X SYSTEMS LTD

APPLICATION NO:
F/2000/1178

LOCATION:
Land At Holsworthy Close Toseland Way, Lower Earley Reading.

APPLICANT:
J A Pye (Oxford) Ltd C/O Ian Tupman Design Associates

PROPOSAL:
Proposed erection of one dwelling and garage.

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **01/06/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

J A Pye (Oxford) Ltd
C/O Ian Tupman Design Associates
Widford Cottage
Main Road
CLANFIELD
Oxon
OX18 2SL

Application Number: F/2000/1178

Parish: **EARLEY**

Location: **Land at Holsworthy Close, Toseland Way, Lower Earley, Reading**

Proposal: **Proposed erection of one dwelling and garage**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. Visibility at the proposed access would be substandard, resulting in a hazard to road users. The proposal is therefore contrary to Policy LD5 of the Berkshire Structure Plan.

John Mitchell
Development Control Manager
Date: 09/08/2000

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.

Application Number F/2000/1178
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC08	SR05	first floor frank elevations of the
			dwelling hereby permitted
3.	SC17	SR05	construction 8-6 Mon Fri
			830-1.30 Sat
4	SC18	SR05	
5	SC23	SR13	pkg turning garaging
6	SC32	SR13	
7	SC33	SR13	
8	SC34	SR13	
9	SC40	SR09	
10	SC41	SR09	
11	SC42	SR09	
12	SC45	SR09	before dwelling is occupied
13	SC48	SR09	
14	SC49	SR09	
15	SC52	SR 12	
1.			Visibility at the proposed access
			would be substandard, resulting
			in a hazard to road users.
			The proposal is therefore contrary
			to policy LDS of the BSP.

John Mulcahy
9/8/00

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1178

Applicant : J A Pye (Oxford) Ltd C/O Ian Tupman Design Associates.

Location : Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.

Proposal : Proposed erection of one dwelling and garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/6

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 01/06/2000

Consultation Responses : Landscape Officer: improvement
ETC: no objection, but wd prefer to see access from Holsworthy Close

Letters: 7 objecting:
overlooking, used for children's play area, probs with concrete raft on which old water tower stood, prefer access from Holsworthy Close, don't want extra traffic/pkg in Holsworthy Close, too large for plot, brick wall wd be out of keeping
2 in support - site = currently an eyesore, used by young people to congregate.

Planning Issues :

↳ Impact on character of area.
Impact on neighbouring properties
HA issues.

HA: refusal

Applicationo	Name & Address
F/2000/1178	J Wicks 5 Huntingdon Close Lower Earley Reading RG63AB
F/2000/1178	Mr T Howell 3 Huntingdon Close Lower Earley RG6 3AB
F/2000/1178	D & K Roberts 5 Holsworthy Lower Earley RG6 3AH
F/2000/1178	Miss & Master Wiltshire 7 Holsworthy Lower Earley RG6 3AH
F/2000/1178	Mr D Wiltshire 7 Holsworthy Lower Earley Rg6 3AH
F/2000/1178	Mr & Mrs Naylor 6 Holsworthy Close Lower Earley RG6 3AH
F/2000/1178	J Cooke 1 Huntingdon close Lower Earley RG6 3AB
F/2000/1178	Mrs G Stead 2 Stilton Close Lower Earley RG6 3AD
F/2000/1178	B J Kundalia 11 Dunholme Close Lower Earley RG6 3BL

App. refused
Letter sent 05/09/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Lynette Baker, Planning

My Ref: F/2000/1178

Your Ref: F/2000/1178

Date: 3rd August 2000

PLANNING APPLICATION F/2000/1178
PROPOSED ERECTION OF ONE DWELLING AND GARAGE
LAND AT HOLSWORTHY CLOSE, TOSELAND WAY, LOWER EARLEY

There would be insufficient visibility from the proposed access onto Toseland way, and therefore the application if approved would be detrimental to highway safety.

Visibility at the proposed access would be substandard, and this would be a hazard to road users.

However, as stated previously the Highway Authority would raise no objection to the proposed development if access were from Holsworthy Close.

Tom Callaghan.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 18 April 2000

Application Number: F/2000/1178

Proposal: Proposed erection of one dwelling and garage.

Site Address:
Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.

Applicant:
J A Pye (Oxford) Ltd C/O Ian Tupman Design Associates.

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

IN ORDER FOR THE HIGHWAY AUTHORITY TO LOOK MORE FAVOURABLY UPON THIS APPLICATION, I WOULD RECOMMEND THAT THERE SHOULD BE ACCESS TO THE SITE OFF HOLSWORTHY CLOSE ONLY.

SITE NOTES

NEIGHBOURS SUBSTANDARD

FROM ACCESS

NO OBJECTIONS FROM HOLSWORTHY CLOSE.

Signed: N.S. Trotter **Print name:** N TROTTER

25-4-00

Received by Wokingham District Council

Application No: F/2000/1178

PROPOSAL:
Proposed erection of one dwelling and garage.

LOCATION:
Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2000. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

Planning Application No. F/2000/1178.

