RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-25866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO:
**RM/2002/6223**

LOCATION:
**Land Between 5 And 7 Finch Road, Earley Reading.**

APPLICANT:
**RAP Building And Developments C/O M G Humphrey**

PROPOSAL:
**Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.**

EARLIEST DATE FOR DECISION: **16/05/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**07/06/2002**

APPROVED

CASE OFFICER: **Heidi Lynch**

173

D3

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**R A P Building and Developments**
**C/O M G Humphrey**
**81 Green Lane**
**Burnham**
**Bucks**
**SL1 8EG**

**Application Number: RM/2002/6223**

**Parish:** **EARLEY**

**Location:** **Land Between 5 and 7 Finch Road, Earley, Reading.**

**Proposal:** **Reserved matters application on outline consent O/2000/2420 for the erection of one 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. 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**
2. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

**Condition**
3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

**Condition**
4. 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**
5. 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**
6. 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**
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

**Condition**
9. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number PT/1334/1 Rev B. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

**Condition**
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

**Condition**
11. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

a) i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be caried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

**Condition**

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a sceme of landscaping for the front garden area as well as details of protection of the mature Ash tree on the northern boundary of the site in accordance with BS:5837:1991 *Trees in Relation to Construction.* This shall include the full names of proposed plant species, sizes at time of planting, plant densities and plant numbers for each area and in total. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the building hereby approved and retained.

**Condition**

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

**Reason**
2. To protect the safety of existing/proposed occupants of the application site from landfill gas.

**Reason**
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

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

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

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

**Reason**
10. In the interests of highway safety and convenience.

**Reason**
11. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

**Reason**
13. In the interests of visual amenity.

**Informative**
1. This permission relates to the application as amended with revised plan numbered PT/1334/1 Rev B submitted to the Local Planning Authority on 5 June 2002, showing pedestrian visibility splays and does not approve the proposals as originally submitted.

**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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
*Deposit Draft Wokingham District Local Plan Policies* WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/06/2002

Notice checked by: _____

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

PLANS TO MEET CONDITIONS

# SITE INVESTIGATION No 1980/02

# AT

# BETWEEN 5 & 7 FINCH ROAD - EARLEY

# FOR

# PROPOSED HOUSE

# SITE INVESTIGATION No 1980/02

# AT

# BETWEEN 5 & 7 FINCH ROAD - EARLEY

# FOR

# PROPOSED HOUSE

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| PAGE: 1 | JOB 1980 | SITE LOCATION |
|---|---|---|
| DATE: 28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |




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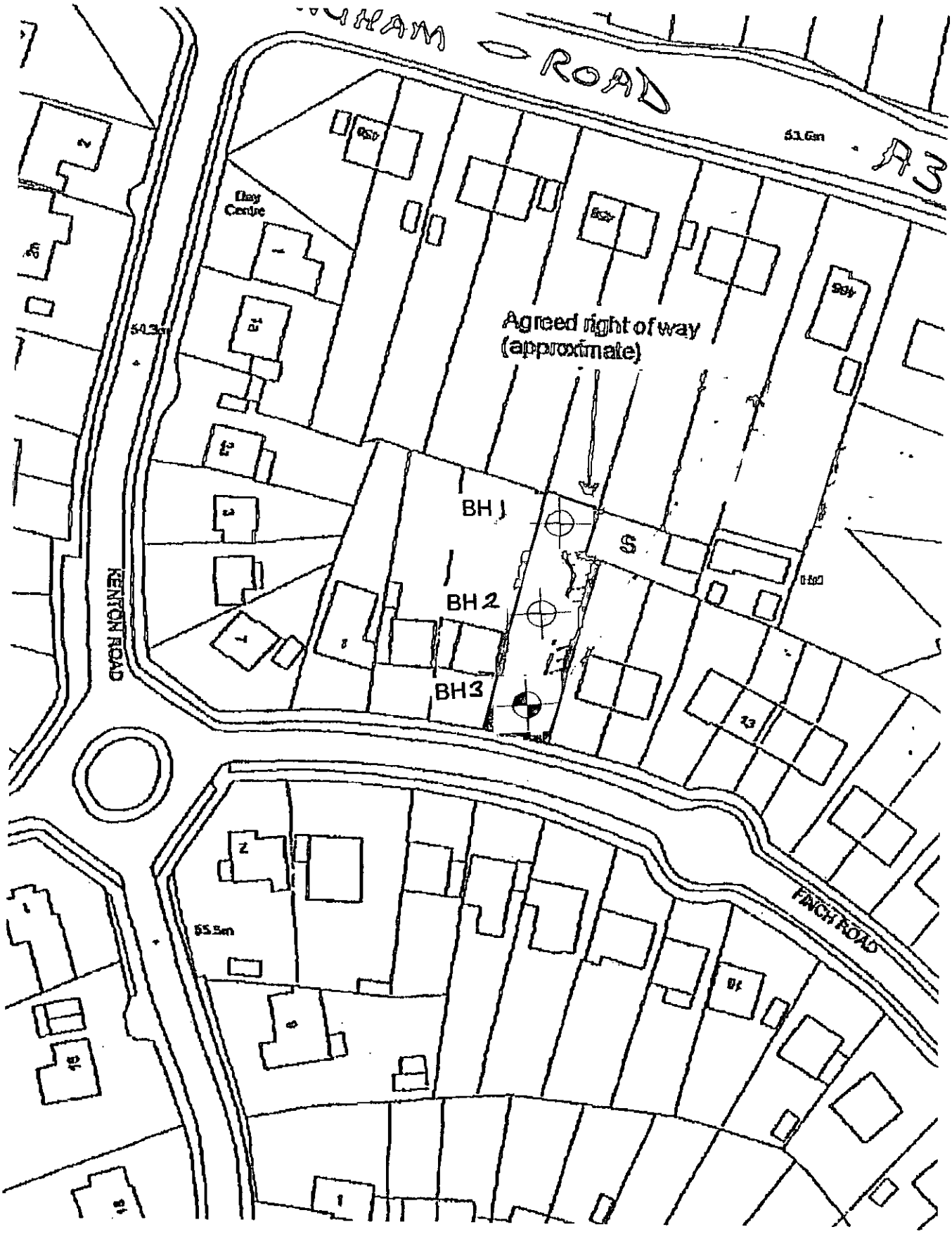
| | | |
|---|---|---|
| PAGE: 2 | JOB 1980 | BOREHOLE LAYOUT |
| DATE: 28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |



# SITE INVESTIGATION No 1980/02
# AT
# LAND BETWEEN 5 & 7 FINCH ROAD
# EARLEY
# FOR
# PROPOSED HOUSE

## 1 INTRODUCTION

1.1 It is proposed to construct a new dwelling on land previously containing lock-up garages, at the above.

1.2 In November 2001 an initial sample was taken from the site for testing for contamination. This was reported under reference 9352. When taking the sample an area of soft ground was encountered.

1.3 This site investigation was commissioned by the consultant for the project Mr M G Humphrey of Burnham, Buckinghamshire, on behalf of the developers, RAP Developments of Wooburn Green, Bucks., in order to establish soil parameters for foundation design and to check for contamination over a wider area.

## 2 GEOLOGY

2.1 The Geological Survey of Great Britain drift map sheet 268, shows the site to be in an area of London Clay over Reading Beds.

## 3 PERIOD OF SURVEY

3.1 The site work was carried out on 23rd August, and laboratory tests completed on 28th August 2002.

# 4 SOIL SURVEY

4.1 A percussive cable tool rig was used to sink three 150mm diameter boreholes to 5.0m each, in the approximate locations shown on the layout sheet, page 2.

**Borehole 1**

4.2 Brick, concrete and rubble was encountered to a depth of 600mm, where a fill comprising silty gravelly sand with some broken bricks was found. At 1.3m a virgin sand and gravel was met, followed by firm silty clay between 1.5m and 1.9m. Firm sandy silty clay was recorded between 1.9m and 5.0m, the bottom of the borehole.

4.3 Water entered slowly at 1.5m, rising to 1.4m. below ground level.

**Borehole 2**

4.4 Brick fill 400mm thick, rested on a loose silty gravelly sand with some broken brick fill down to 1.0m. At this depth medium dense very gravelly sand was struck. From 1.45m to 1.9m firm silty clay containing some roots was in evidence, over a sand and gravel stratum down to 2.3m. Between this depth and the bottom of the borehole at 5.0m, firm very silty clay was found.

4.5 Water entered slowly at a depth of 1.9m rising to 1.8m.

**Borehole 3**

4.6 Fill was found down to 700mm, the upper 150mm comprising gravel and brick, the remainder consisting of silty gravelly sand and broken brick. At 700mm depth, virgin medium dense gravelly sand was met to a depth of 1.85m where firm sandy silty clay was penetrated down to 5.0m, the bottom of the borehole. This stratum changed in colour at a depth of 2.3m.

4.7 Water entered slowly at a depth of 1.7m rising to 1.6m.

4.8 100mm undisturbed samples, small disturbed and bulk samples were taken in the boreholes. Cone penetration tests were carried out in granular material.

# 5 LABORATORY TESTS

5.1 The following laboratory tests were performed on a selection of the samples taken on site.

Modified immediate undrained triaxial compression

Particle size analysis

Liquid and plastic limit

Sieve analysis

Sulfate and pH value

As received moisture content

# 6 DISCUSSION OF RESULTS

**Shrinkability**

6.1 Liquid and plastic limit tests carried out on samples show that the soils on the site are of *medium* shrinkage risk when classified to the NHBC Standard 'Building near Trees' Chapter 4.2. This calls for a minimum foundation depth of 900mm where trees are not present. Where foundations are within the effects of nearby trees or recently removed trees, the depths should be calculated for the tree type and its distance from the foundations, for medium shrinkage risk soil.

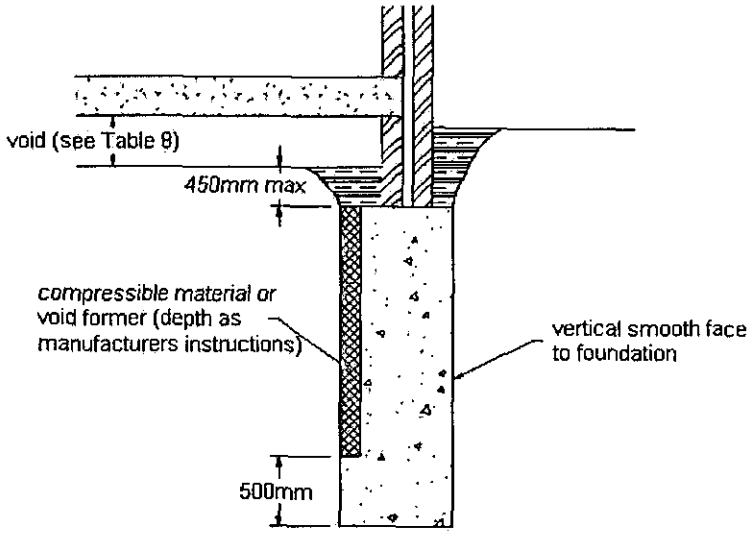
6.2 In addition, where roots are seen in foundation trenches, the depths should be extended to 500mm below the lowest observed root, or the depth calculated from the NHBC Standard 'Building near Trees' Chapter 4.2, whichever is the greater.

6.3 Should any of the foundations have to be taken below a depth of 1.5m, and are of trench fill design, they should be fitted with compressible membranes on the inner face of external trenches, if the shrinkage potential is *medium* or higher; i.e. it is not required when the soil is of *low* shrinkage risk.

6.4 The zone of influence of trees should be taken as follows:-

High water demand = 1.25 x mature tree height
Moderate water demand = 0.75 x mature tree height
Low water demand = 0.50 x mature tree height

6.5 To ensure softening of the clay beneath the foundations does not occur due to water passing down the compressible membrane, it should commence 500mm above the bottom of the trench. (See below and NHBC Appendix 4.2-E5 for further details).




6.6 The following recommended heave precautions for foundations are reproduced by permission of Messrs Cordek Ltd.

| | | Sides of Beams and Foundations | | Underside of Ground Beam | |
|---|---|---|---|---|---|
| Plasticity Index | Shrinkage Potential | BRE/NHBC Void Dim. mm | Equivalent VR Claymaster mm | BRE/NHBC Void Dim. mm | Equivalent Cellcore (Type CC) thickness mm |
| Above 60 | Very high* | 50* | 100 | 200* | 300 |
| 40 – 60 | High | 35 | 75 | 150 | 250 |
| 20-40 | Medium | 25 | 50 | 100 | 175 |
| 10-20 | Low | 0 | Not needed | 50 | 100 |
| Beam Depth mm | | Safe Load $kN/m^2$ | Fail Load $kN/m^2$ | Reference | |
| Up to 350 | | 10 | 15 | 10/15CC | |
| 350 – 600 | | 17 | 24 | 17/24 | |
| Above 600 | | Heavier Duty Grade available | | | |
| *This category has been recognised by the BRE but NHBC recommendations have not been published to date | | | | | |

**Strip and Pad Foundations**

6.7 Strip and pad foundations in virgin ground could be designed to an allowable bearing value of 100 kN/m$^2$ at a minimum depth of 900mm or the depth calculated (see paragraph 6.1 and 6.2 above), whichever is the greater.

6.8 Ingress of water may cause collapse of trench sides in the granular layers, and support work should be allowed for.

**Ground Floor Slabs**

6.9 Because of the shrinkable nature of the soil, suspended ground floor slabs should be installed. The NHBC Standard 'Building near Trees' Chapter 4.2-E, Table 8, calls for a minimum void depth of 175mm for soils of medium shrinkage risk when using pre-cast beam and block construction. If suspended timber construction is used, then the minimum depth of void should be 250mm.

**Sulfates**

6.10 There were only low sulfates found as $SO_3$ in the samples tested and the pH values were sufficiently near to neutral not to require any special precautions being carried out when concreting in ground works. The recommended mixes can be found in The Building Research Establishment Digest 363.

(*Sulfate and sulfide are now the agreed international spellings in most scientific fields. Recent British Standards have adopted this convention, eg BS 5328:1997 for concrete, as have all BRE publications since 1996, eg Digest 363.)

**Contamination**

6.11 The results of the contamination tests will be reported separately.

**Radon**

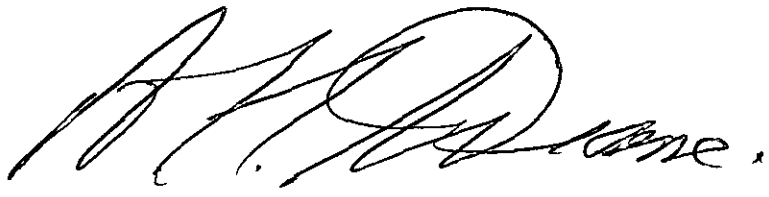
6.12 With reference to the BRE document, *Radon: guidance on protective measures for new dwellings*; the site is in an area which does not require any further geological investigation and where no Radon protection needs to be provided.

# 7 NOTES

7.1 The comments given in this report and the opinion expressed herein are based on the ground conditions encountered during the site work and on the results of tests made in the field and laboratory. However, there may be special conditions prevailing at the site which have not been disclosed by the investigations and which have not been taken into account in this report.

7.2 The comments on ground water conditions are based on observations made at the time the site work was carried out. It should be noted that ground water levels vary owing to seasonal or other effects.

7.3 No evidence of site contamination was encountered during the survey in accordance with the Environmental Protection Act 1990.



