APPLICATION NO:

RM/2002/6153

LOCATION:

The White House Barkham Road, Wokingham.

APPLICANT:

A J Atkinson C/O Martin Butler Partnership Ltd

PROPOSAL:

Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.

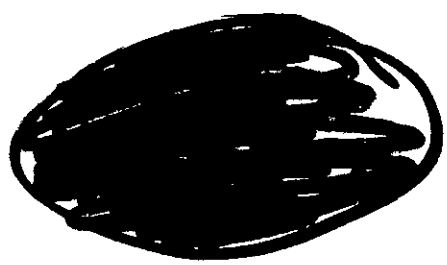
EARLIEST DATE FOR DECISION: **21/04/2002**

28 Day exp: 25/4

APPLICATION WILL HAVE EXPIRED ON: 13/05/2002

CASE OFFICER: **Natalie Brown**

APPROVED



105

D1

RAILEX

Marbleboard

EASIFILE FR7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A J Atkinson
C/O Martin Butler Partnership Ltd
28 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: RM/2002/6153

Parish: **BARKHAM**

Location: **The White House, Barkham Road, Wokingham.**

Proposal: **Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.**

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 condition, the reason for which is specified hereunder.

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

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

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

Informative
2. The applicant is reminded that details still need to be submitted and approved for materials, slab level and boundary treatment and landscaping conditions 1a), 2, 4 and 5 of Outline Consent O/2001/5425.

Informative
3. This permission relates to the application as amended with revised plans numbers 2107-2/09 Rev. A and 2107-2/08 submitted to the Local Planning Authority on 7 June 2002, showing elevations, size, siting and footprint as per indicative plans on O/2001/5425 and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/06/2002

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.

WORK SHEET FOR : Natalie Brown

Application Number : RM/2002/6153

Applicant : A J Atkinson C/O Martin Butler Partnership Ltd.

Location : The White House, Barkham Road, , Wokingham.
Proposal : Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....13/5.....

Date Registered : 18/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 13/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditions as per appr 5425.
Dinton Pastures - Bar survey req'd.
Barkham PC - feel a huge property for location - out of character
Landscape - will be visually intrusive within wide landscape + countryside from south.

Planning Issues : settlement.

Application Number: RM/2002/6153

Appraisal :

See attached

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

RM/2002/6153

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

~~[illegible]~~:

~~2)~~ i) The applicant is reminded that details still need to be submitted + approved for materials, slab level + boundary treatment + landscaping conditions

1a, 2, 4 + 5 of outline consent 0/2001/5425.

2 ~~3)~~ NO2 - Rev. plans.

Ins: 2107-2/09 Rev. A
2107-2/08

Ins: 7 June 2002

Ins: Elevations, size, siting + footprint as per indicative plans on 0/2001/5425.

3 ~~4)~~ N16

BSP: EN1, LD3

WDLP(DD): WOS2, WOS3, WBE1 + WT7.

LTLP: LTV1, LBE1, LBE2, LT5

Also please add following conditions.

CO44/RO44 - No windows to be inserted in the roof space of the northwest ~~(front)~~ and south west ~~(side)~~ elevations.

Av.
[signature]
28/6/02

RECORD OF SITE VISIT

SITE ADDRESS: The White House
Barkham Road Wokingham.

APPLICATION NUMBER: RM/2002/6153

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/5

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - fencing at front

2. DESCRIPTION OF SURROUNDINGS

As previous appl 5425

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

CWK veg adj. site

Application Number: RM/2002/6153 – The White House, Barkham Road

Appraisal:

Development

This application is the reserved matters application following approval of outline application (siting and means of access) O/2001/5425 for the erection of one detached chalet style bungalow.

The reserved matters application has been revised so that the siting, size, elevations are all as per the indicative plans approved on the outline application, which were considered acceptable (see attached report).

The outline application along with the indicative plans were considered acceptable (see attached report).

Since the granting of the outline application, two detached two-storey dwellings (application F/2001/5074) were given approval on the adjacent site at Barkham Hill Garage. It is not considered that this proposed application cause any adverse effects to this site.

There is therefore no objection to the reserved matters application.

Approval: ✓ **~~Refusal:~~**

Application Number: O/2001/5425 – The White House

Appraisal:

Development
Outline application for the demolition of outbuildings and the erection of one chalet bungalow to the rear of The White House, Barkham Road.

This application follows the refusal (at Committee) of application F/2001/4421 which was for the demolition of outbuildings and existing dwelling and erection of two dwellings. This was refused on the grounds that the height siting and depth of the dwelling on plot 1 (front of the site) would have an overbearing relationship with the adjoining dwelling, and that the height, bulk and location of the dwelling on plot 2 (at the rear of the site) would be unduly prominent from the green gap/wedge open countryside to the south and west of the site. (copy of report attached)

The site is located within the identified settlement of Barkham. The settlement boundary runs along the rear boundary of the site with land beyond designated as rural and green gap/wedge. The land level slopes away toward the rear of the site

1) Impact upon neighbouring properties
   The proposed development would be set away form the neighbouring boundaries and in having a hipped roof, the massing would be taken away from the rear area of the properties either side.
   It is considered that due to the single storey nature that there would be no overbearing effects and no overlooking.

