly different to the approved dwelling.

The proposed dwelling would be approximately flush with the rear of 16 Murdoch Road and would project slightly further forward but would have a stepped frontage – the relationship would be similar to that previously approved and it is not considered that there would be a significant impact on this neighbouring dwelling.

The only side windows proposed would be bathrooms at first-floor level and the utility room and garage doors at ground-level – providing the first-floor side windows were obscure glazed overlooking would not be an issue. There would be a minimum of 14 metres to the rear boundary and, as 31a Sturges Road is not directly to the rear there would be no unacceptable impact on this neighbour either.

Highway Issues (SEALP ST3; WDLPDD WT7) – The proposal would not result in a significant traffic generation and the highway officer has no objection provided adequate visibility splays and details of gates are provided. It appears that these requirements are achievable and, therefore, it is proposed to deal with them by condition.

Recommendation: conditional approval

Application Number F/2001/5136
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C012	R012	
03		R018	Boundary treatments, in accordance with the ~~approved~~ approved drawing No. 05A, received by the LPA on 29/10/01 shall be provided prior to occupation of the dwelling hereby approved and shall be maintained thereafter.
04	C044	R044	at first-floor level (in the side elevations) or in the ~~roof~~ any elevation of the roof of the building.
05	C045	R045	The bathroom windows (side elevations delete 2nd sentence.
06	C050	R050	(underground services)
07	C070	R070	(hrs of construction)
08	C100	R100	(site levels)
09		R128	Notwithstanding the details shown on the approved drawings, the development hereby approved shall not commence until details showing ~~visibility splays of 2 metres by 90 metres~~ pedestrian visibility splays of 2.4 metres by 2.4 metres, and the gates set back by a minimum of 5 metres from the highway boundary have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details and shall be retained thereafter. The visibility splays shall be kept free of all obstruction to visibility above a height of 0.6 metres.

PTO

Informative for approvals (1) N04 (2) N07

(3) N16

~~LODDON AREA LOCAL PLAN POLICIES~~:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SH1, STV6, SBE1, SBE2, SBE5, SBE6, SBE9, ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WBE10, WBE11, WT7

~~GREEN BELT LOCAL PLAN POLICIES~~:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES~~:

+ local plan inspectors report in relation to these WDLPPD policies.

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

Date: 17/12

10 C140 | R140 insert 7M

11. C122 | R122

12. C137 | R137 dwelling

13. C131 | R131

14. C049 | R049.

15 C150 | R150

16. C151 | R151

RECORD OF SITE VISIT

SITE ADDRESS: 16 Murdoch Road
Wokingham.

APPLICATION NUMBER: F/2001/5136

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? front fence.

2. DESCRIPTION OF SURROUNDINGS

residential, detached dwellings, spacious plots.

3. DESCRIPTION OF SITE/BUILDING

2 st detached dwelling with large garden area at side

4. RELATIONSHIP TO ADJOINING PROPERTIES

side windows at 14 & 16

as for 3619 except No 14 now extended + occupied

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 10 December 2001

My ref: F/2001/5136

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor

Application Number: F/2001/5136
16, Murdoch Road, , Wokingham.
Proposed erection of detached dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 20 December 2001.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5136**
16, Murdoch Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 10/12/01

Councillor R Wyatt

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
11 DEC 2001	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6479

Date: 10 December 2001

My ref: F/2001/5136

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/5136
16, Murdoch Road, , Wokingham.
Proposed erection of detached dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 05 November 2001

Application Number: F/2001/5136

Proposal: Proposed erection of detached dwelling.

Parish: WOKINGHAM TOWN

Site Address:
16, Murdoch Road, , Wokingham.

Applicant:
Mr J Johnstone C/O The Edwards Irish Partnership.

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

✓ below as applicable;

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

Comment.

Highways require a revised plan that shows the following:

1, Visibility splays of 2.0m by 90m from the proposed access onto Murdoch Road. The area within the sightline must be over highway land or land within the applicants control.