A. H. DEANE
Terramech Investigations Limited

AHD/JMP

28 August, 2002

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DATE:28.08.02

JOB 1980

BETWEEN 5 & 7 FINCH ROAD - EARLEY

# BOREHOLE 1

| DESCRIPTION | REDUCED LEVEL m | DEPTH m | LEGEND | SAMPLE TYPE | SAMPLE DEPTH | THICKNESS m | SPT N | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Brick, concrete and rubble FILL..... | | 0.00 | | | | 0.60 | | |
| | | | | B | 0.50 | | | -1980 /1 / 0.5B |
| Loose brown silty gravelly sand, with some bricks - FILL | | 0.60 | | | | | | |
| | | | | CPT | 1.00 | 0.70 | 13 | |
| | | | | B | 1.00 | | | -1980 /1 / 1.0B |
| Green/brown sand and GRAVEL..... | | 1.30 | | | | | | |
| | | 1.40w | | | | 0.20 | | -Standing water level |
| Firm brown silty CLAY..... | | 1.50 | | | | | | -Water entered slowly |
| | | | | D | 1.70 | 0.40 | | -1980 /1 / 1.7D |
| Firm grey sandy silty CLAY..... | | 1.90 | | | | | | |
| | | | | U100 | 2.00 | | | -1980 /1 / 2.0U |
| | | | | D | 2.50 | | | -1980 /1 / 2.5D |
| | | | | D | 3.50 | 3.10 | | -1980 /1 / 3.5D |
| | | | | U100 | 4.50 | | | -1980 /1 / 4.5U |
| | | | | D | 4.95 | | | -1980 /1 / 4.9D |
| | | 5.00 | | | | | | |

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
B=BULK SAMPLE W=WATER SAMPLE SPT=STANDARD PENETRATION TEST CPT=CONE PENETRATION TEST

PAGE: 4

DATE: 28.08.02

# JOB 1980

## BETWEEN 5 & 7 FINCH ROAD - EARLEY

# BOREHOLE 2

| DESCRIPTION | REDUCED LEVEL m | DEPTH m | LEGEND | SAMPLE TYPE | SAMPLE DEPTH | THICKNESS m | SPT N | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Brick FILL..... | | 0.00 | | | | 0.40 | | |
| Loose silty gravelly sand with broken..... brick - FILL | | 0.40 | | B | 0.50 | | | --1980 /2 / 0.5B |
| | | | | | | 0.60 | | |
| Medium dense green/brown very gravelly.... SAND | | 1.00 | | CPT<br>B | 1.00<br>1.00 | | 14 | --1980 /2 / 1.0B |
| | | | | | | 0.45 | | |
| Firm grey silty CLAY..... | | 1.45 | | | | | | |
| | | | | D | 1.80 | 0.45 | | --1980 /2 / 1.8D |
| | | 1.80w | | | | | | -Standing water level |
| | | 1.90w | | | | | | -Water entered slowly |
| Brown sand and GRAVEL..... | | 1.90 | | B | 2.00 | | | --1980 /2 / 2.0B |
| | | | | | | 0.40 | | |
| Firm grey very silty CLAY..... | | 2.30 | | | | | | |
| | | | | U100 | 2.50 | | | --1980 /2 / 2.5U |
| | | | | D | 2.95 | | | --1980 /2 / 3.0D |
| | | | | D | 3.50 | | | --1980 /2 / 3.5D |
| | | | | | | 2.70 | | |
| | | | | U100 | 4.50 | | | --1980 /2 / 4.5U |
| | | | | D | 4.95 | | | --1980 /2 / 4.9D |
| | | 5.00 | | | | | | |

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
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PAGE: 5

DATE: 28.08.02

# JOB 1980

## BETWEEN 5 & 7 FINCH ROAD - EARLEY

# BOREHOLE 3

| DESCRIPTION | REDUCED LEVEL m | DEPTH m | LEGEND | SAMPLE TYPE | SAMPLE DEPTH | THICKNESS m | SPT N | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Gravel and brick FILL..... | | 0.00 | | | | 0.15 | | |
| Dark brown silty gravelly sand with broken brick - FILL | | 0.15 | | B | 0.30 | 0.55 | | -1980 /3 / 0.3B |
| Medium dense brown gravelly SAND..... | | 0.70 | | D | 0.95 | 1.15 | | -1980 /3 / 0.9D |
| | | | | B | 1.00 | | | -1980 /3 / 1.0B |
| | | | | CPT | 1.00 | | 18 | |
| | | 1.60w | | | | | | Standing water level |
| | | 1.70w | | | | | | Water entered slowly |
| Firm brown/grey sandy silty CLAY..... | | 1.85 | | D | 1.90 | | | -1980 /3 / 1.9D |
| | | | | U100 | 2.10 | 0.45 | | -1980 /3 / 2.1U |
| Firm grey sandy silty CLAY..... | | 2.30 | | D | 2.55 | 2.70 | | -1980 /3 / 2.5D |
| | | | | D | 4.00 | | | -1980 /3 / 4.0D |
| | | | | U100 | 4.50 | | | -1980 /3 / 4.5U |
| | | 5.00 | | D | 4.95 | | | -1980 /3 / 4.9D |

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
B=BULK SAMPLE W=WATER SAMPLE SPT=STANDARD PENETRATION TEST CPT=CONE PENETRATION TEST

JOB 1980

BETWEEN 5 & 7 FINCH ROAD - EARLEY

SPT RESULTS

# STANDARD PENETRATION TEST RESULTS

| BORE HOLE | DEPTH m FROM | TO | TEST TYPE | SOIL DESCRIPTION | NUMBER OF BLOWS 150 mm | 75 mm | 75 mm | 75 mm | 75 mm | 'N' |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.00 | 1.45 | C.P.T. | .....FILL..... | 5 | 3 | 3 | 4 | 3 | 13 |
| 2 | 1.00 | 1.45 | C.P.T. | .....Gravelly SAND..... | 6 | 4 | 3 | 3 | 4 | 14 |
| 3 | 1.00 | 1.45 | C.P.T. | .....Gravelly SAND..... | 7 | 6 | 5 | 3 | 4 | 18 |

JOB 1980

BETWEEN 5 & 7 FINCH ROAD - EARLEY

BEARING VALUES

# SAFE BEARING CALCULATION SUMMARY

STRIP FOUNDATION

FACTOR OF SAFETY = 3

| SAMPLE REFERENCE | BULK DENSITY kg/m3 | COHESIVE SHEAR kN/m2 | ANGLE OF INT. o | STRIP DEPTH m | FOUNDATION WIDTH m | BEARING CAPACITY ULTIMATE kN/m2 | BEARING CAPACITY SAFE kN/m2 |
|---|---|---|---|---|---|---|---|
| 1980/1 / 2.0U | 2061 | 43 | 1.2 | 2.0 | 0.6 | 311 | 104 |
| 1980/1 / 4.5U | 1962 | 54 | 1.0 | 4.5 | 0.6 | 433 | 144 |
| 1980/2 / 2.5U | 1977 | 52 | 1.0 | 2.5 | 0.6 | 379 | 126 |
| 1980/2 / 4.5U | 2047 | 56 | 1.9 | 4.5 | 0.6 | 486 | 162 |
| 1980/3 / 2.1U | 2024 | 41 | 2.0 | 2.1 | 0.6 | 321 | 107 |
| 1980/3 / 4.5U | 2018 | 43 | 1.6 | 4.5 | 0.6 | 402 | 134 |

# SAFE BEARING CALCULATION SUMMARY

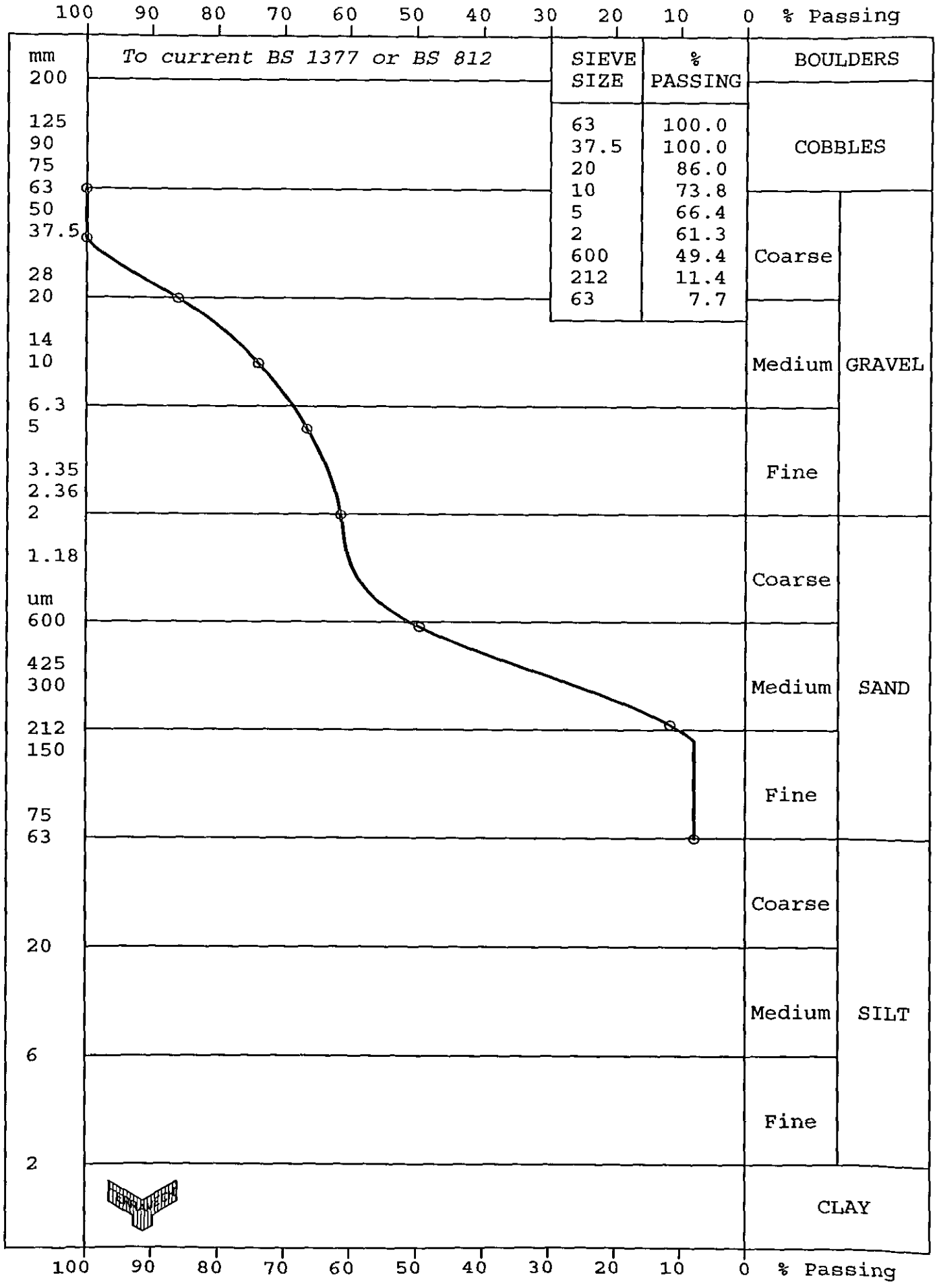
SQUARE FOUNDATION

FACTOR OF SAFETY = 3

| SAMPLE REFERENCE | BULK DENSITY kg/m3 | COHESIVE SHEAR kN/m2 | ANGLE OF INT. o | SQUARE FOUNDATION DEPTH m | FOUNDATION WIDTH m | BEARING CAPACITY ULTIMATE kN/m2 | BEARING CAPACITY SAFE kN/m2 |
|---|---|---|---|---|---|---|---|
| 1980/1 / 2.0U | 2061 | 43 | 1.2 | 2.0 | 1.2 | 312 | 104 |
| 1980/1 / 4.5U | 1962 | 54 | 1.0 | 4.5 | 1.2 | 434 | 145 |
| 1980/2 / 2.5U | 1977 | 52 | 1.0 | 2.5 | 1.2 | 380 | 127 |
| 1980/2 / 4.5U | 2047 | 56 | 1.9 | 4.5 | 1.2 | 488 | 163 |
| 1980/3 / 2.1U | 2024 | 41 | 2.0 | 2.1 | 1.2 | 323 | 108 |
| 1980/3 / 4.5U | 2018 | 43 | 1.6 | 4.5 | 1.2 | 404 | 135 |

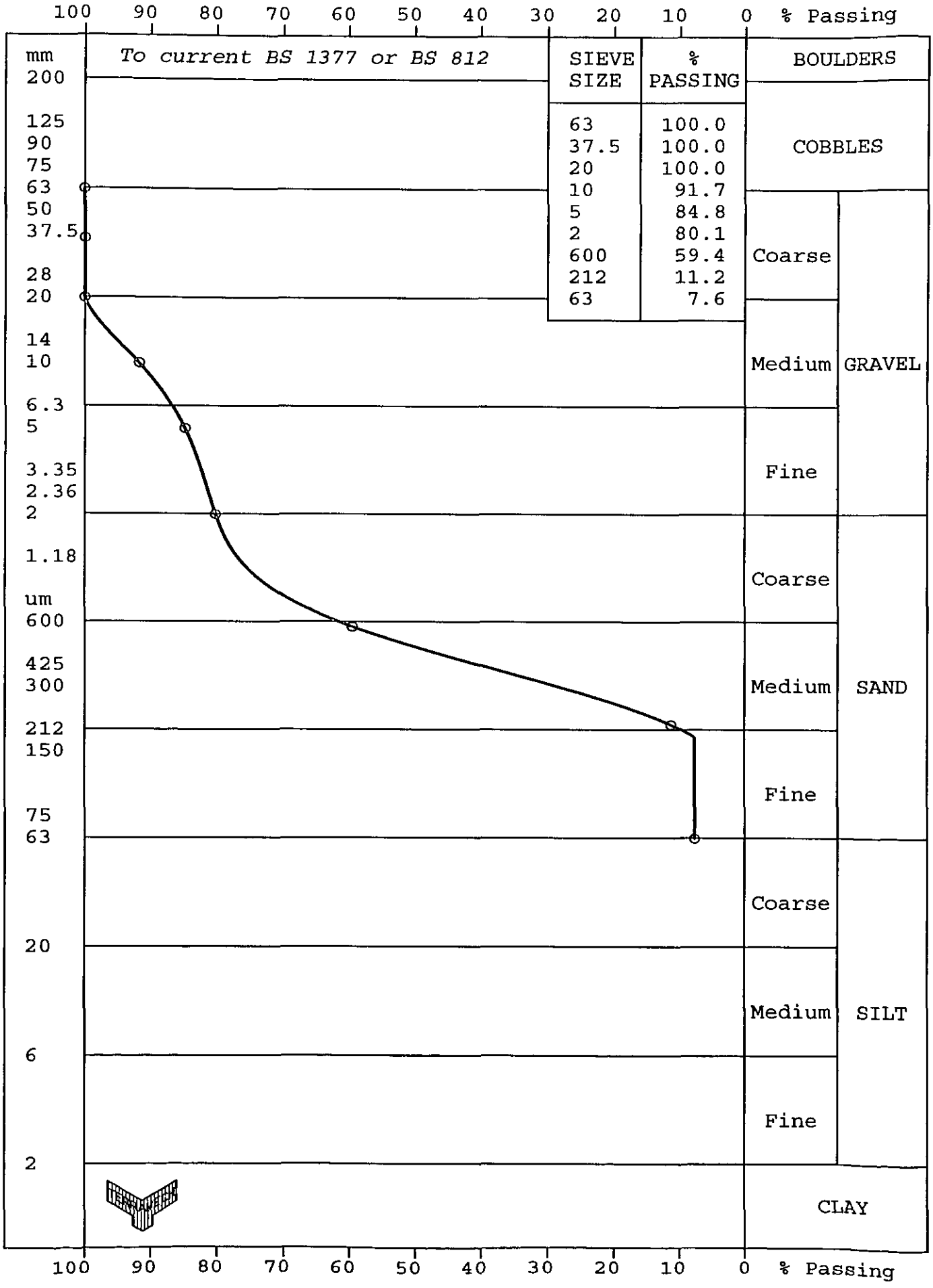
| PAGE: 10 | JOB 1980 | WET SIEVE ANALYSIS |
|---|---|---|
| DATE:28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/2 / 1.0B** Very gravelly SAND