2) Impact upon the character of the area
   The proposed dwelling would be located between 29m-32.5m from the settlement boundary at the rear (the boundary is not parallel to the proposed dwelling). The previously refused dwelling would have been 21m-24.5m from the boundary. The current application in being further from the boundary with settlement and rural is an improvement over the previously refused application.
   The proposed dwelling is chalet style. Illustrative elevations show that it would have a ridge height of 7m. The previously refused dwelling was two-storey in nature with a ridge height of 9m.

   The reduction is ridge height of 2m, and subsequent reduction of bulk compared to the previous dwelling coupled with the fact that it would be located further from the settlement boundary overcomes the previous reasons of refusal (outlined above).

It is recommended that a condition be added to ensure that the existing outbuildings are demolished and materials resulting from the demolition be removed from the site prior to the erection of the dwelling approved.

3) Impact upon highway safety (parking provision)
Subject to the inclusions of conditions with regard to garaging, turning and parking being retained and visibility splays, and provision of construction vehicles during construction, the highways department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

Date: 19 June 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: RM/2002/6153

Location: The White House, Barkham Road, Wokingham.

Proposal: Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.

Applicant: A J Atkinson C/O Martin Butler Partnership Ltd.

Case Officer: Natalie Brown

The new plans show the following: Drawings submitted so that footprint & elevations match those approved on outline application O/2001/5425. Drawing nos: 2107-2/08 & 2107-2/09.

For information only.

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

(RING ONE)

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

App No. RM/2002/6153(Planaps) / (Ludhouse) Date Rec. 7 June 2002

Location: The White House, Barcham Road.

Parish Barcham.

Applicant:

Description of attached plans Drawings submitted so that footprint & elevations match those approved on outline application O/2001/5425

Drawing No's: ~~2107-02-08~~ 2107-2/08 + 2107-2/09

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 FOR INFO ONLY

FURTHER ACTION

REDUCTION ∴ NO NEED TO RECONSULT.

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

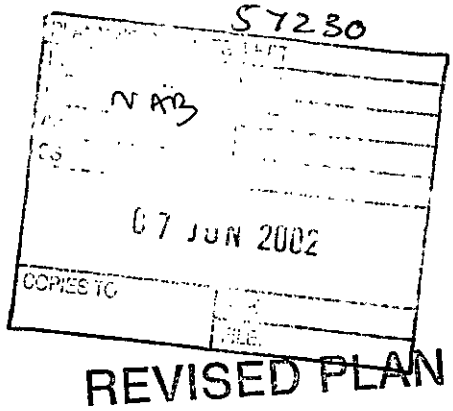
CASE OFFICER NAB.

Consultations Sent by Admin. on 19.06.PS

Yellow - Part One Copy
Green - Officer's Copy

MBP

Martin Butler Partnership Limited
Architectural Design & Planning Consultants
28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel/Fax: 0118 989 0990



6th June 2002

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

For the attention of Natalie Brown.

Dear Sirs

Re: "The White House", Barkham Road, Wokingham, Berkshire.
Application RM/2002/6153 Reserved matters.

Further to your letter dated 20th May 2002 and our subsequent meeting at your offices on 31st May 2002 we now enclose six copies of the following drawings:-

2107-2/08	Site and Location Plan
09A	Plans, Elevations and Section.

The above should now form the basis of a reserved matters application and current drawings in your possession should be disregarded.

We trust the above is satisfactory however should you have any queries please contact the undersigned.

Yours faithfully

Martin Butler

cc. A. J. Atkinson

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 May 2002
My ref: NB/MLT/RM/2002/6153

Martin Butler
28 Broad Street
Wokingham
Berks
RG40 1AB

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

Dear Mr Butler,

APPLICATION: RM/2002/6153 – RESERVED MATTERS ON APPLICATION O/2001/5425
SITE: THE WHITE HOUSE, BARKHAM ROAD, BARKHAM

I refer to above planning application.

Having reviewed the above planning application I have the following points to make:

- The outline application did not reserve siting for subsequent approval. Consequently, the difference in siting on this reserved matters application compared to the outline application can not be considered under the above application. As the proposed chalet bungalow has been increased in width, a FULL application is required. You may withdraw the above application and either submit a reserved matters application with the siting as approved on the outline application, or submit a full application showing the increased width.
- With regard to increasing the width of the bungalow, I have concerns that this is now enclosing the plot width and leaves no room for landscaping. The increased width would increases the apparent bulk of the dwelling when viewed from the countryside
- I would also ask that you consider reducing the height of the bungalow to the indicative height of the scheme submitted in the outline application.