2, Pedestrian visibility splays increased to 2.4 m by 2.4m to comply with our standards.

3, Gates set back a minimum of 5.0 m from the highway boundary.

Signed: _____ **Print name:** AC 8/11/01

Discussed with Highway Office 7/12/01, visibility splays are acceptable :. disregard comment above, recommend conditions

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 21 November 2001

Location:	16 Murdoch Road, Wokingham
Proposal:	Proposed erection of detached dwelling.
Application Number:	F/2001/5136

In response to your consultation dated 5 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the principle of a detached dwelling within the site, as the proposed dwelling is sufficient distance from the existing copper beech in the rear garden. A number of the other existing trees on the boundary with no. 14 Murdoch Road are also shown to be retained.

The existing trees will need to be protected during the construction period with protective fencing and in accordance with BS 5837 to prevent storage of materials and compaction of the ground within the canopy of the trees. The applicant will need to submit a plan showing the location of the protective fencing for approval.

The applicant will also need to submit a landscape plan showing all new planting within the front garden in order to integrate the proposed dwelling into the existing street scene.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT
23 NOV 2001
COPIES TO: | ACK: FILE:

Case officer: Emy Circuit

Application Number: F/2001/5136

Proposal: Proposed erection of detached dwelling

Site Address: 16 Murdoch Road, Wokingham

Applicant: Mr J Johnstone C/O The Edwards Irish Partnership

Your observations are required in respect of this application **by 29/11/01**

At its meeting on 20 November 2001, the Planning & Transportation Committee resolved to make the following observation:

Object on the following grounds:

- **Overbearing impact on neighbouring dwellings**
- **Detrimental to their residential amenity**
- **Does not really address the reasons for refusal of application F/2001/3619**

SIGNED: _____ **DATE:** 22/11/01

CLERK TO Wokingham Town Council

Emy Circuit

From: John Mullaney
Sent: 07 November 2001 16:47
To: Emy Circuit
Subject: 16 Murdoch Road, Wokingham

I have no environmental health objections to this proposed development 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

Tel. (0118) 974 6479

Date: 05 November 2001

Your Ref:

My Ref: Emy Circuit
F/2001/5136

The Owner / Occupier

MURDOCH ROAD
WOKINGHAM
BERKSHIRE
RG402DE

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 Sir/Madam
Application Number: F/2001/5136
Site Address: 16, Murdoch Road, Wokingham.
Proposal: Proposed erection of detached dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number F/2001/5136 to enable the library staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5136** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Emy Circuit**. on **(0118) 974 6479**.

Yours faithfully,

Emy Circuit

Development Control Officer

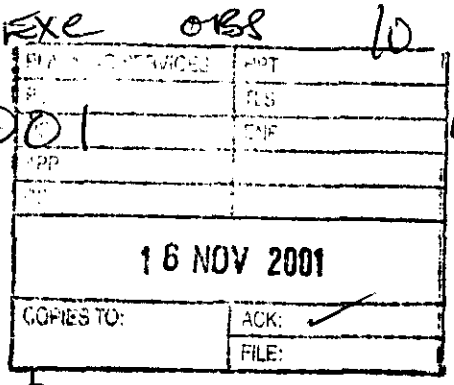
Please turn over.

Exe OBS

10 Murdoch Rd
Wokingham
RG 40 2DE

14th Nov. 2001

PLANNING SERVICES	PPT
P	TLS
	ENF
APP	
16 NOV 2001	
COPIES TO:	ACK: ✓
	FILE:



Dear Ms Circuit,

Thank you for this letter. As I am registered partially sighted, I am writing this brief letter to say that my same objections apply that I wrote in my last letter, which is on your file.

Yours sincerely,

Ann McCutcheon.