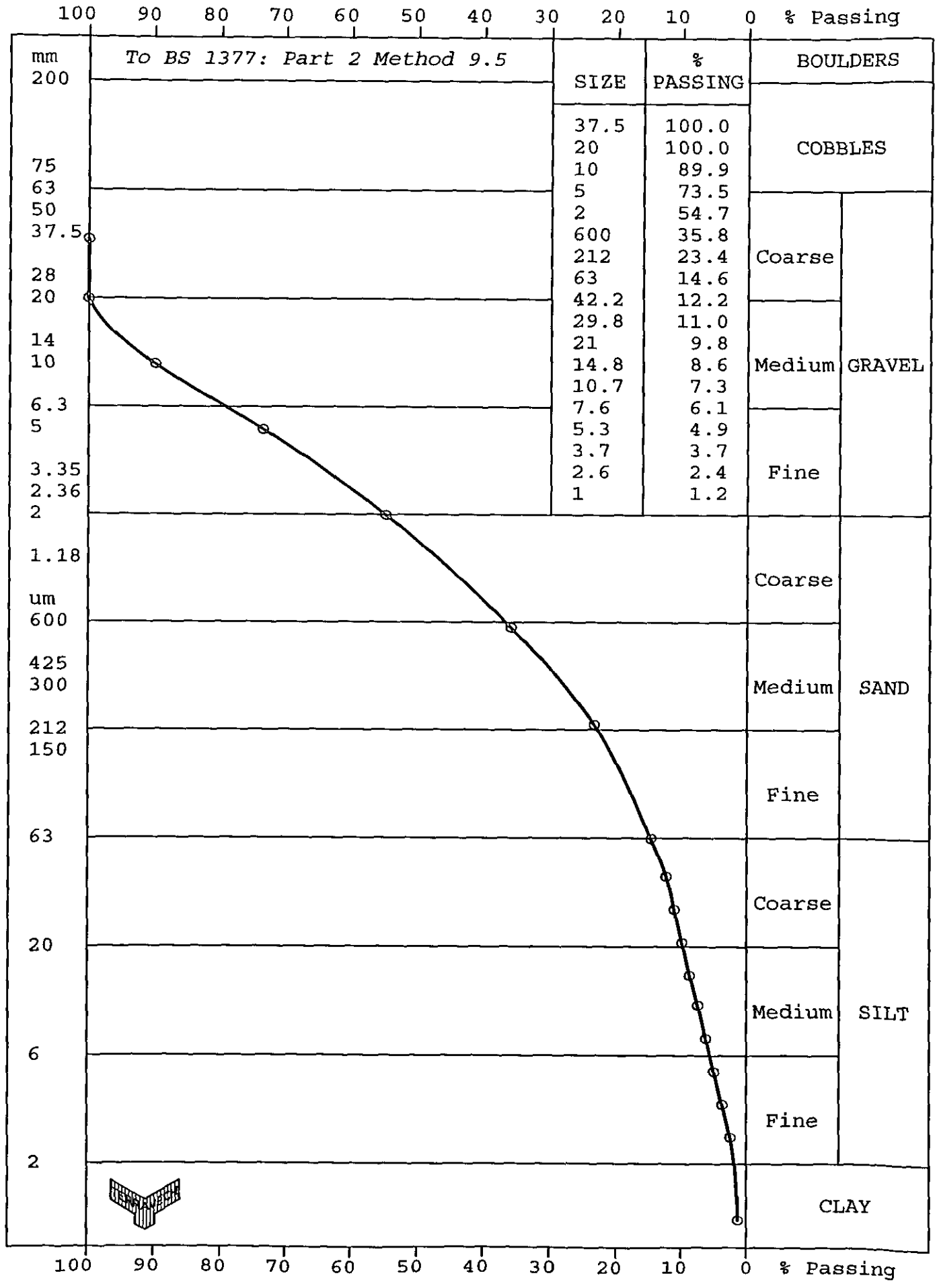
| PAGE: 11 | JOB 1980 | WET SIEVE ANALYSIS |
|---|---|---|
| DATE:28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/3 / 1.0B** Gravelly SAND



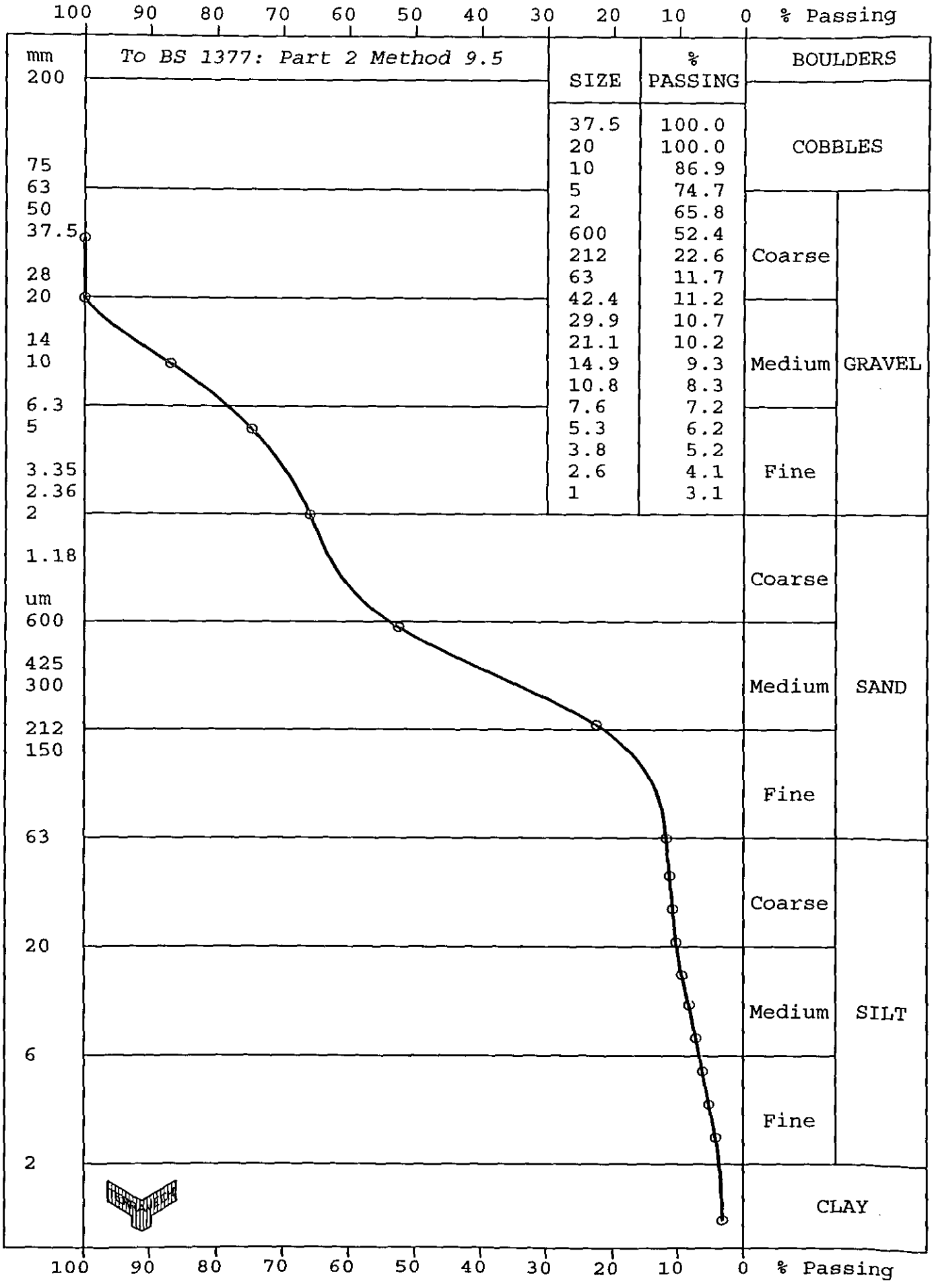
| PAGE: 12 | JOB 1980 | PARTICLE SIZE |
|---|---|---|
| DATE: 28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/1 / 0.5B** BS 5930 Table 6: Silty sandy GRAVEL



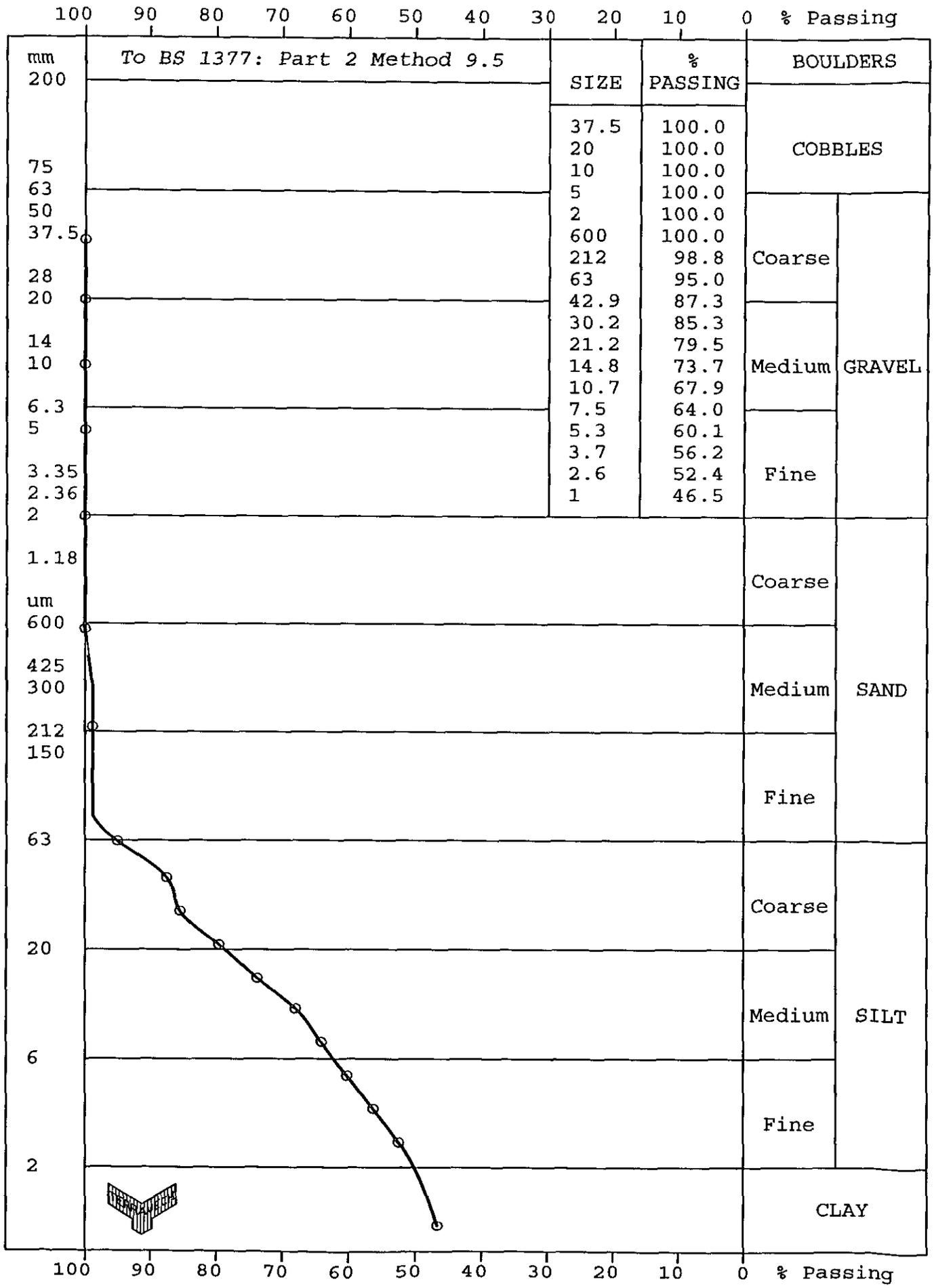
| PAGE: 13 | JOB 1980 | PARTICLE SIZE |
|---|---|---|
| DATE: 28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/1 / 1.0B** BS 5930 Table 6: Silty gravelly SAND



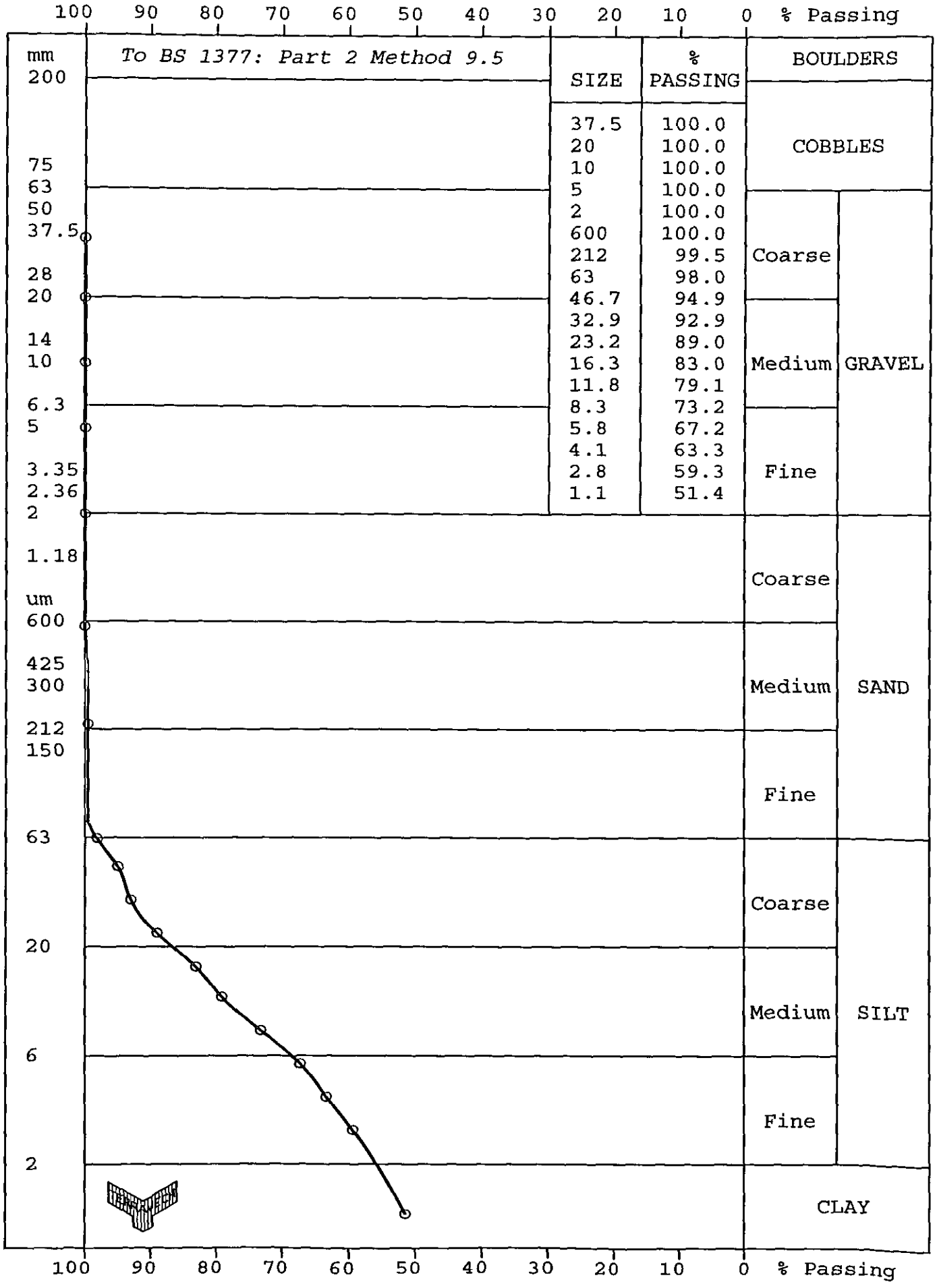
| PAGE: 14 | JOB 1980 | PARTICLE SIZE |
|---|---|---|
| DATE:28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/1 / 2.0U** BS 5930 Table 6: Sandy silty CLAY