Please accept my apologises for not relaying these concerns to you sooner. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

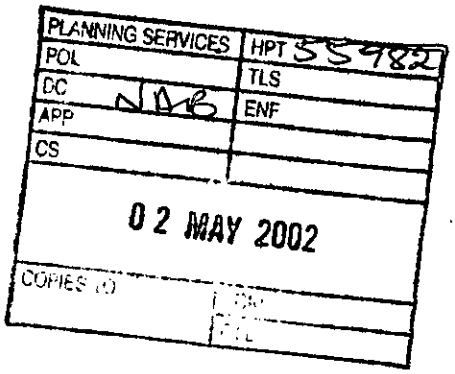
Yours sincerely

Natalie Brown
Planning Officer

ENVIRONMENT AGENCY

Our Ref : SP/2002/005522-1/1
Your Ref : Natalie Brown/RM/2002/6153

Date : 29 April 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Madam

PROPOSED ERECTION OF THE DWELLING FOLLOWING DEMOITION OF OUTBUILDINGS.
THE WHITE HOUSE, BARKHAM ROAD, WOKINGHAM.

Thank you for your letter dated 28 March 2002, received on 2 April 2002. Please quote the following reference in any correspondence: SU76NE/14/08. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE
Land Drainage

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the Martin Butler Partnership Ltd.

If you have any further queries please do not hesitate to contact Paul Busing, quoting the reference cited at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Martin Butler Partneship Ltd

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 15 April 2002

Location:	The White House, Barkham Road, Barkham, Wokingham
Proposal:	Reserved matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.
Application Number:	RM/2002/6153

In response to your consultation dated 28 March 2002 for the above application, the landscape comments are as follows:

The proposed dwelling is a significant size and considerably larger than the existing properties along Barkham Road, and as the site is located in a prominent position on top of Coppid Hill it will be visually intrusive within the wider landscape and countryside from the south.

The fencing along the south eastern boundary of the site adjoining the countryside should be in keeping with the rural character of the landscape, such as post and rail fencing. Close-boarded fencing is a very urban solution and should be avoided along this boundary in this location.

To help integrate the proposed building into the wider countryside additional planting is required within the rear garden of the proposed dwelling which should include a number of trees especially along the rear boundary of the site. The applicant will need to submit a landscape plan providing details of the proposed planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

Barkham Parish Council

PLANNING SERVICES | HPT
POL | TLS
CS
11 APR 2002
COPIES TO

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

Miss N. Brown
Planning Department
Wokingham Unitary

Date: 10th April 2002

Dear Miss Brown,

Application Number RM/2002/6153
Reserved Matters on outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings

I am writing on behalf of Barkham Parish Council concerning the above numbered application, we wish to make the following observation.

We feel that this is a huge property which is proposed for this location and it will be totally out of character with the neighbouring properties which are much smaller in size. We ask the Council to take our views into consideration.

Yours sincerely,

J. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

Natalie Brown

From: Andy Glencross
Sent: 03 April 2002 14:56
To: Natalie Brown
Subject: *PA RM/2002/6153 The White House Barkham Rd Wokingham*

Hi Natalie

If the building to be demolished has a pitched roof then the following should apply.

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

If not then the following informative should included with any permission granted.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 28 March 2002

Application Number: RM/2002/6153

Proposal: Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.

Parish: BARKHAM PARISH

Site Address:
The White House, Barkham Road, , Wokingham.

Applicant:
A J Atkinson C/O Martin Butler Partnership Ltd.

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).

Conditions as per app no. 5425.

Signed: _____ **Print name:** Adam. 10/4/02.

Application Number : RM/2002/6153	**Map No :** 75B 82.
Case Officer : Natalie Brown	**Site Area :** 0·16
Valid Date : 18·3·02	**Received Date: 18/03/2002**

Level : Delegated Application

Description : Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling. & demolition of outbuildings.

Location : The White House, Barkham Road, , Wokingham.

Parish : BA **Ward : BAR**

Applicant : A J Atkinson C/O Martin Butler Partnership Ltd.

Fee Required: £190 **Fee Received: £190** (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 28·3·02 BS

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 ✓

D. Pastured ✓ re demolition of outbuildings

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

NEIGHBOURS

.....

S|N + see map

.....

+ attached list of names & addresses.

.....

No pre-apps

OTHERS

.....

.....

.....

.....

.....

.....

Applicationo	Name & Address
O/2001/5425	Judith Neuhofer Clerk to Barkham Parish Council Small Oaks Doles Lane WOKINGHAM. RG41 4EB
O/2001/5425	W D N Jackson Highands Barkham Road WOKINGHAM. RG41 4TG
Application Approved	Letters sent 13.02.02

WOKINGHAM UNITARY
Aiming for Excellence

+ Mr & Mrs J. Prior
The White House
Barkham Rd, Wokingham
Berkshire
(= site inside red line)

Organisation_Name	Building_Name	address1	Postcode
BARKHAM HILL GARAGE			RG414TG
	HIGHLANDS	HIGHLANDSBARKHAM ROADWOKINGHAM	RG414TG
	THE COTTAGE	THE COTTAGEBARKHAM ROADWOKINGHAM	RG414TG
	THE WHITE HOUSE	THE WHITE HOUSEBARKHAM ROADWOKINGHAM	RG414TG
		1COPPID HILLWOKINGHAM	RG414TE
	1A	1ABEARWOOD ROADWOKINGHAM	RG414TB

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

Tel: (0118) 974 6492

Date: 28 March 2002

My ref: RM/2002/6153

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2002/6153
The White House, Barkham Road, , Wokingham.
Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **RM/2002/6153**
The White House, Barkham Road, , Wokingham.
Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.
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 Stubbs

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

Received by Wokingham District Council

Application No: RM/2002/6153

Proposal:
Reserved Matters on Outline application (O/2001/5425) for the proposed erection of one dwelling and demolition of outbuildings.