P.T.O

EXC ORB

Carol Hurst

From: Ian Jordan
Sent: 08 November 2001 11:37
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, November 08, 2001 11:49:44 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: f/2001/5136
Correspondent_FullName: Alan Jones
Correspondent_StreetAddress: 11, Murdoch Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG40 2DG
Correspondent_Telephone:
Correspondent_Email:

Comments:

The proposed drive way onto Murdoch Road will add to the current dangerous conditions due to inadequate yellow lining. Since the addition of a new entrance at 14 Murdoch Road the and changes to the drive way of 11 Murdoch Road and continued unrestricted parking on both sides of the road, the area is now highly dangerous. An urgent review of the traffic flow through this area must be conducted in the interest of all residents before any further development is initiated. We are supportive of the application provided the dangers due to unrestricted parking and traffic speed in this congested area are addressed prior to consent being given or works started.

EXC OBS

PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM RG40 1WR

TREVOR & KERRY COX
14 MURDOCH ROAD
WOKINGHAM
RG40 2DE
TEL. 0118 9019366

YOUR REF: Emy Circuit F/2001/5136

APPLICATION NO: F/20001/5136
SITE ADDRESS: 16 Murdoch Road, Wokingham.
PROPOSAL: Proposed erection of detached dwelling.

Dear Sir/Madam,

We object strongly to the above plannng application for the reasons stated below:

Proximity — The proposed dwelling would be positioned within 3 metres of our own residence, 14 Murdoch Road, extending well past our property to the North. It's position would also involve the demolition of their existing conservatory, in order to ensure sufficient room for the proposed dwelling. This in itself will be completely out of character with the existing properties in Murdoch Road.

Loss of light — This proposal would completely dominate, overlook and shadow the property and garden of 14 Murdoch Road. The view, light and privacy that we currently enjoy would be completely obliterated. This will in turn affect the adjacent bedroom, dining room, kitchen and garden of our residence.

Value of Property — This would be severly diminished for the reasons just stated and at the expense of the maximising financial gain without any concern for the adjacent residences or the local environment either aesthetically or taking into account the local infrastructure.

Highway and Parking — The proposed access would add further problems in an already dangerous road where car parking is haphazard and entering and exiting one's residence is extrememly dangerous.

When we purchased the property it was to enjoy a peaceful residence, not overlooked. This proposal changes our expectations beyond belief. Surely, it must be within the powers of Planning Services to protect current residents from such atacks to their lifestyle and residence purchased in good faith. This proposal is unacceptable to all, has been submitted purely for financial gain and we sincerely hope that your department has the power to exercise sound and fair judgement to refuse planning permission.

Yours faithfully

T. Cox (T. COX) Kerry Cox (K. COX)

EXC OBS

PLANNING SERVICES	HPT
	TLS
	ENF
23 NOV 2001	
COPIES TO:	✓
	FILE

Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR

314 STURGES RD
WOKINGHAM
BERKS
RG40 2HG

21. 11. 01

Your Ref EMY CIRCUIT
F/2001/5136

Application No: F/2001/5136

Site Address : 16 Murdoch Rd, Wokingham

Proposal : Proposed erection of detached dwelling

Dear Sir/Madam

With regard to the above proposal for a new dwelling I should like to make the following comments

1. I should like to ensure that the height of the proposed new dwelling is no higher than that shown on the plans & is no higher than existing dwellings either side

2. I should like to ensure that the existing boundary hedge screening at the boundary with 314 Sturges Rd

is never taken down. This would severely affect our privacy.

3. I should also like to ensure that no windows are added now or at a later date into the rear roof area of the proposed new dwelling - for reasons of privacy.

I should be grateful if these comments are taken into account when you make your decision.

Yours faithfully

E A JONES (MRS)

Received by Wokingham District Council

Application No: F/2001/5136

Proposal:
Proposed erection of detached dwelling.

Location:
16, Murdoch Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5136 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/11/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 November 2001

* Pre-app.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~11 OCT 2001~~ Valid 29/10/01	Map No. 75B. Site 007
Officer: EXC | Application No. F/2001/5136	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

83

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: 16 MURDOCH ROAD

Parish: WOKINGHAM Ward: Wescott
5.11.01 73.