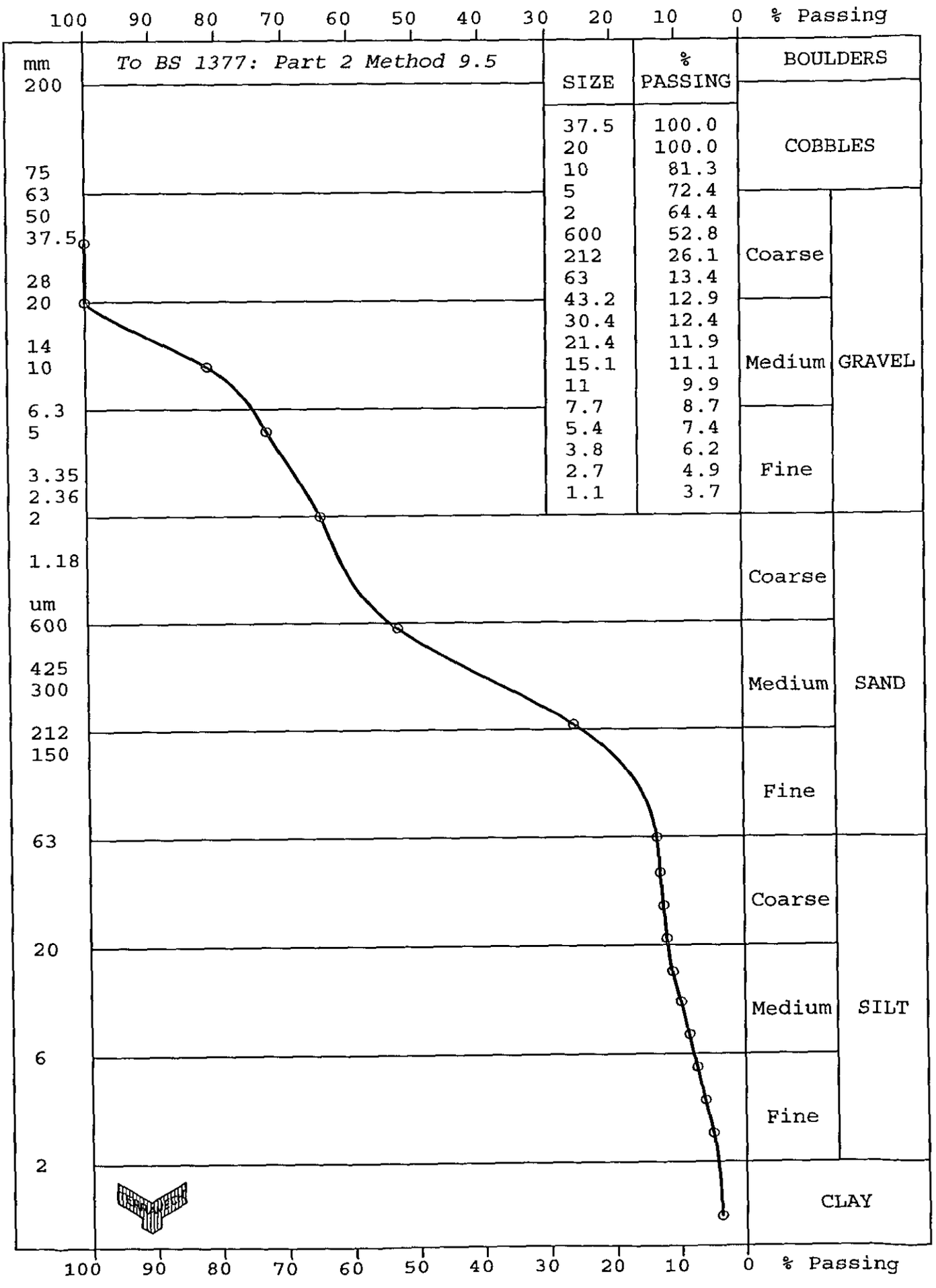
| PAGE: 16 | JOB 1980 | PARTICLE SIZE |
|---|---|---|
| DATE:28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/2 / 2.5U** BS 5930 Table 6: Very silty CLAY



| PAGE: 17 | JOB 1980 | PARTICLE SIZE |
|---|---|---|
| DATE: 28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

**REF: 1980/3 / 0.3B** BS 5930 Table 6: Silty gravelly SAND



JOB 1980

BETWEEN 5 & 7 FINCH ROAD - EARLEY

PLASTICITY INDEX

# LIQUID AND PLASTIC LIMIT RESULTS

*To BS 1377: Part 2 Methods 4.6 & 5.3 Air dried sample.*

| SAMPLE NUMBER | BRIEF SOIL DESCRIPTION | BOREHOLE NUMBER | DEPTH m | LIQUID LIMIT | PLASTIC LIMIT | PLASTICITY INDEX | % PASSING 425 SIEVE |
|---|---|---|---|---|---|---|---|
| **1980/1** | **2.0U.....Sandy silty CLAY.....** | **1** | **2.00** | **54** | **27** | **27** | **99.3%** |
| **1980/2** | **2.5U.....Very silty CLAY.....** | **2** | **2.50** | **57** | **28** | **29** | **99.7%** |
| **1980/3** | **2.1U.....Sandy silty CLAY.....** | **3** | **2.10** | **60** | **31** | **29** | **98.8%** |
| **1980/3** | **4.5U.....Sandy silty CLAY.....** | **3** | **4.50** | **61** | **30** | **31** | **99.3%** |

**1980/1 / 2.0U.....Sandy silty CLAY.....1 .. 2.00... 54.....27.....27..... 99.3%**
Clay fraction category:30-59% Sample moisture content 15.3%
Casagrande category:INORGANIC CLAYS OF HIGH PLASTICITY
BRE Shrinkage risk: MEDIUM Minimum recommended depth of construction 1.20m.
Classification to BS 5930 CLAY of high plasticity. Subgroup: CH
NHBC Shrinkage risk: MEDIUM Minimum recommended depth of foundations 0.90m.

**1980/2 / 2.5U.....Very silty CLAY.....2 .. 2.50... 57.....28.....29..... 99.7%**
Clay fraction category:30-59% Sample moisture content 27.8%
Casagrande category:INORGANIC CLAYS OF HIGH PLASTICITY
BRE Shrinkage risk: MEDIUM Minimum recommended depth of construction 1.20m.
Classification to BS 5930 CLAY of high plasticity. Subgroup: CH
NHBC Shrinkage risk: MEDIUM Minimum recommended depth of foundations 0.90m.

**1980/3 / 2.1U.....Sandy silty CLAY.....3 .. 2.10... 60.....31.....29..... 98.8%**
Clay fraction category:30-59% Sample moisture content 29.3%
Casagrande category:INORGANIC SILTS OF HIGH COMPRESSIBILITY AND ORGANIC CLAYS
BRE Shrinkage risk: MEDIUM Minimum recommended depth of construction 1.20m.
Classification to BS 5930 CLAY of high plasticity. Subgroup: CH
NHBC Shrinkage risk: MEDIUM Minimum recommended depth of foundations 0.90m.

**1980/3 / 4.5U.....Sandy silty CLAY.....3 .. 4.50... 61.....30.....31..... 99.3%**
Clay fraction category:30-59% Sample moisture content 29.2%
Casagrande category:INORGANIC CLAYS OF HIGH PLASTICITY
BRE Shrinkage risk: MEDIUM Minimum recommended depth of construction 1.20m.
Classification to BS 5930 CLAY of high plasticity. Subgroup: CH
NHBC Shrinkage risk: MEDIUM Minimum recommended depth of foundations 0.90m.

*NOTE: Based on the Building Research Establishment's Digest 240 'Low Rise Buildings on Shrinkable Clay Soils: Part 1' and The National House-Building Council's Practice Note 3.*

# MOISTURE CONTENT RESULTS

*To BS 1377: Part 2 Method 3.2*

| | SAMPLE REFERENCE | B.H. No | SAMPLE DEPTH m | BRIEF SOIL DESCRIPTION | MOISTURE CONTENT % |
|---|---|---|---|---|---|
| | 1980/1 / 0.5B | 1 | 0.50 | .....Silty sandy GRAVEL..... | 13.80 |
| | 1980/1 / 1.0B | 1 | 1.00 | .....Silty gravelly SAND..... | 15.70 |
| | 1980/1 / 2.0U | 1 | 2.00 | .....Sandy silty CLAY..... | 15.30 |
| V | 1980/1 / 4.5U | 1 | 4.50 | .....Sandy silty CLAY..... | 30.00 |
| | 1980/2 / 0.5B | 2 | 0.50 | .....Silty gravelly SAND..... | 17.10 |
| | 1980/2 / 1.0B | 2 | 1.00 | .....Very gravelly SAND..... | 15.90 |
| | 1980/2 / 2.5U | 2 | 2.50 | .....Very silty CLAY..... | 27.80 |
| V | 1980/2 / 4.5U | 2 | 4.50 | .....Very silty CLAY..... | 28.10 |
| | 1980/3 / 0.3B | 3 | 0.30 | .....Silty gravelly SAND..... | 12.90 |
| | 1980/3 / 1.0B | 3 | 1.00 | .....Gravelly SAND..... | 15.30 |
| | 1980/3 / 2.1U | 3 | 2.10 | .....Sandy silty CLAY..... | 29.30 |
| | 1980/3 / 4.5U | 3 | 4.50 | .....Sandy silty CLAY..... | 29.20 |

V = Visual description only.

| PAGE: 22 | JOB 1980 | SULFATE TEST |
|---|---|---|
| DATE:28.08.02 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

*Sulfate to BS 1377: Part 3 Method 5.6 Ion exchange method.*
*pH to..... BS 1377: Part 3 Method 9 Electrometric method.*

| SAMPLE REFERENCE | B.H. No | SAMPLE DEPTH m | BRIEF SOIL DESCRIPTION | SULFATE AS SO4 | pH VALUE | MOBILITY OF WATER | CLASS |
|---|---|---|---|---|---|---|---|
| 1980/1 / 2.0E | 1 | 2.0 | .....Sandy silty CLAY..... | 0.060g/l | 7.8 | S | 1 |
| 1980/2 / 1.0E | 2 | 1.0 | .....Very gravelly SAND..... | 0.036g/l | 7.6 | S | 1 |
| 1980/3 / 2.1E | 3 | 2.1 | .....Sandy silty CLAY..... | 0.012g/l | 7.7 | S | 1 |

| CLASS | TYPE OF CEMENT | MIN CEMENT CONTENT MAX SIZE OF AGG. 40mm kg/m3 | 20mm kg/m3 | 10mm kg/m3 | MAX. FREE W/C |
|---|---|---|---|---|---|
| 1 | Ordinary Portland or Portland-blastfurnace | ...Plain concrete ..... 210 | 250 | 300 | 0.70 |
| | | .Reinforced concrete .. 260 | 300 | 350 | 0.60 |

NOTE: If the sample number is suffixed 'E' then a 2:1 water:soil extract has been made from the soil sample.

The above figures are for concrete foundations between 140 and 450mm thick in contact with natural ground. If less than 35% of the soil passes the 63 micron sieve, the water around the concrete is assumed to be mobile. M=Mobile. S=Static.

* For other concrete and ground conditions, see tables 1, 1a, 1b, 1c & 2 of BRE Digest 363. The sulfate class has been increased by one where appropriate based on table 2 for low pH in natural ground.

§ The sulfate class has been reduced by one for static water, when greater than class one.

*Acknowledgement to the Building Research Establishment for the above references to BRE Digest 363.*

Sulfate and sulfide are now the agreed international spellings in most scientific fields. Recent British Standards have adopted this convention, eg BS5328:1997 for concrete, as have all BRE publications since 1996, eg Digest 363.

# CONTAMINATION RESULTS

JOB 1980
BETWEEN 5& 7 FINCH ROAD - EARLEY

| Determinand | Units | Threshold gardens/ open spaces | Action Level | DEFRA Soil Guideline Values | | | | Sample 1/0.5B | Sample 1/1.2B | Sample 2/0.5B | Sample 2/1.2B | Sample 3/0.4B | Sample 3/1.2B | Sample - |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | R+P | Allot | R-P | C/I | | | | | | | |
| Arsenic | mg/kg | 10/40 | - | 20 | 20 | 20 | 500 | 19 | 7 | 12 | 3 | 14 | 4 | - |
| Cadmium δ | mg/kg | 3/15 | - | 1, 2, 8 | 1, 2, 8 | 30 | 1400 | 1.1 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | - |
| Chromium (total) | mg/kg | 600/1000 | - | 130 | 130 | 200 | 5000 | <2 | 7 | <2 | <2 | 6 | 4 | - |
| Lead | mg/kg | 500/2000 | - | 450 | 450 | 450 | 750 | 280 | 95 | 410 | 35 | 110 | 19 | - |
| Mercury | mg/kg | 1/20 | - | 8 | 8 | 15 | 480 | <0.3 | <0.3 | <0.3 | <0.3 | <0.3 | <0.3 | - |
| Selenium | mg/kg | 3/6 | - | 35 | 35 | 260 | 8000 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | - |
| Boron (water soluble)@ | mg/kg | 3 | - | | | | | 0.5 | 0.5 | 0.9 | <0.5 | 0.7 | <0.5 | - |
| Copper@ | mg/kg | 130 | - | | | | | 19 | 10 | 13 | 4 | 11 | 3 | - |
| Nickel@ | mg/kg | 70 | - | 50 | 50 | 75 | 5000 | 7 | 6 | 8 | <2 | 8 | 4 | - |
| Zinc@ | mg/kg | 300 | - | | | | | 330 | 59 | 530 | 27 | 97 | 22 | - |
| Total PAH * | mg/kg | 50/1000 | 500/1000 | | | | | 21 | <10 | <10 | <10 | <10 | <10 | - |
| Phenols | mg/kg | 5 | 200/1000 | | | | | <3 | <3 | <3 | <3 | <3 | <3 | - |
| Cyanide (free) | mg/kg | 25/500 | 500 | | | | | <5 | <5 | <5 | <5 | <5 | <5 | - |
| Cyanide (complex) | mg/kg | 250/1000 | 1000/5000# | | | | | <5 | <5 | <5 | <5 | <5 | <5 | - |
| Cyanide (total) | mg/kg | 25/500 | 500 | | | | | <5 | <5 | <5 | <5 | <5 | <5 | - |
| Thiocyanate | mg/kg | 50 | - | | | | | <5 | <5 | <5 | <5 | <5 | <5 | - |
| Sulphate (total) | mg/kg | 2000 | 10000 | | | | | 1500 | 510 | 870 | 210 | 590 | <200 | - |
| Sulphide | mg/kg | 250 | 1000 | | | | | 20 | 20 | 30 | 10 | 40 | 10 | - |
| Sulphur (elemental) | mg/kg | 5000 | 20000 | | | | | <100 | <100 | <100 | <100 | <100 | <100 | - |
| pH^ | n/a | | 3# | | | | | 10.1 | 9.8 | 7.8 | 8.3 | 8.1 | 8.4 | - |
| TPH by IR¶ | mg/kg | 50/5000 | 5000 | | | | | <10 | <10 | 40 | <10 | <10 | <10 | - |

| Key | New DEFRA Soil Guideline Values (SGV) | |
|---|---|---|
| R+P | Above the 'Residential with plant uptake' SGV | |
| Allot | Above the 'Allotments' SGV | |
| R-P | Above the 'Residential without plant uptake' SGV | |
| C/I | Above the 'Commercial / Industrial' SGV | |
| **ICRCL Trigger Levels** | | |
| Above the trigger level for gardens | | |
| Above the trigger level for gardens and open spaces | | |