Location:
The White House, Barkham Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number RM/2002/6153 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. 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

28 March 2002

MBP

Martin Butler Partnership Limited
Architectural Design & Planning Consultants
28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel/Fax: 0118 989 0990

15th March 2002

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Re: Proposed Detached Chalet Bungalow at 'The White House', Barkham Road, Wokingahm. Reserved matters: Ref. Outline Application 0/2001/5425.

We enclose an application under the relevant Town & Country Planning Acts together with the following:-

1. Six copies of application form.
2. One copy of certificate B and Notice under article 6 served on the current owner.
3. Six copies of drawing nos.

   2107/01 Plans, Elevations and Section.
   2107-2/8A Site and Location Plans.

4. A cheque for the sum of £190.00 being the appropriate fee.

Should you have any queries please contact the undersigned.

Yours sincerely

Martin Butler

cc A.J. Atkinson

16.MAR2002* 6153

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of t accompanying application, nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was serve
+ See Note (a) to Certificate A		
MR & MRS J. PRIOR.	THE WHITE HOUSE BARKHAM ROAD WOKINGHAM BERKSHIRE	15TH MARCH 2002

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with eith paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of t accompanying application.

- I have/The applicant has* given the required notice to the perso specified below, being persons who at the beginning of the period of days ending with the date of the application were owners (a) of any p of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her find out the names and addresses of the other owners (a) of the land, or c part of it, but have/has* been unable to do so. These steps were as follow

(b) .....

.....

(c) Name of local newspaper circulating in the area *where the land is situated.*

- Notice of the application as attached to this Certificate, has been published

the (c) .....

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed Martin Butler (MBP

On behalf of A. J. ATKINSON

Date 15th MARCH 2002

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK, CONCRETE ROOF TILES & UPVC WINDOWS.

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.

CLOSE BOARDED FENCE 1.8 METRES HIGH

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING WITH IMPROVED RADII

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	16	1
CHALET BUNGALOW	18	1	1
FLAT/MAISONETTE	1	1	1
OTHER	1	1	1

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

*STATE No. OF HABITABLE ROOMS

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.

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 Martin Buxton ON BEHALF OF A.J. ATKINSON DATE 15:03:02

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

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

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

Ref. No. 6153

1.	APPLICANT'S NAME	A.J. ATKINSON
	ADDRESS	ORCHARD DENE BASINGSTOKE RD ALDERMASTON WHARF BERKS
	POST CODE	/ PHONE /
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MARTIN BUTLER PARTNERSHIP LTD.
	ADDRESS	28 BROAD STREET WOKINGHAM BERKSHIRE
	POST CODE	RG40 1AB PHONE 0118 9890990
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	THE WHITE HOUSE BARKHAM ROAD WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RETENTION OF EXISTING HOUSE AND ERECTION OF CHALET BUNGALOW FOLLOWING DEMOLITION OF OUTBUILDING
5. Give the area in hectares or part of a hectare	AREA OF SITE	.156.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2107/01 PLANS, ELEVATIONS & SECTIONS 2107-2/08A SITE & LOCATION PLANS

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/2001/5425
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	☑

ADDRESS White House Barkham Hill PARISH Barkham.

PLOT No. ORD. SHEET No.