Applicant: MR J JOHNSTONE
2001/3619 - refused

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking plan?	25/10 ✓	29/10
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	En suite window not shown on side elevation.	25/10 ✓	29/10
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.11.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

Pre-app missing from files

NEIGHBOURS:

S/N + see map ✓
K A Jones, 31a Shurges Road
Cdm Hennan, Tyra Connell House, 12 Murdock Rd.
Mrs A McCutcheon, 10 Murdoch Rd



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
23 October 2001

Scale: 1 : 1250

N
W E
S

Recd 1·30pm 29.10.01

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

29 OCT 2001

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

26 October 2001

Ref: PHE/FJ/1371

Dear Sirs,

RE: PROPOSED DETACHED HOUSE ADJACENT TO 16 MURDOCH ROAD – WOKINGHAM.

Following the return of the drawings for the above development, I have made the amendments as requested and I trust the application can now be swiftly registered. The previous application No. F/2001/3619 was recently refused and subsequently I have discussed with Emy Circuit two proposals, in sketch form, for a detached dwelling on the above site.

At our meeting it was decided that a detached house with forward facing integral garage would be the most suitable design and I therefore submit an application based upon that proposal.

Other factors influencing the decision on the previous application have now been removed, such as the balcony to the rear and the projection for the original garage in front of No. 16 have all been omitted. Couple this with the fact that the access position and drive have been approved under applications ref: 97/66513/f then all issues have been addressed.

The application therefore consists of the following documentation: -

- Six copies of drawing No. 1371/05A
- The application forms.
- Certificate A.

A fee is not required in this instance as it follows within the twelve months of the previous refused application.

I trust this application now deals with all the issues of concern and that a recommendation for approval will be put before the next meeting of the appropriate committee. However should you require any further discussion please do not hesitate to contact me?

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

1509/ab

PLANNING APPLICATION PART 1

29.OCT.2001 5136

WOKINGHAM DISTRICT COUNCIL

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

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

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

For office use only
Application No.

1.	YOUR NAME	MR J E M JOHNSTONE
	ADDRESS	16 MURDOCH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2DE Tel No. 9780948
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel No. 0894403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	16 MURDOCH ROAD
		WOKINGHAM
		BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.0688 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF A FIVE
		BEDROOM DETACHED HOUSE.
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 OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN ROOF TILES TO BE AGREED
FACE BRICKWORK TO BE AGREED

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ NOT APPLICABLE

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.
WITHIN 12 MONTHS OF PREVIOUS APPLICATION

SIGNED R Edwards ON BEHALF OF Mr RJM JOHNSTONE DATE 4:10:2001

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/b

29.OCT.2001* 5136

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

Signed . . . A J Edwards . . . . . .

On behalf of . . . MR J R M JOHNSTONE . . . . . .

Date . . . 4 : 10 : 2001 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

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.

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) . . . . . .

ADDRESS 16 Murdoch Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 5550	MR. JOHNSON	REPLACEMENT GARAGE, UTILITY RCSH	14.1.77	APP N/A
05791	"	" "	17.2.77	N/A CLA
97/66513/F	"	LAND ADJ DET. DWELLING	8.12.97	CLA
F/2001/3619	Mr. J. Johnstone	Erect of det dwell	17.05.01	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