@ Contaminants which are phytotoxic but not normally hazards to health
* pH of 7 is considered neutral, <7 is acid, >7 is alkaline
^ Phenols as $C_6H_5OH$ by reaction with 4-aminoantipyrene
# No action level is given for buildings and hardcover
¶ The thresholds for TPHs are taken from the New Dutch List for mineral oils. 50 mg/kg is the optimum level. 5000 mg/kg is the intervention level.
δ DEFRA Cadmium SGVs with respective pH values 6, 7, and 8

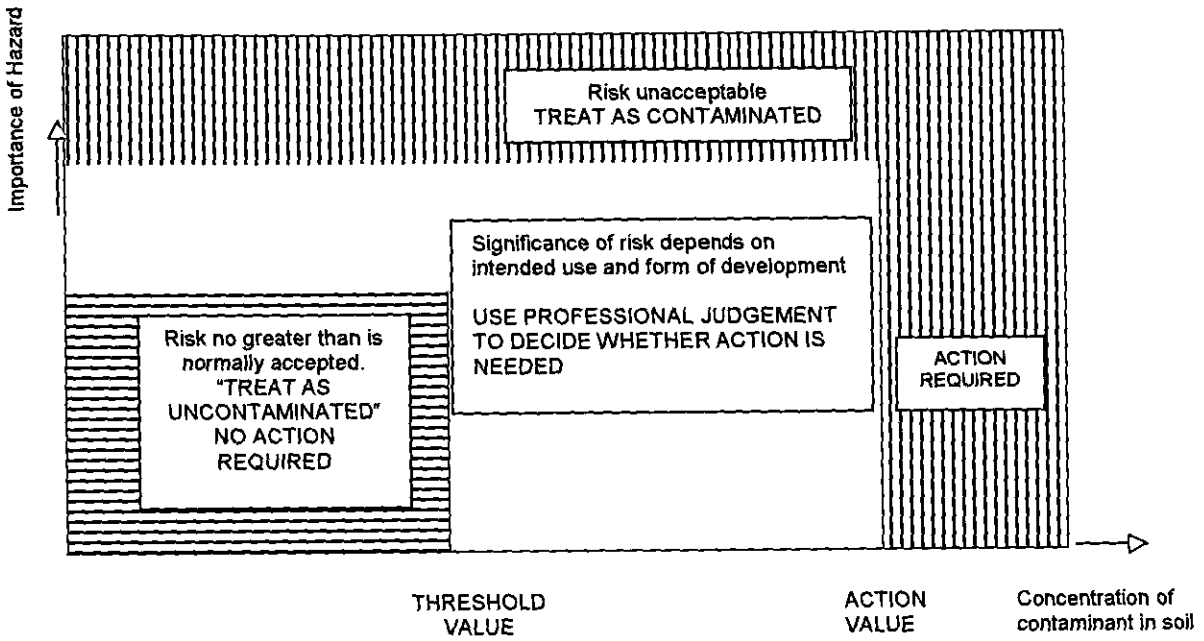
**IMPORTANT NOTE.** Where thresholds and interpretation are taken from ICRCL Guidance Note 59/83 Second Edition July 1987, 'Guidance on the assessment and redevelopment of contaminated land'. Please read the paper before quoting the tables. The values given in Tables 3 and 4 are tentative. They should only be taken as guidance and used subject to the conditions set out in the tables.

The results given in this report and the opinions expressed herein are based on the tests made in the laboratory on the samples taken. However, there may be conditions prevailing at the site which have not been disclosed by the samples tested and which have not been taken into account in this report.

Continued/....

STANDARD CONDITIONS

| PAGE: 24 | JOB 1980<br>BETWEEN 5 & 7 FINCH ROAD -EARLEY | CONTAMINATION RESULTS |
|---|---|---|
| DATE: 10.09.02 | | |




**Conclusions**

Zinc exceeds the trigger level for gardens and open spaces in two samples taken from trial pits 1 and 2 at 500mm. It is within trigger levels at depths of 1.2m in each trial pit. Zinc is phytotoxic and will only affect plants. In trial pit 1 it is only marginally above the trigger level and can be ignored. In trial pit 2, if the area is to be used for plants, it may be prudent to remove the upper 500mm of soil and replace with soil from a known uncontaminated source.

A. H. DEANE
Terramech Investigations Limited

# M. G. HUMPHREY M.R.I.C.S.
# CHARTERED SURVEYOR

81 Green Lane,
Burnham,
Bucks.
SL1 8EG

Tel: 01628 661355

60997.

Heidi Lynch.
Development Control Officer
Planning Department.
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks.

Your ref RM/2002/6223

12th September 2002

Dear Madam,

**Re: 5 – 7, Finch Road, Earley, Berks.**

Further to a letter from Tom Payne from the Environmental Health department I enclose a more detailed soil report indicating no action required. The report however does indicate above trigger levels of zinc in the soil, but this only affects certain types of plants and it would be uneconomical to replace the soil in this instance.

I trust this is your satisfaction however please do not hesitate to contact the writer should you require any further information

Yours sincerely

M. G. Humphrey

**M. G. Humphrey M.R.I.C.S.**

RICS

vat reg no 491 8370

Tel. 0118 974 6766
Fax. 0118 974 6401
E-mail: environmentalp&h@wokingham.gov.uk
Date. October 14, 2002
My ref. Jrm/3047

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

M.G. Humphrey
81 Green Lane
Burnham
Bucks
SL1 8EG

Dear Mr Humphrey

**CONTAMINATED LAND INVESTIGATION**
**5-7 FINCH ROAD, EARLEY, BERKS.**

Thank you for your letter dated 12th September 2002, which has been passed to me for comment.

I agree with the conclusion of the report that the zinc exceedance at trial pit 1 can be ignored. I would however recommend that the upper 500mm of soil is removed in an area around trial pit 2. Alternatively the area which appears to be a hotspot could be covered over with hardstanding to prevent planting.

If you have any queries regarding this matter please contact me on john.mullaney@ntlworld.com or on the above number.

Yours sincerely

**JOHN MULLANEY**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION AND HOUSING**

Date: 17 September 2002

To: Case Officer

---

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

Application Number: RM/2002/6223

Location: Land Between 5 And 7, Finch Road, Earley, Reading.

Proposal: Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.

Applicant: RAP Building And Developments C/O M G Humphrey.

Case Officer: Heidi Lynch

---

The new plans show the following: Site investigation report for condition 11 of consent RM/2002/6223.

---

**Comments are required by 27/09/2002.**

**Should you have any queries regarding this application please contact the *case officer* Heidi Lynch on (0118) 974 6482.**

(RING ONE)

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

App. No. RM/2002/6223 Date Rec. 13/9/02

Location: 5-7 Finch Road, Earley

Parish: Earley

Applicant:

Description of attached plans:

Site Investigation Report for Condition 11 of above consent.

Drawing No's:

## 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)

Envion Health only please

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 MEC01

Consultations Sent by Admin. on 17.09.02

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. [illegible] Date Rec. 15/4/02

Location: [illegible]

Parish: [illegible]

Applicant: [illegible]

Description of attached plans: [illegible]

Drawing No's:

## 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)*

[illegible]

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 [illegible]

Consultations Sent by Admin. on 17.04.02

Yellow - Case Officer Copy
Green - Part One Copy

Tel. 0118 974 6482 (Direct Line)

E-mail:

Date. 22 October, 2002

My ref. HL/RM/2002/6223

Your ref.

Richard Potyka
R.A.P Buiding & Developments
The Old Post House
11 Wycombe Lane
Wooburn Green
Buckinghamshire
HP10 0HD

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

Dear Sir,

**RE: DISCHARGE OF CONDITIONS FOR THE DWELLING AT 5A FINCH ROAD, EARLEY – APPLICATION NO RM/2002/6223**

I refer to your letter and samples received by this office on 17th October 2002 and my recent site visit.

The Ibstock Parkhouse Western Red Multi Stock bricks are considered acceptable for the walls of the dwelling. The Marley Plain Bracken Brown Plain Roof Tiles are also considered acceptable for the roof of the dwelling.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

HLynch

Heidi Lynch
Planning Officer

R.A.P
Building & Developments

The Old Post House, 11 Wycombe Lane, Wooburn Green, Buckinghamshire HP10 0HD
Telephone: 01628 528181 Facsimile: 01628 531080

62285

17 OCT 2002

16 October 2002

Ms Heidi Lynch
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lynch

***Ref: Planning Permission, 5a Finch Road, Earley***
***Ref: RM/2002/6223***

Under the above planning permission and condition set for brick and roof tile it is our intention to use.

a) Ibstock Parkhouse Western Red Multi Stock.
b) Marley Plain Bracken Brown Plain Tiles.

Samples of which are accompanied with this letter.

I look forward to hearing from you.

Yes is okay
- checked on site
21/10/02
HEIDI LYNCH

Yours sincerely

**Richard A Potyka**

Copy of letter sent to applicant

Tel. 0118 9746766
Fax. 0118 9746401
E-mail: environmentalp&h@wokingham.gov.uk
Date. July 15, 2002
My ref. 1055t/TJP

WOKINGHAM UNITARY
**Aiming for Excellence**

M.G. Humphrey
81 Green Lane
Burnham
Bucks
SL1 8EG

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Humphrey

**CONTAMINATED LAND INVESTIGATION**
**5-7 FINCH ROAD, EARLEY, BERKS.**

Thank you for your letter dated 7 July 2002, which has been passed to me for comment.

On the basis of the contamination report dated 14 December 2001, I have insufficient information to make an informed judgement as to the level of contamination and any necessary remediation. One sample result is provided, with no indication of where or why this sample was taken.

Please find enclosed an Environmental Guidance Note entitled "Investigating Contaminated Land". This is in the process of being adopted by this authority as Supplementary Planning Guidance. This explains what information should be provided in any contaminated land assessment.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

**TOM PAYNE**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

POSITIVE ABOUT DISABLED PEOPLE

# ENVIRONMENTAL GUIDANCE NOTE 1

## Investigating Contaminated Land

Wokingham District Council may require developers to carry out investigations relating to the land upon which the development is to take place if the land may be contaminated. This will assess any risks from any contamination that might be posed to the health of future users of the land or harm to the environment. The extent of the investigations will be determined by two factors;

1. whether or not the information identified during preliminary investigations causes concern and indicates that more detailed investigations are required - for example, if a desk top study reveals a former use that may have caused widespread contamination or hotspots, site investigation involving intrusive sampling will need to be considered

2. the nature of the development - for example, a housing project will require more extensive investigations than a car park

The developer is required to consult with the Council on the results of its investigations, undertake any further work that is needed and submit details, if requested to do so, of any remediation that is to take place.

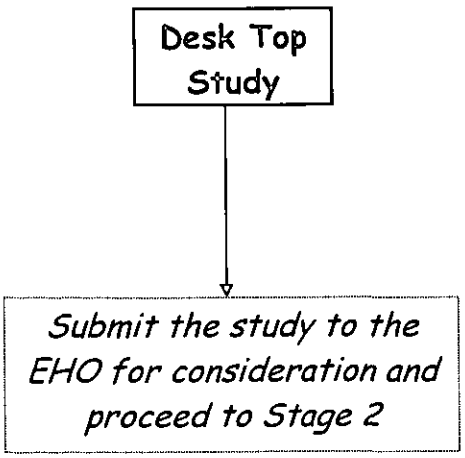
When submitted, the details will need to be approved by the Council **PRIOR** to construction and preparatory works commencing. For this reason, it is important to submit the details at least **SIX WEEKS** before work is due to commence. This allows time for the details to be examined and, if necessary, amended. Written confirmation that the proposals have been approved will result in works being allowed to commence, **PROVIDING THAT PLANNING PERMISSION HAS BEEN GRANTED.**

This document is not intended to provide the developer with a comprehensive step-by-step guide to dealing with **all** contaminated land issues. The Building Control Officer (BCO) may have special requirements concerning the structural aspects of the development as a result of any contaminants that may exist. A separate approach by the developer to the BCO will be necessary. Early co-operation and discussion with the Council will prevent avoidable delays and the developer is encouraged to make an appointment with the BCO or Environmental Health Officer (EHO) to discuss the project.

Further advice can be sought from the relevant EHO. Please do not hesitate to contact the Environmental Health (Environmental Protection and Housing) Team on 0118 974 6766/65. Further guidance can be obtained by reference to:

- Interdepartmental Committee on the Redevelopment of Contaminated Land. Guidance *on the assessment and redevelopment of contaminated* land (ICRCL 59/83) 2nd Edition (1987).
- Department of the Environment, Contaminated Land Research Report;
- No.3 Documentary Research on Industrial Sites
- No.4 Sampling Strategies for Contaminated Land
- BS: 10175:2001 Investigation of potentially contaminated sites – Code of practice, British Standards Institute.
- Site investigation and Assessment, CIRIA Special Publication, Volume IV, 1995.
- Construction of new buildings on gas-contaminated land. Building Research Establishment Report 212 (1991).
- Protecting Development from Methane. CIRIA Report 149 (1996).