BUILDER

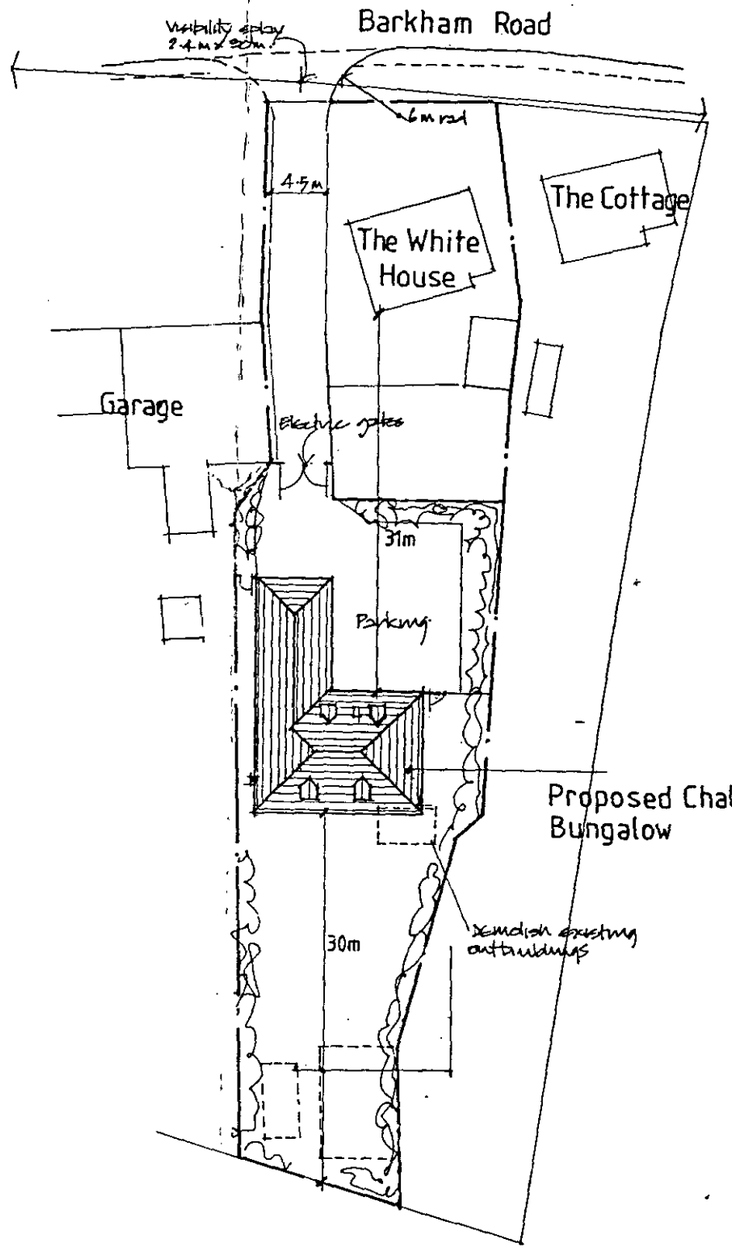
Plan No.	Applicant	Description of Development	Date of Decision	Decision
00920	Mr W J Prior	Erection of shed & garage	11 7 74	N/A C/A
BR 1755	"	Garden shed & store of re-locate garage	2·12·74	Refuse N/A
BR 5466	"	Porch + canopy	21 9 76	APP —
05398	"	"	28 10 76	N/A C/A
BRA 5882	MR J PRIOR	Utility room + toilet	9-9-88	APP.
F/2001/4421	A J Atkinson	erect of 2 dwell & dem of exist house & outbuildings	3/10/01	Ref.
O/2001/5425	" "	O/L erect 1 dwell (chalet bungalow) dem of outbuildings only.	30.1.02	C/A