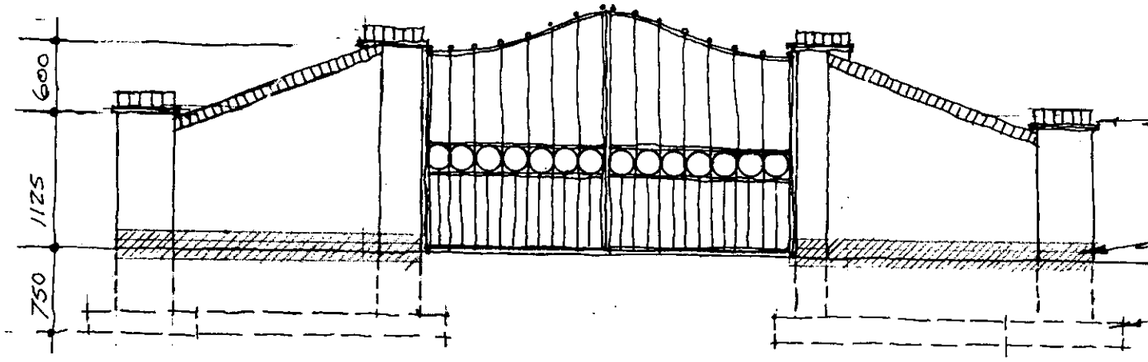
091074

PLANS TO MEET CONDITIONS

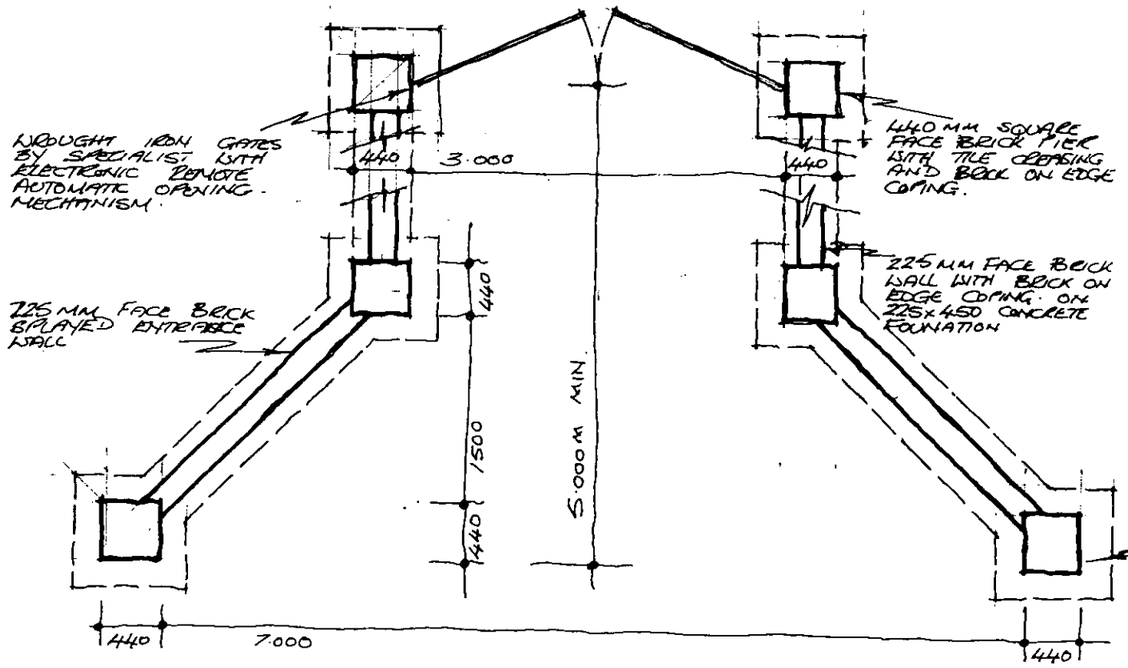
5136

NOTE

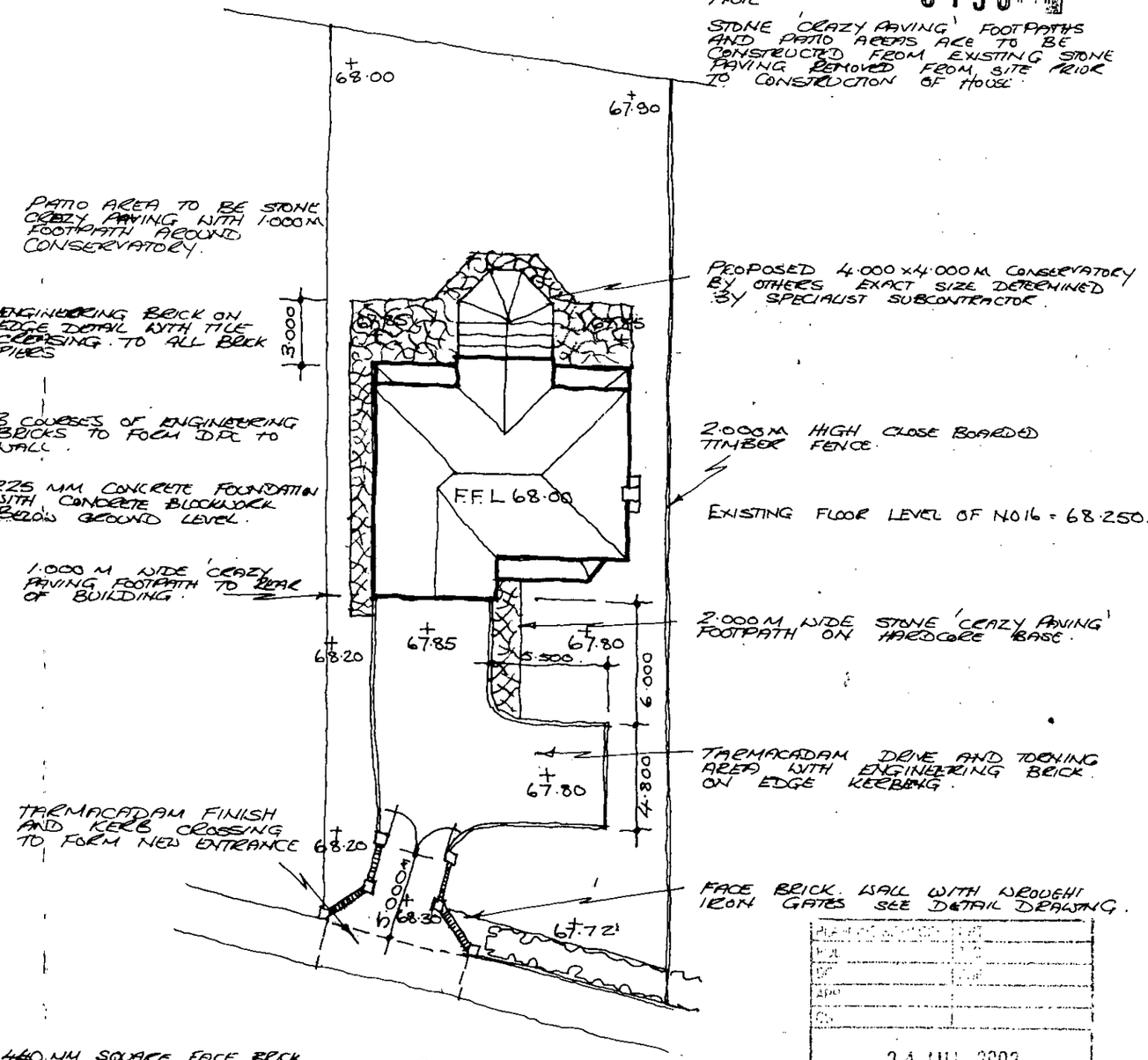
STONE 'CRAZY PAVING' FOOTPATHS AND PATIO AREAS ARE TO BE CONSTRUCTED FROM EXISTING STONE PAVING REMOVED FROM SITE PRIOR TO CONSTRUCTION OF HOUSE.



ENTRANCE GATE ELEVATION



ENTRANCE GATES PLAN 1:50



SITE PLAN 1:250

A: LEVELS ADDED AND ENTRANCE WALL AMENDED TO HIGHWAY REQUIREMENTS.

24 JUL 2002

DETACHED HOUSE
16 MURDOCH ROAD
WOKINGHAM
BERKS

FRONT ENTRANCE GATES AND EXTERNAL WORKS

1:50 & 1:250 JUNE 2002.

1371/06A

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net