**Stage 1**




*The developer should undertake a comprehensive desk-top study of the site which should include the influence of adjoining land uses in terms of potential contamination. The following information should be included as a minimum:*

- *a location plan and site plan*
- *extracts from current and historical Ordnance Survey maps, all with scale and date clearly indicated*
- *a description of ground conditions: geology and hydrology*
- *a selection of photographs of the site, all dated where appropriate*
- *a written history of former uses of the site, including processes and their locations and the nature of the raw materials, products and wastes*
- *location/condition of old tanks, pits, fuel or chemical storage areas*
- *access points and services on site (drains, water, electricity, gas)*
- *nearby sensitive receptors (see definition below)*
- *any existing documented* records of the site that *are available*

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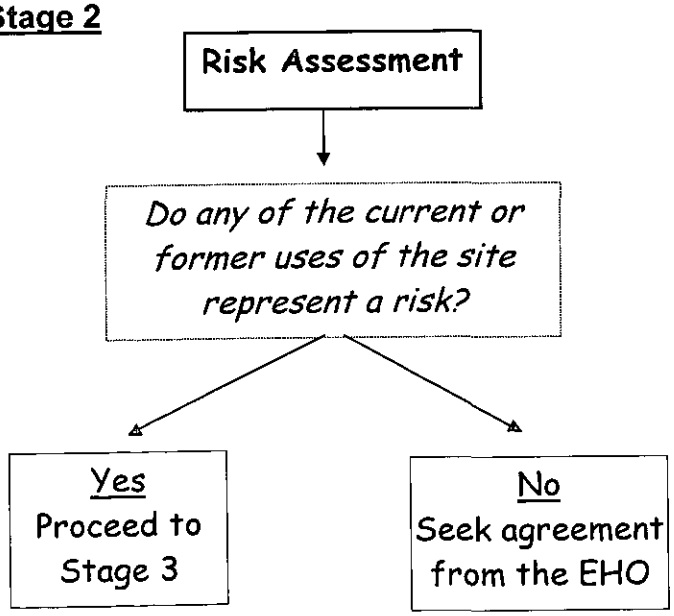
**Stage 2**




*The developer should consider whether it is possible that former uses of the site represent a potential source of contamination. Consideration should also be given to the possibility of harm being caused to human health and the environment in the future.*

*The types of sites where potential sources of contamination are likely include:*

- *Waste recycling, treatment and disposal sites, including landfill sites (and surrounding land) and sewage treatment plants*
- *Asbestos works*
- *Former sites of heavy industry (e.g. steelworks, ship building), gas works, power stations*
- *Former or current chemical and manufacturing plants, particularly those using or storing bulk liquid chemicals or discharging significant quantities of effluent*
- *Munitions production and testing sites*
- *Paper and print works*
- *Installations involving the processing of radioactive materials*
- *Breakers yards, timber treatment works, tanneries*
- *All works employing metal finishing processes (e.g. plating, paint spraying etc.), smelters or foundries*
- *Oil refineries, fuel storage and distribution facilities, garages and petrol forecourts*
- *Areas of filled ground*
- *Farm land*
- *Railway land, especially large sidings and depots*
- *Airports*
- *Former mining sites, especially metal ores*
- ***Any other land uses considered to be appropriate***

*Ref. BS10175:2001; BS5930:1999 . Further details in DOE industrial profiles.*

*The possibility that a 'source ⇨ pathway ⇨ receptor ' route exists should be considered for every potential pollutant. The methodology used for this risk assessment should be clearly set out and decisions justified where appropriate.*

*Definitions:*

*Source: Presence of contaminants i.e. substances which are in, on or under the land and which have the potential to cause harm or to cause pollution to controlled waters*

*Pathway: One or more routes or means by, or through, which a receptor:*

*(a) is being exposed to, or affected by, a contaminant, or*

*(b) could be so exposed or affected*

*Receptor: Either:*

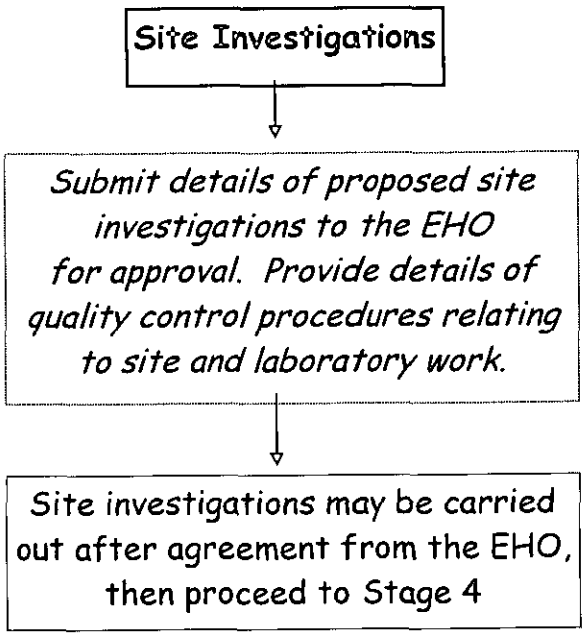
*(a) a living organism, a group of living organisms, an ecological system or a piece of property which:*

*i. is in a category listed in Table A in Chapter A (of DETR Circular 02/2000) as a type of receptor, and*

*ii. is being, or could be, harmed, by a contaminant; or*

*controlled waters which are being, or could be, polluted by a contaminant*

**Stage 3**




*For sites that require further investigation, the developer should submit details of the type and extent of the soil, water and/or gas/vapour monitoring* ***before*** *undertaking any work. The type of sampling undertaken should be specific to the previous use of the land and reference should be made to the DOE Industrial profiles, where relevant. A site plan showing all the proposed locations and type of sampling points, for example trial pits or boreholes, should be provided. After the investigations have been carried out, these locations should be clearly marked in case any further work is necessary.*

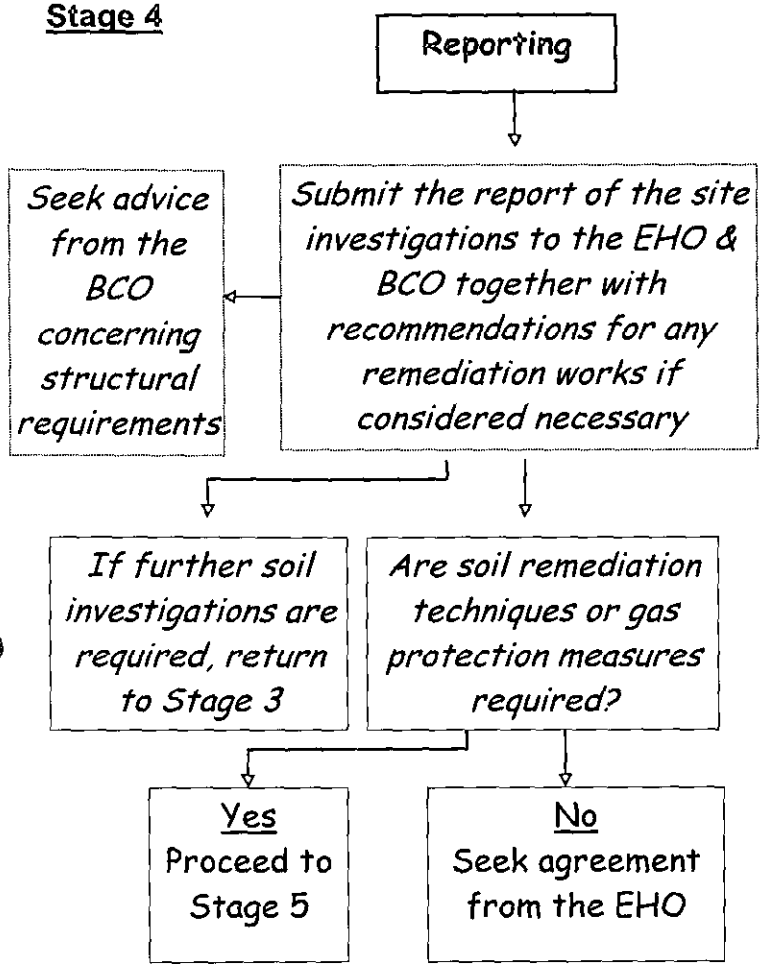
*Site investigations should be carried out in accordance with the recommendations given in BS 5930: 1999 'Code of Practice for Site Investigations'. Where the methodologies adopted are not in accordance with BS 5930: 1999, these should be clearly stated and approval sought from the Environmental Health Officer.*

*Where development is proposed within 250 metres of a landfill site, the site investigation should also take into account the guidance within Waste Management Paper No. 27 (ISBN 0117524883). The guidance states that there should not be any residential development within 50 metres of the landfill site, and no garden within 10 metres of the landfill site. The investigation will need to determine the risk of gas migration from the landfill site to the proposed development and therefore gas monitoring may be required for a minimum of 2 months. The applicant will need to submit a scheme for prior approval to deal with gas protection of any dwellings.*

*A competent person under strict quality control procedures should conduct all field work and laboratory analysis. UKAS accredited laboratories should be used for any analysis and the schedule of accreditation, as well as a full list of the methods used and quality controls in place, should be provided.*

*An Environmental Health Officer may need to visit the site.*

**Stage 4**




*The developer should submit a full report of the site investigations, including results of the analysis of the samples and characteristics of the analytical method. To ensure consistency in presentation of analytical data from soil, water and gas analysis, standard formats should be used as described below.*

*In situations where further investigations are required, the developer should follow Stage 3 again.*

*The report should include full recommendations for soil remediation techniques and/or gas protection measures and the scope of such works where it is deemed necessary.*

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**Reporting:**

**Soil analysis:**

*The results of soil analysis should be interpreted in relation to either scientifically based generic guideline values to assess risk or target levels derived from a detailed site specific risk assessment. The use of guideline values derived from CLEA, the Contaminated Land Exposure Assessment Model published by DEFRA is recommended, or other approved guideline values/ standards as appropriate. The sources and assumptions should be clearly stated and the results presented in the format as shown below.*

*Example: Site A, date*

| Sample No. | Depth (m) | Determinand | Result (in mg/kg soil) | Guideline value (in mg/kg soil) | Source of guideline value |
|---|---|---|---|---|---|
| *Trial pit 1, S1* | *0.50* | *A* | ***65*** | *50* | *CLEA* |
| *Trial pit 1, S2* | *1.00* | *B* | *0.5* | *10* | *CLEA* |

**Results that exceed guideline values should be highlighted.**

**Water analysis:**

*The results of water analysis should be interpreted in relation to guideline values in the Water Supply (Water Quality) Regulations 2000 or other approved guideline values/ standards as appropriate. Results to be expressed in µg/l and presented in the format as shown in the soil analysis table above.*



POSITIVE ABOUT DISABLED PEOPLE

**Gas analysis:**

*The results of gas analysis should be interpreted in relation to guideline values in Waste Management Paper No. 27 Landfill Gas, DOE, 1991, or other approved guideline values/ standards as appropriate. The sources and assumptions should be clearly stated and the results presented in the format as shown below. Maximum recorded levels of methane, carbon dioxide and hydrogen sulphide should be stated and minimum levels of oxygen.*

*Example: Site A, date*

| Sample No. | Depth (m) | Determinand | Result (% by volume) | Guideline value (% by volume) | Source of guideline value |
|---|---|---|---|---|---|
| Borehole 1 | | Methane | Max | 1.0% | Waste management Paper No. 27 |
| | | Carbon dioxide | Max | 1.5% | Waste management Paper No. 27 |
| | | Oxygen | Min | 19% | Waste management Paper No. 27 |
| | | Hydrogen sulphide | Max | 15ppm | Waste management Paper No. 27 |

**Results that exceed guideline values should be highlighted.**

---

**Stage 5** — **Soil Remediation &/or gas protection measures**

*The developer should submit details to the EHO for approval of all proposed soil remediation techniques. The EHO should be advised of start and finish dates as site visits are likely to be required. Quality control assurances for soil removal, disposal, deliveries of new soils and the installation of gas barriers and trenches should be provided.*

---

**Stage 6** — **Certificate of Completion**

*On completion of any remediation works and gas protection measures undertaken, a closure report should be submitted with documented evidence that the work was carried out in accordance with the approved scheme. This should include a Certificate of Completion which states that all of the agreed works have been undertaken and completed to the highest standards.*

---

**Stage 7** — **Development**

*Development may only commence after receipt of written approvals relating to Planning Permission, Building Regulations, Environmental Control Measures and Contaminated Land.*

---

Further advice can be sought from the Environmental Health (Environmental Protection and Housing) Team on 0118 974 6766/65.

Date: 11 July 2002

To: Case Officer

---

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

Application Number: RM/2002/6223

Location: Land Between 5 And 7, Finch Road, Earley, Reading.

Proposal: Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.

Applicant: RAP Building And Developments C/O M G Humphrey.

Case Officer: Heidi Lynch

---

The new plans show the following: Contamination report for site.

---

**Comments are required by 21/07/2002.**

**Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.**

(RING ONE)

REVISED PLANS / ADDITIONAL PLANS / MINOR AMENDMENTS / ~~ADDITIONAL / REVISED~~ PLANS TO COMPLY WITH CONDITIONS

App No. RM/2002/6223 (Planaps) / (Ludhouse) Date Rec. 11/7/02

Location: 5-7 Finch Rd, Earley

Parish

Applicant:

Description of attached plans

Contamination report for site

~~Drawing No's~~:

## CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Envion. Health only please

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing 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

New Description

CASE OFFICER Heidi

Consultations Sent by Admin. on 11.07.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS / ADDITIONAL PLANS / MINOR AMENDMENTS / ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / (Ludhouse) Date Rec.

Location:

Parish

Applicant:

Description of attached plans

Drawing No's:

## 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.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses

## FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER

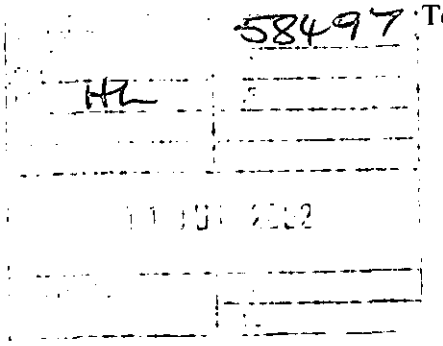
Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

# M. G. HUMPHREY M.R.I.C.S.
# CHARTERED SURVEYOR

81 Green Lane,
Burnham,
Bucks.
SL1 8EG

Tel: 01628 661355




Heidi Lynch.
Development Control Officer
Planning Department.
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks.

Your ref RM/2002/6223

7th July 2002

Dear Madam,

**Re: 5 – 7, Finch Road, Earley, Berks.**

Further to planning approval of the above I enclose a contamination report indicating no action required. I trust therefore this report will satisfy/negate works in respect of conditions 2 and 11.

With regard to the tree condition as the tree is outside the site and the garage does not encroach on tree or roots I would be grateful if you let me know what works are required.

I trust this is your satisfaction however please do not hesitate to contact the writer should you require any further information

Yours sincerely

M. G. Humphrey

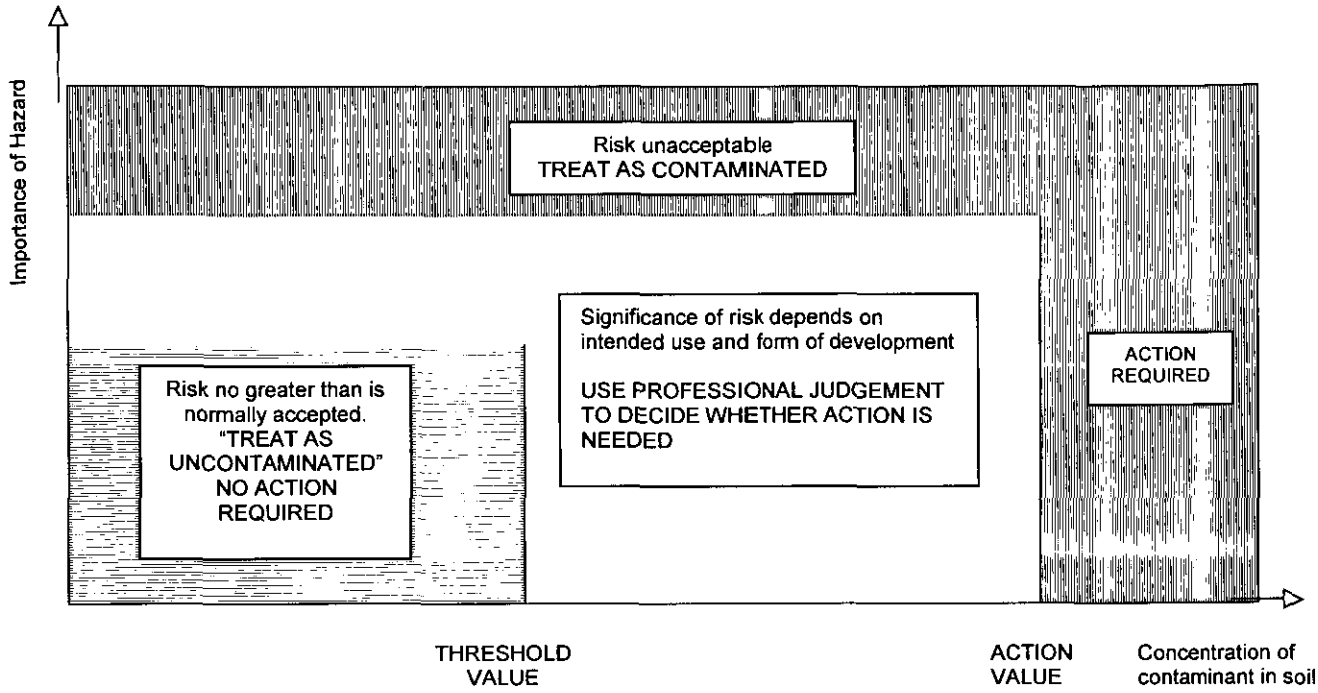
**M. G. Humphrey M.R.I.C.S.**

RICS

vat reg no 491 8370

| PAGE: | JOB 9352 | Contamination Results |
|---|---|---|
| DATE: 14.12.01 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

The following figure taken from the ICRCL Guidance Note 59/83 gives an interpretation of the "Trigger Concentrations".