DATE OF COMPLETION

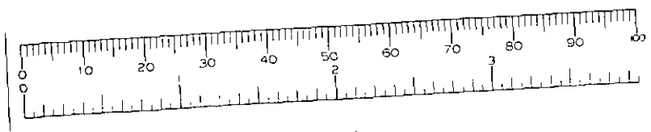
MINISTRY DECISION

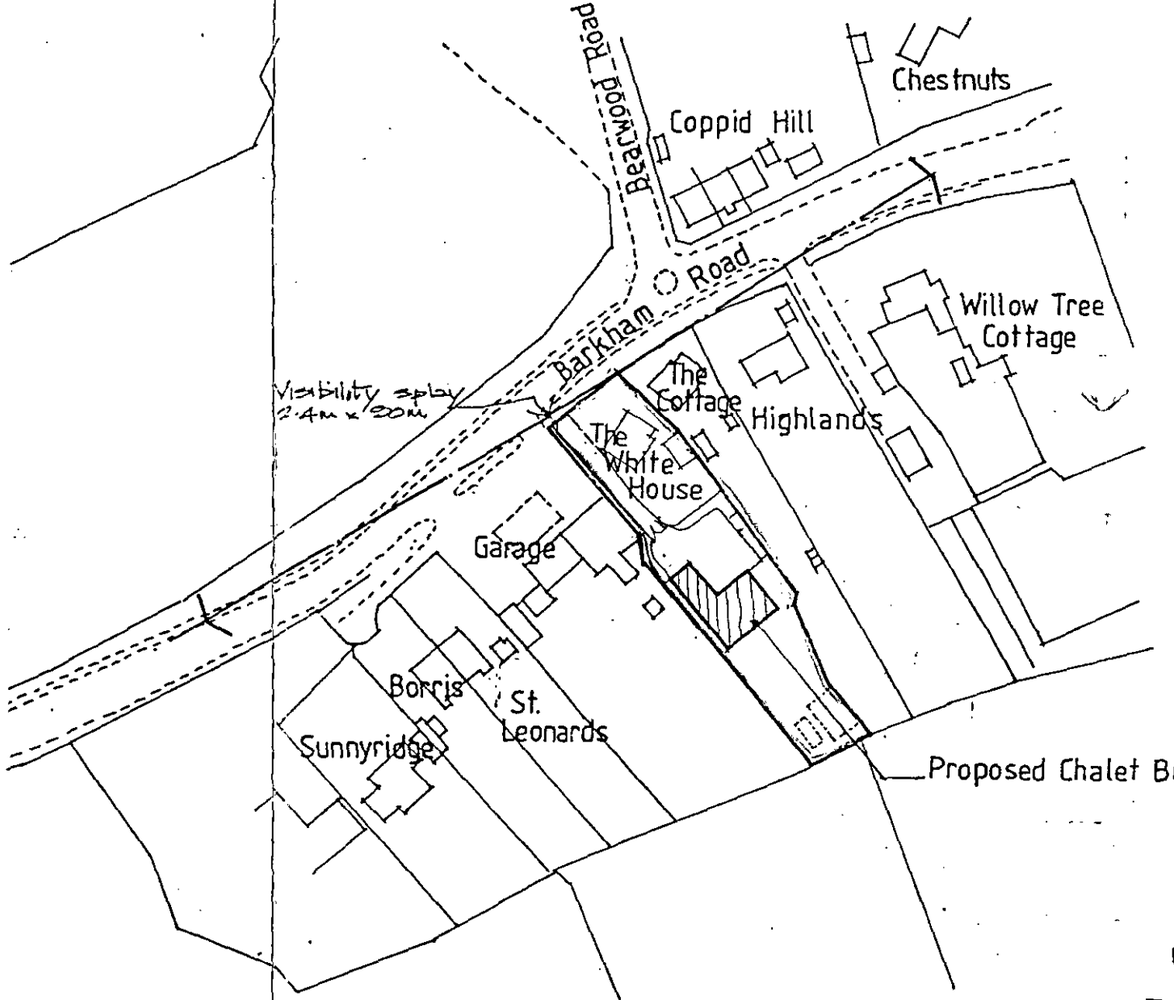
SPECIAL ORDERS

DRAINAGE

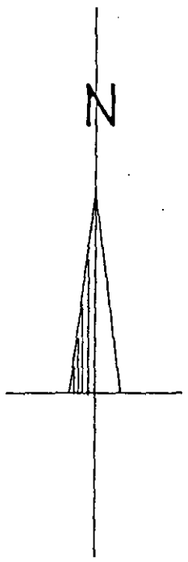


Site Plan 1:500.





Location Plan 1:1250



REC'D: 7 JUNE 2001

REVISED PLAN

6153 "1

APPROVED

PROPOSED CHALET BUNGALOW "THE WHITE HOUSE" BARKHAM RD.

Client
A.J. ATKINSON
ORCHARD DENE
BASINGSTOKE ROAD
ALDERMASTON WHARF BERKS.

Description
SITE & LOCATION PLANS

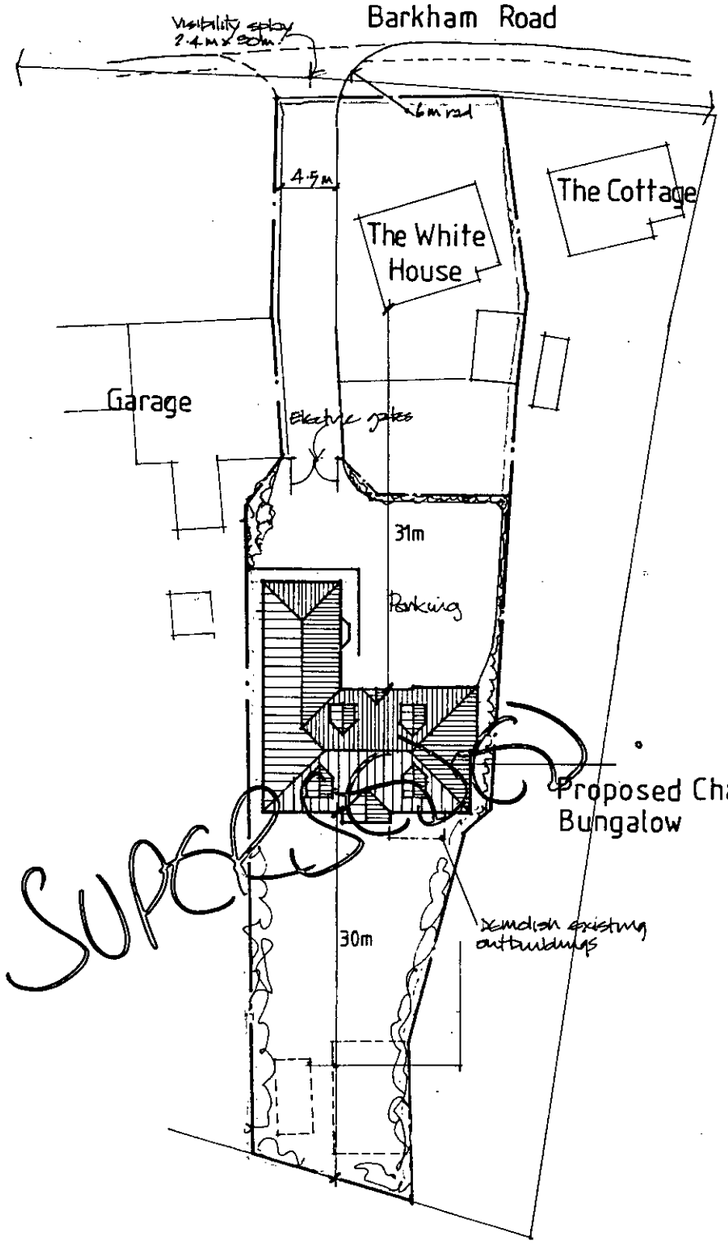
All dimensions to be checked on site. Any discrepancy between this drawing and other information is to be referred to the Partnership. This drawing is copyright.

MARTIN BUTLER PARTNERSHIP LIMITED
28 Broad Street
Wokingham
Berkshire
RG40 1AB
Tel: 0118 989 0990

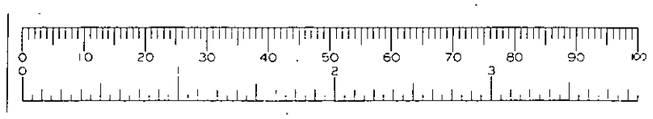
date: 26.11.01
drawn: MJB.
checked:

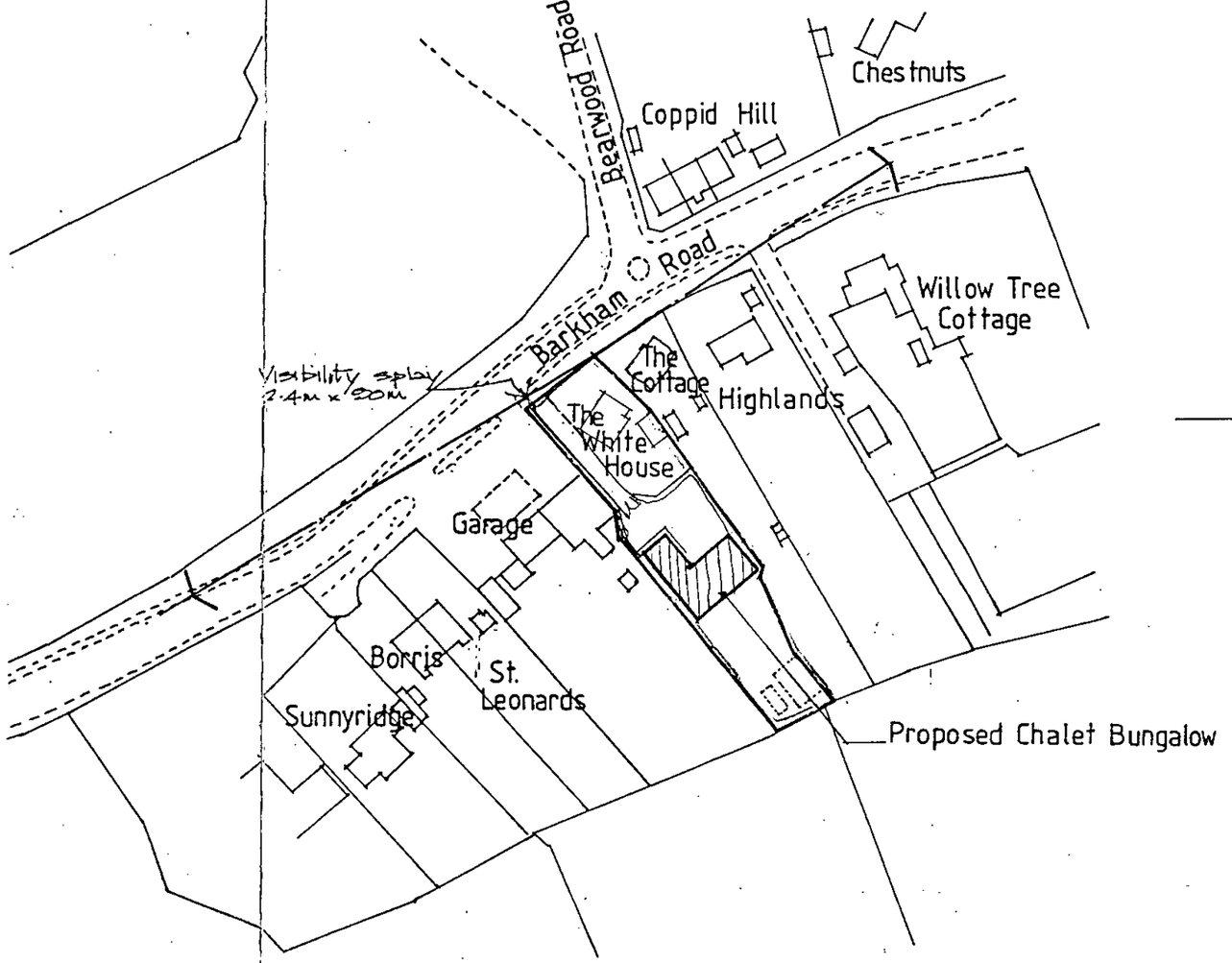
scale	project	drawing	revision
1:500:1250	2107-2	08.	