The sample slightly exceeds the trigger level for arsenic in gardens. It is well within the naturally occurring levels of 40 mg/kg, and is not considered that any remedial action is needed.

If a full site investigation is carried out, it is recommended that further contamination testing is performed, should any suspect areas be encountered.

The ground at the point of sampling was soft down to a depth of at least 1.0m.

A. H. DEANE
Terramech Investigations Limited

11 JUL 2002
COPIES TO
ACK:
FILE:

| PAGE: | JOB 9352 | Contamination Results |
|---|---|---|
| DATE: 14.12.01 | BETWEEN 5 & 7 FINCH ROAD - EARLEY | |

| Determinand | Units | Threshold gardens/ open spaces | Action Level | Sample No. 9352/1/0.3B |
|---|---|---|---|---|
| Arsenic | mg/kg | 10/40 | - | 14 |
| Cadmium | mg/kg | 3/15 | - | <0.5 |
| Chromium (total) | mg/kg | 600/1000 | - | 6 |
| Lead | mg/kg | 500/2000 | - | 260 |
| Mercury | mg/kg | 1/20 | - | <0.3 |
| Selenium | mg/kg | 3/6 | - | 1 |
| Boron (water soluble)@ | mg/kg | 3 | - | 0.6 |
| Copper@ | mg/kg | 130 | - | 21 |
| Nickel@ | mg/kg | 70 | - | 8 |
| Zinc@ | mg/kg | 300 | - | 220 |
| Total PAH * | mg/kg | 50/1000 | 500/1000 | <10 |
| Phenols | mg/kg | 5 | 200/1000 | <3 |
| Cyanide (free) | mg/kg | 25/500 | 500 | <3 |
| Cyanide (complex) | mg/kg | 250/1000 | 1000/5000# | <3 |
| Cyanide (total) | mg/kg | 25/500 | 500 | <3 |
| Thiocyanate | mg/kg | 50 | - | <5 |
| Sulphate (total) | mg/kg | 2000 | 10000 | 1300 |
| Sulphide | mg/kg | 250 | 1000 | 20 |
| Sulphur (elemental) | mg/kg | 5000 | 20000 | <100 |
| pH§ | n/a | | 3# | 7.5 |
| TPH by IR¶ | mg/kg | 50/5000 | 5000 | 13 |

@ Contaminants which are phytotoxic but not normally hazards to health
* pH of 7 is considered neutral, <7 is acid, >7 is alkaline
^ Phenols as $C_6H_5OH$ by reaction with 4-aminoantipyrene
# No action level is given for buildings and hardcover
¶ The thresholds for TPHs are taken from the New Dutch List for mineral oils. 50 mg/kg is the optimum level. 5000 mg/kg is the intervention level.

| | |
|---|---|
| | Above the trigger level for gardens |
| | Above the trigger level for gardens and open spaces |

**IMPORTANT NOTE.** Thresholds and interpretation taken from ICRCL Guidance Note59/83 Second Edition July 1987, 'Guidance on the assessment and redevelopment of contaminated land'. Please read the paper before quoting the tables. The values given in Tables 3 and 4 are tentative. They should only be taken as guidance and used subject to the conditions set out in the tables.

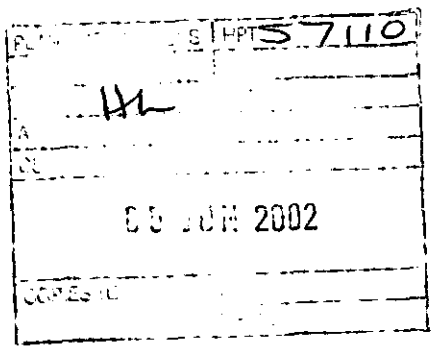
The results given in this report and the opinions expressed herein are based on the tests made in the laboratory on the samples taken. However, there may be conditions prevailing at the site which have not bee disclosed by the samples tested and which have not been taken into account in this report.

Continued/.....

# M. G. HUMPHREY M.R.I.C.S.
CHARTERED SURVEYOR

81 Green Lane,
Burnham,
Bucks.
SL1 8EG

Tel: 01628 661355


Heidi Lynch.
Development Control Officer
Planning Department.
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks.

Your ref RM/2002/6223

30th May 2002

Dear Madam,

**Re: 5 – 7, Finch Road, Earley, Berks.**

Further to our telephone conversation I enclose three copies of the amended plan as requested.

I trust this is your satisfaction however please do not hesitate to contact the writer should you require any further information

Your sincerely

**M. G. Humphrey M.R.I.C.S.**

Tel. 0118 974 6766
Fax. 0118 974 6401
E-mail: environmentalp&h@wokingham.gov.uk
Date. October 21, 2002
My ref. Jrm/3047

WOKINGHAM UNITARY
**Aiming for Excellence**

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

M.G. Humphrey
81 Green Lane
Burnham
Bucks
SL1 8EG

Dear Mr Humphrey

**CONTAMINATED LAND INVESTIGATION**
**5-7 FINCH ROAD, EARLEY, BERKS.**

Thank you for your letter dated 12th September 2002, which has been passed to me for comment.

I agree with the conclusion of the report that the zinc exceedance at trial pit 1 can be ignored. I would however recommend that the upper 500mm of soil is removed in an area around trial pit 2. Alternatively the area which appears to be a hotspot could be covered over with hardstanding to prevent planting.

If you have any queries regarding this matter please contact me on john.mullaney@ntlworld.com or on the above number.

Yours sincerely

**JOHN MULLANEY**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION AND HOUSING**

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: July 11, 2002
Ref: RM/2002/6223

M.G. Humphrey
81 Green Lane
Burnham
Bucks
SL1 8EG

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 Sir,

**RE: 5-7 FINCH ROAD, EARLEY, APP NO. RM/2002/6223**

I refer to your letter and plans received on 1st July 2002 with reference to the above.

Unfortunately the relocation of the garage cannot be classed as a minor amendment as it involves a building being re-sited. There is also a condition on the planning approval removing permitted development rights for this site. The plans you submitted will therefore require planning approval.

I have included planning application forms should you wish to apply for permission for the re-siting of the garage. I have also attached two copies of the plan you submitted with your letter should you wish to use them as part of the planning application.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

Heidi Lynch
Planning Officer

M. G. HUMPHREY M.R.I.C.S.
CHARTERED SURVEYOR

81 Green Lane,
Burnham,
Bucks.
SL1 8EG

Tel: 01628 661355

58087

HL

Heidi Lynch.
Development Control Officer
Planning Department.
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks.

Your ref RM/2002/6223

27th June 2002

Dear Madam,

**Re: 5 – 7, Finch Road, Earley, Berks.**

Further to planning approval of the above we have received details indicating a public sewer to the rear of the site as indicated on the enclosed drawing.

Due to the proximity of the public sewer and the requirements of Thames Water to provide a 3m buffer around the drain we wish to move the garage 2m towards the new dwelling as indicated. I therefore enclose three copies of the amended plan and trust these maybe substituted as a minor amendment to the approved application.

I trust this is your satisfaction however please do not hesitate to contact the writer should you require any further information

Yours sincerely

M. G. Humphrey

**M. G. Humphrey M.R.I.C.S.**

RICS

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 3 September, 2002
My ref. BC/DC/RM/2002/6223
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

NHBC Building Control Services Ltd
Ash House
Dencora Business Park
Breckland
LINFORD WOOD
MK14 6ET

Dear Sirs

**PLANNING PERMISSION RM/2002/6223**
**SITE: 5A FINCH ROAD, EARLEY**

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

I would like to take this opportunity to remind you that Planning Permission Number RM/2002/6223 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

HEIDI LYNCH
Planning Officer

**Application Number: RM/2002/6223**

**Appraisal:**

This is a reserved matters application on outline plan consent number O/2000/2420 approved on 05/03/01. The outline plan gave approval for the proposed erection of one detached dwelling and garage on land between nos.5 & 7 Finch Road. The matters approved on the outline plan approval, was the means of access.

The outline plan approval contains several conditions relating to:

1. Details of siting, design and external appearance (inclusive of refuse storage facilities and internal planning);
2. The approved dwelling shall have an eaves height no greater than 2.5m and a ridge height of no greater than 5.5m;
3. Samples of proposed building materials is to be approved;
4. Restrictions on permitted development rights;
5. Hours of construction;
6. Slab level details; and
7. Contaminated land assessment and associated remedial strategy is to be undertaken.

The proposed dwelling is two-storeyed with two bedrooms and a bathroom in the first floor loft. The dwelling is rectangular shaped, being 6.8m in width on the front elevation, and having a maximum depth of 11.4m. The ground floor contains a lounge, kitchen, bedroom, dining room, bathroom and hallway. The first floor level contains two dormer windows on either side of the pitched roof. The roof is 5.5m in height at the ridgeline and 2.3m at the eaves. The dormer windows are both of a small size being 1.7m in height and 3.65m in width. They are set below the ridgeline and above the eaves. Both dormers have a double window, to a bathroom and the stairwell. The two bedrooms on first floor level each have a small round window (on the front and rear flank walls), and it is also proposed to place two roof lights on the western roof slope.

At ground floor level there are windows and doors on the front and rear flank walls as well as one window to the kitchen on the eastern side-wall.

The dwelling is set back 8.8m from the highway and there is an accessway to the rear of the site along the eastern side of the house. At the rear of the site there is a single storey garage with a false pitched roof. The flat roof has a height of 2.7m and the false pitch has a ridge height of 3.2m. There is an additional parking space located behind the garage.

**1. Impact upon neighbouring properties**

No.7 is a two-storey house that has previously been extended with a two-storey side extension, right to the edge of their boundary. This dwelling also has a side facing hall and stair window at first floor level. Due to the accessway/driveway between the proposed dwelling and no.7, as well as the dwelling being essentially single storeyed, the proposed dwelling is not considered to have any affect on no.7.

The existing dwelling at no.5 is a single storey bungalow with a hipped roof and no windows in the side elevation facing the application site. The proposed location of the new dwelling is tight against the boundary with no.5, which is set lower than the application site. It is not possible to move the dwelling further to the east due to the access for the scouts hall to the rear of the site. It is important to note that the existing garages on the application site are also located close to

the side boundary with no.5, and therefore some sort of impact has already been established. The proposed house is bigger than the existing garages, however as there are no side elevation windows in no.5, there is considered to be no further significant affect on no.5.

It is therefore considered that location and design of the new dwelling will not significantly affecting neighbouring properties.

**2. Impact upon the street scene**

The proposed house itself is of a small size and would therefore normally fit in with the surrounding street scene. In this case there is a two-storey house on one side and a single storey bungalow on the other. The proposed design of the house would mean it is smaller than the two-storey house and would be more akinned to the single storey bungalow. It will however appear bigger due to the proposed side dormers on the roof. Other single storey bungalows in the street have hipped roofs at the sides, front and back. One dwelling (no.10) has two side dormers and a number of dwellings have front dormer windows on the roof. The proposed dwelling is therefore not considered to be out of character with the street and will provide a natural digression in height from the two-storeyed dwelling to the east to the single storey bungalow to the west.

The location of the new house is to be right next to no.5 (there would be 0.5m between the houses on the front elevation). This will appear cramped on the street scene however as the building is single storey, as well as both no.5 and the proposed house being set back from the highway by approximately 9.0m, it is not considered to have a significant adverse effect.

**3. Impact upon highway safety**

The highways officer is satisfied the vehicular access for the development would have no adverse impact on highway safety.

**Recommendation: Approval: ✓ Refusal:**

| No | Std Con | Std Reas | Non Std Conditions/Reasons for refusal |
|---|---|---|---|
| 1. | | | |
| 2. | C012 | R012 | External materials to be submitted |
| 3. | | | The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.<br><br>Reason: To protect the safety of existing/proposed occupants of the application site from landfill gas. |
| 4. | C040 | R040 | No permitted development |
| 5. | C070 | R070 | Hours of construction |
| 6. | C100 | R100 | Site levels |

continued

**Condition**

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a) i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approved such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

| | | | |
|---|---|---|---|
| 7. | C049 | R049 | Garage retained for vehicle parking |
| 8. | C122 | R122 | Parking & Turning |
| 9. | C129 | R129 | Construction Vehicles |
| 10. | C126 | R126 | Insert – PT/1334/1 Rev B |
| 11. | C130 | R130 | No mud during construction |
| 12. | | R170 | |
| 13. | | R150 | No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the front garden area as well as details of protection of the mature Ash tree on the northern boundary of the site in accordance with BS:5837:1991 *Trees in Relation to Construction*. This shall include the full names of proposed plant species, sizes at time of planting, plant densities and plant numbers for each area and in total. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the building hereby approved and retained. |
| 14. | C151 | R151 | Landscape planting |

**Informatives for Approvals:**

| | |
|---|---|
| 1. | N16 |
| 2. | N02 insert: plan numbered PT/1334/1 Rev B<br>Insert: 05/06/02<br>Insert: pedestrian visibility splays |

**Policies**

| | |
|---|---|
| Wokingham District Plan: | WOS3, WBE1 |
| Loddon Area Local Plan: | LBE1, LBE2 |
| Berkshire Structure Plan: | EN1 |

11.6.02

**WORK SHEET FOR :** Heidi Lynch

**Application Number :** RM/2002/6223

**Applicant :** RAP Building And Developments C/O M G Humphrey.

**Location :** Land Between 5 And 7, Finch Road, Earley, Reading.

**Proposal :** Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | ✓ | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 24/5/02

**Date Registered : 12/04/2002**

**Earliest Date for Decision : 16/05/2002**

**Latest Consultation Date/Site Notice Expiry Date : 16/05/2002**

**This application will have expired on: 07/06/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

**Planning Issues :**

# RECORD OF SITE VISIT

**SITE ADDRESS:** Land Between 5 And 7 Finch Road Earley Reading.

**APPLICATION NUMBER:** RM/2002/6223

**OFFICER:** Heidi Lynch

**DATE OF SITE VISIT:** 24/5/01

**1 SITE/STATUTORY NOTICE DISPLAYED ?** No

**2. DESCRIPTION OF SURROUNDINGS**
Single sty bungalows + semi detached dwellings - mainly single sty.
Identified settlement

**3. DESCRIPTION OF SITE/BUILDING**
Empty site currently with garages to be removed. & Concrete hardstanding all over it.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
5 - single sty bungalow set below n° 7 road

7 - 2sty side ext with side window facing app site first floor level only.

**5. SITE CONSTRAINTS**

**TREES** NA

**ACCESS/PARKING** -

**LEVELS** level

**BOUNDARY TREATMENT** 1.7m high close board fence between n° 7 & site for rear of ext.

**OTHERS**

n°10 has side dormers also but not many other dwellings do. Others have front dormers.

594-39

Our Ref. **12337**
Your Ref. Heidi Lynch/RM/2002/6223
Date. 31 July 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
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)

Land between 5 & 6 Finch Road
Earley
Reading

I refer to your consultation received in this office on 22/04/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

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

Heidi Lynch DATE: 27th May 2002

| | |
|---|---|
| Location: | Land between 5 and 7, Finch Road, Earley, Reading |
| Proposal: | Reserved matters application on outline consent O/2000/2420 |
| Application Number: | RM/2002/6223 |

In response to your consultation dated 22nd April 2002 for the above application, the tree and landscape comments are as follows:

The development proposals will not affect any existing landscape features within the site which is currently given over to concrete hard standing and garages. However, a mature Ash Tree is growing adjacent to the northern boundary of the site and should be protected in accordance with BS 5837 : 1991 Trees in Relation to Construction.

The applicant has not produced a landscape proposal for approval. I suggest that a planting plan for the front garden area only should be required. This should be produced on a separate sheet and include: the full names of proposed plant species, sizes at time of planting, plant densities and plant numbers for each area and in total.



ROBERT PETROW
Consultant Landscape Architect

Please see Part I from plans.

**To:**
**Neil Etherington**
**Senior Arboricultural Officer**
**Landscape and Trees**

**From:** Heidi Lynch

**Date:** 22 April 2002 26 APR 2002

**Application Number:** RM/2002/6223

**Proposal:** Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling..

1

**Site Address:**
Land Between 5 And 7, Finch Road, Earley, Reading.

**Applicant:**
RAP Building And Developments C/O M G Humphrey.

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

---

No TPo

No L/s [illegible]

[illegible]

[illegible] garden?

## HIGHWAYS CONSULTATION SHEET

**From:** Heidi Lynch **Date:** 22 April 2002

**Application Number:** RM/2002/6223

**Proposal:** Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.

**Parish:** EARLEY TOWN

**Site Address:**
Land Between 5 And 7, Finch Road, Earley, Reading.

**Applicant:**
RAP Building And Developments C/O M G Humphrey.

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 request a revised plan showing pedestrian visibility splays of 2.4m by 2.4m at the intersection of the proposed driveway and the adjacent footway.

**Signed:** _____ **Print name:** Adam 24/04/02.

Conditions

- C049 - Garage
- R049
- C126 - Access + Vis. Splays - insert PT/1334/18
- R126
- C129 - construction vehicles
- R129
- C130 - Mud
- R130

S.N. Ayton
5.6.02

FROM: Heidi Lynch

DATE: 22 April 2002

DELEGATED

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** RM/2002/6223

**Proposal:** Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling..

**Site Address:** Land Between 5 And 7, Finch Road, Earley, Reading.

**Applicant:** RAP Building And Developments C/O M G Humphrey.

Your observations are required in respect of this application **by 16/05/2002** .

---

Councillors had no objection to this proposal, provided that the Police Advisory Officer is happy that there are no security implications in respect of the shared access to the site.

| PLANNING SERVICES | HPT |
|---|---|
| POL | |
| | |
| | |
| | |
| 17 MAY 2002 | |
| COPIES TO | ACK: |
| | FILE: |

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 16 MAY 2002

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

| | | | |
|---|---|---|---|
| To: | Heidi Lynch<br>Development Control | Your Ref: | RM/2002/6223 |
| From: | Tom Payne<br>Environmental Health | My Ref: | 001055 |
| | | Date: | 9 April 2002 |

**RESERVED MATTERS APPLICATION ON OUTLINE CONSENT 0/2000/2420 FOR THE ERECTION OF ONE DWELLING.**

**LAND BETWEEN 5 & 7, FINCH ROAD, EARLEY, READING.**

I note from Joanne Ellis's memo dated 20 October 2000 that conditions C070 and C170 were recommended. Provided these are still attached to this consent I have no objections.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

*T. Payne.*

**TOM PAYNE**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: RM/2002/6223**
**CASE OFFICER: Heidi Lynch**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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|---|---|
| **Application Number : RM/2002/6223** | **Map No :** 52 |
| **Case Officer :** HL | **Site Area :** 0.05 |
| **Valid Date :** 12/4/02 | **Received Date: 25/03/2002** |

**Level : Delegated Application**

**Description : Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.**

**Location : Land Between 5 And 7, Finch Road, Earley, Reading.**

**Parish : EA** **Ward : LIT**

**Applicant : RAP Building And Developments C/O M G Humphrey.**

**Fee Required: £190** **Fee Received: £190** (12)

**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 | Show roof windows | 10/4 | 12/4 |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | 2nd Side elevation — roof windows do not tie in with floor plan. | phoned 10/4 to follow | 12/4 |
| 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 ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water (re drainage) ✓

## 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

.....

SIN + See map ✓

.....

+ attached list of names & addresses ✓

.....

No pre-apps

12.APR.2002 6223

WOKINGHAM DISTRICT COUNCIL

| Applicationo | Name & Address |
|---|---|
| O/2000/2420 | M Westerhold<br>7 Finch Road<br>Earley<br>RG6 7JY |
| O/2000/2420 | Mrs E Croucher<br>6 Finch Road<br>Earley<br>RG6 7JU |
| O/2000/2420 | Mr R Miller<br>82 Durand Road<br>Earley<br>Berks |
| O/2000/2420 | H Studley<br>5 Finch Road<br>Earley<br>RG6 7JX |
| O/2000/2420 | N & L Waites<br>10 Finch Road<br>Earley<br>RG6 7JU |

App. O/2000/2420
Letters sent
14-03-01

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

Tel: (0118) 974 6482

Date: 22 April 2002

My ref: RM/2002/6223

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

**Application Number: RM/2002/6223**
**Land Between 5 And 7, Finch Road, Earley, Reading.**
**Reserved matters application on outline consent O/2000/2420 for the erection of one 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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Heidi Lynch** Application Number: **RM/2002/6223**
**Land Between 5 And 7, Finch Road, Earley, Reading.**
**Reserved matters application on outline consent O/2000/2420 for the erection of one 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 C Smith

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

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

Tel: (0118) 974 6482

Date: 22 April 2002

My ref: RM/2002/6223

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX


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: RM/2002/6223**
**Land Between 5 And 7, Finch Road, Earley, Reading.**
**Reserved matters application on outline consent O/2000/2420 for the erection of one 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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Heidi Lynch** Application Number: **RM/2002/6223**
**Land Between 5 And 7, Finch Road, Earley, Reading.**
**Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Carpenter

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

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

Tel: (0118) 974 6482

Date: 22 April 2002

My ref: RM/2002/6223

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

**Application Number: RM/2002/6223**
**Land Between 5 And 7, Finch Road, Earley, Reading.**
**Reserved matters application on outline consent O/2000/2420 for the erection of one 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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Heidi Lynch** Application Number: **RM/2002/6223**
**Land Between 5 And 7, Finch Road, Earley, Reading.**
**Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Swindells

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

**Received by Wokingham District Council**

# Application No: RM/2002/6223

**PROPOSAL:**
Reserved matters application on outline consent O/2000/2420 for the erection of one dwelling.

**LOCATION:**
Land Between 5 And 7, Finch Road, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number RM/2002/6223 to enable the library staff to locate the correct information.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/05/2002. Written comments submitted will become available for public inspection.**

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

**Trevor Watson**
**Development Control Manager**
**22 April 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 456WOKINGHAM ROADREADING | RG6 7HY |
| | | 458WOKINGHAM ROADREADING | RG6 7HY |
| | | 460WOKINGHAM ROADREADING | RG6 7HY |
| | | 462WOKINGHAM ROADREADING | RG6 7HY |
| | | 464WOKINGHAM ROADREADING | RG6 7HY |
| | | 10FINCH ROADREADING | RG6 7JU |
| | | 4FINCH ROADREADING | RG6 7JU |
| | | 6FINCH ROADREADING | RG6 7JU |
| | | 8FINCH ROADREADING | RG6 7JU |
| | | 11FINCH ROADREADING | RG6 7JX |
| | | 3FINCH ROADREADING | RG6 7JX |
| | | 5FINCH ROADREADING | RG6 7JX |
| | | 7FINCH ROADREADING | RG6 7JX |
| | | 9FINCH ROADREADING | RG6 7JX |
| Land Between 5-7 Finch Road | | | |

Mr H Miller 82 Durand Road Earley Berks

neighbour consultation list RM/2002/6223

12.APR.2002* 6223

PLANNING SERVICES 35205
POL | TLS
DC | ENF
APP |
CS CH
12 APR 2002
COPIES TO | ACK:
FILE:

# M. G. HUMPHREY M.R.I.C.S.

CHARTERED SURVEYOR

81, Green Lane,
Burnham,
Bucks.
SL1 8EG
Tel: 01628 661355

Mrs Hurst
Planning Department.
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks.

Your ref

10th April 2002

Dear Mrs Hurst,

**Re: 5 – 7, Finch Road, Earley, Berks.**

Further to our telephone conversation I enclose six copies of the amended plan as discussed.

I trust this is your satisfaction however please do not hesitate to contact the writer should you require any further information

Your sincerely

M. G. Humphrey

**M. G. Humphrey M.R.I.C.S.**
**Chartered Surveyor**

RICS

Vat reg no 491 8370

1769a

6223
12.APR.2002 6223

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | R.A.P. Building and Developments |
| | ADDRESS | c/o Agent |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | M. G. Humphrey A.R.I.C.S. |
| | ADDRESS | 81, Green Lane, Burnham, Bucks. |
| | POST CODE | SL1 8EG PHONE 01628 661355 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | Land between 5 & 7, Finch Road, Earley, Reading |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Proposed dwelling and garage |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 500m² |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 6 copies of PT/1240/1 |

07802803265

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☐ | See question 10 |
| FULL PERMISSION | ☐ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☑ | State relevant outline permission number Also complete Question 10 — O/2000/2420 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

| | | | |
|---|---|---|---|
| SITING | ☐ | | |
| EXTERNAL APPEARANCE | ☒ | DESIGN | ☐ |
| MEANS OF ACCESS | ☐ | LANDSCAPING | ☐ |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential/Scout access

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be submitted

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

See drawing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

See drawing

See drawing

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

Yes

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 1 / 5 * | 0 / 0 * | 0 / 0 * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF R.A.P. Developmen DATE 18/03/2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

# SECTION 66 CERTIFICATE

Application No. 12.AIR.2002* 6223

**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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

---

## ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

***One or other section must be crossed through as not applicable.***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . M.G. Humphrey . . . . . .

On behalf of R.A.P. Building Developments . . . .

Date . . 18/10/02 . . . . . .

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

Same site as (2)

(1)

ADDRESS PIECE OF LAND FOR GARAGES ADJ 7 FINCH ROAD PARISH EARLEY

PLOT No.

ORD. SHEET No. SU. 7571 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 03597 | Home Office | 13, Garages | | |
| ~~27027~~ | ~~84th Reading Scouts~~ | ~~O/L New HQs.~~ | ~~15.4.87~~ | ~~RTK~~ |
| O/2000/2420 | H.M Prison Svce | Erect 1 dwelling & garage | 5.3.01 | APP |
| RM/2002/6223 | | | | |

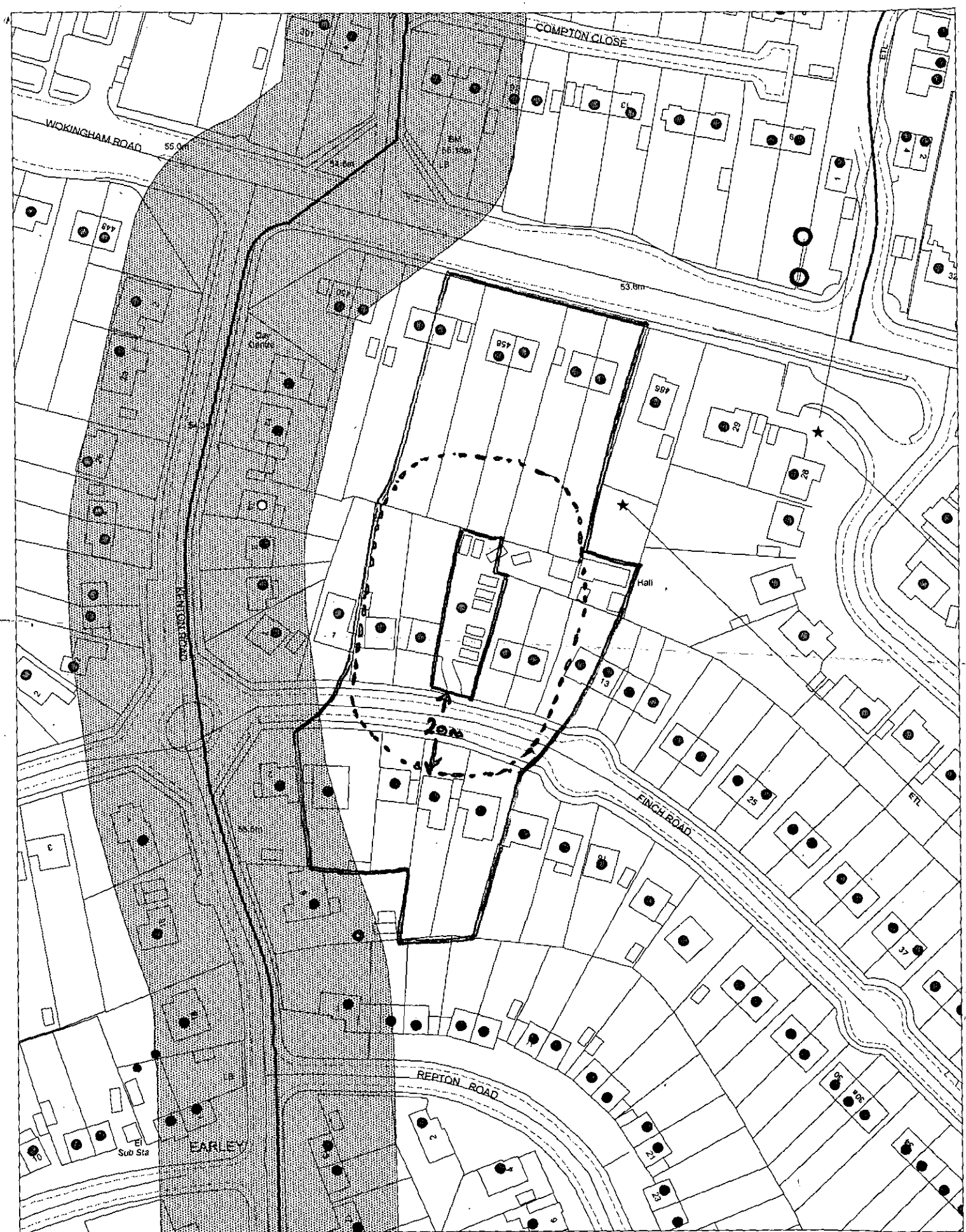
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12 APR 2002* 6223

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Development Control Section, Environmental Services, Wokingham District Council.
2 April 2002 Scale: 1 : 1250