13.MAR2002* 6153



Site Plan 1:500.





Location Plan 1:1250

N

REV.A. - Revised in accordance with 15.03.02 detailed Planning application, Dwg. No. 2107-01

PROPOSED CHALET BUNGALOW. "THE WHITE HOUSE" BARKHAM RD.

Client
A.J. ATKINSON
ORCHARD DENE
BASINGSTOKE ROAD
ALDERMASTON WHARF BERKS.

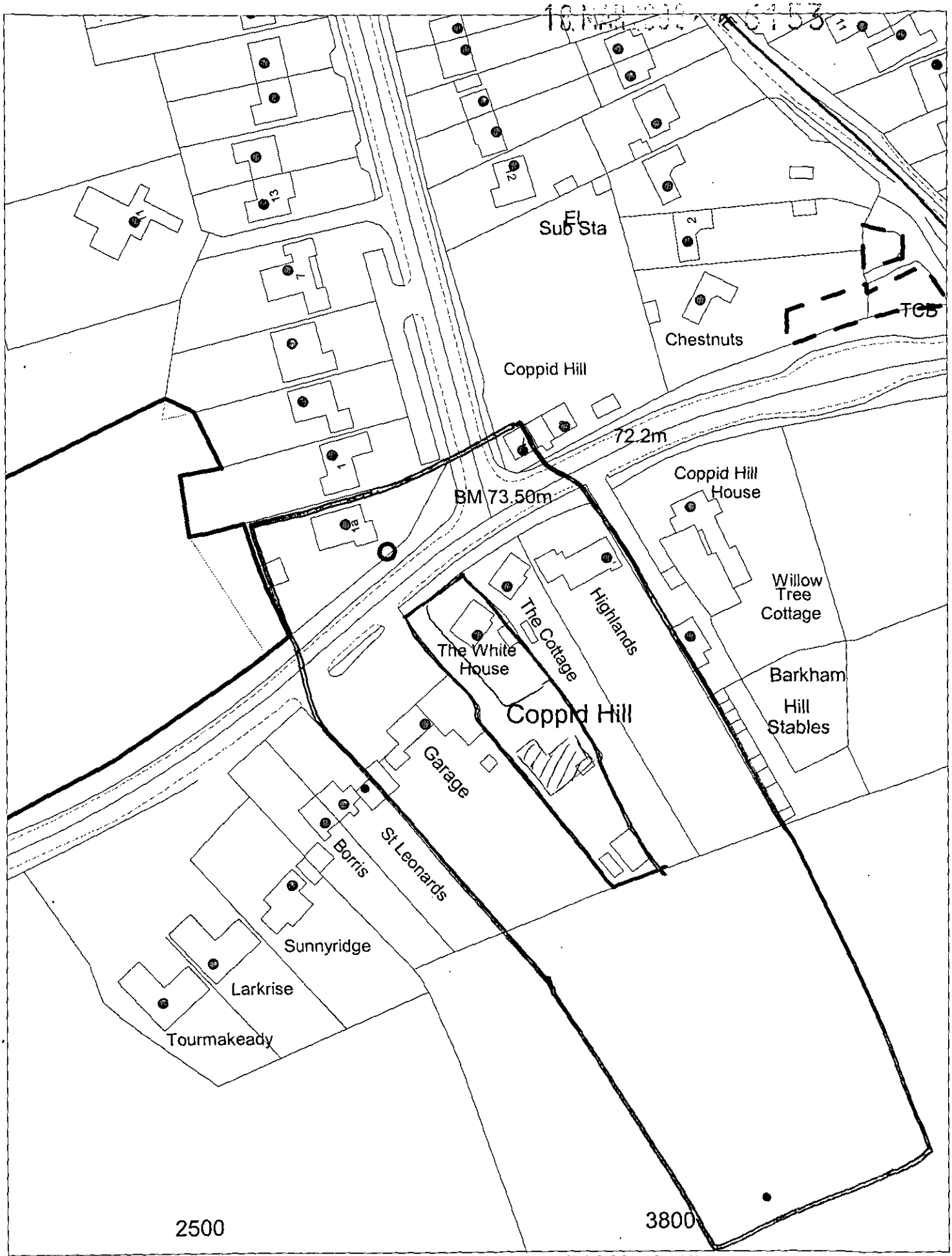
Description
SITE & LOCATION PLANS.

All dimensions to be check ed on site. Any discrepency between this drawing and other information is to be referred to the Partnership. This drawing is copyright.

MARTIN BUTLER PARTNERSHIP LIMITED
28 Broad Street
Wokingham
Berkshire
RG40 1AB
Tel: 0118 989 0990

	date:	scale	project	drawing	revision
	26.11.01	1:500:1250	2107-2	08.	A.
	drawn: MB.				
	checked:				

SUPERSEDED DRAWINGS



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Development Control Section, Environmental Services, Wokingham District Council.

25 March 2002

Scale: 1 : 1250