7 HOLSWORTHY CLOSE
LOWER EARLEY, READING
BERKS. RG6 3AH
Tel: 665942

Dear Council 0885 LEB 5th May 2000

We have been told by our Mummy and Daddy that Some people Want to build a house on our play area. We are very upSet and Sad about this because We play football and other games on the field. Our friends in the close Feel very Sad too, because We are not old enough ~~to~~ to go to the park by ourselves to play football. So please, please Could you let us keep our field.

From

Lloyd and Bia

Wiltshire.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: Land at Holsworthy Close, Toseland Way, Lower Earley..

Proposal: Proposed erection of one dwelling and garage.

Application Number: F/2000/1178

In response to your consultation dated 18th April 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The development will improve the local environment and remove eyesores of concrete blocks, etc.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Lynette Baker

DATE: 18 April 2000

PLANNING SERVICES NO. 29733
OL
DC
LDP
CS
23 MAY 2000
COPIES TO:
ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1178

Proposal: Proposed erection of one dwelling and garage..

Site Address: Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.

Applicant: J A Pye (Oxford) Ltd C/O Ian Tupman Design Associates.

Your observations are required in respect of this application **by 12/05/2000** .

Whilst the Town Council is always sorry to see the loss any open spaces in the Town, Councillors could see no real reason to object to this proposal on those grounds.

However, there was concern about the highway aspects of the proposal, and if the Planning Officer is mindful to approve this application, it is requested that consideration be given to changing the access to the site so that it leads from Holsworthy Close.

The Town Council is in receipt of copies of three letters of objection to this proposal.

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

PLA...
POL
DC ✓ LEB
CS
COPIES TO: ACK:
FILE:

OBS

Reply Req

B J & J E Kundalia
11 Dunholme Close
Lower Earley
Reading
RG6 3BL
Tel. 0118 926 5696
Mobile. 07831 539777
Email: bill.kundalia@cwcom.net

May 31, 2000

For the attention of Lynette Baker
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157 Shute End
Wokingham RG40 1WR

This seemed to be a letter needing a reply, but on closer inspection it is an obs. TC

Dear Ms Baker,

Application Number: F/2000/1178.

I refer to my letter of May 6th, copy attached and would be grateful if you will give me an update on the application.

Your urgent attention to this matter will be appreciated.

I wait you reply by return. If you have any questions please do not hesitate to contact me.

Regards,

B J Kundalia.
Enc.

B J & J E Kundalia
11 Dunholme Close
Lower Earley
Reading
RG6 3BL
Tel. 0118 926 5696
Mobile. 07831 539777
Email: bill.kundalia@cwcom.net

COPY

May 6, 2000

For the attention of Lynette Baker
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157 Shute End
Wokingham RG40 1WR

Dear Ms Baker,

Application Number: F/2000/1178.

Thank you for your letter of April 18th.

Please note that I feel that should a dwelling be erected on the proposed sight it would remove the current privacy we enjoy as it would over look our garden and look straight into our rear bedroom and bathroom.

One of the major factors for buying our home was the fact that the property was not overlooked, now this is in danger of being lost.

I would be strongly opposed to the application, please keep me informed of the progress in this matter.

I wait you reply in due course. If you have any questions please do not hesitate to contact me.

Regards,

B J Kundalia.
[redacted].

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DBS	LEB
03 MAY 2000	
COPIES TO:	ACK:
	FILE:

3, Huntingdon Close,
Lower Earley,
Reading.
RG6 3AB
0118 926 3341
29th April'00

Head of Planning & Transportation,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham.

Dear Sir,

Application No. F/2000/1178

I have inspected the plans for the above application and would like to make just two observations.

Firstly, the garage is drawn as being very close to my back fence and I wonder if it might be possible to have the garage built sufficiently far away to allow for maintenance of the fence. A gap of about 1m. would be quite satisfactory.

Secondly, I have heard from neighbours that a temporary water tower used to stand on this land and that when it was dismantled the concrete raft upon which it stood was found to be impossible to break up without causing so much vibration as to shake the nearby houses. I understand that because of this the raft was left in place. If it is necessary to remove this raft, I would be very grateful for an assurance from the responsible party that the operation will in no way affect the integrity of my house.

In every other respect I find the plan to be most probably the best solution to utilizing this piece of land.

Yours sincerely,

T.A.Howell (Mr).

PLANNING SERVICES | HPT
POL | TLS
DC
APP
CS 0855 | LCB
08
COPIES TO: | ACK:
FILE:

7 HOLSWORTHY CLOSE
LOWER EARLEY, READING
BERKS. RG6 3AH
Tel: 665942

5th May 2000

Dear Sir/Madam,

RE: Planning Application No. F/2000/1178.

I am one of the many residents of Holsworthy Close, who totally oppose any sort of building being built on a small plot of land between Holsworthy Close and Toseland Way.

All the residents treat the grassed area as a safe play area for the children of the Close. I for one do not understand why a piece of land untouched for about twenty years, is now going to be built on. I understood that this land had an Ancient Well, and planning permission to build had been refused because of this reason.

Myself and other residents are also concerned, (according to the plans) shows a rear gate

which will give access to Holsworthy Close. This may invite visitors to this property to park cars in our Close, We already have parking problems sometimes with residents cars, without the added problem of other people parking here as well, the close is very small. As this proposed property has its entrance on Toseland Way, why does it need a rear gate into Holsworthy Close?

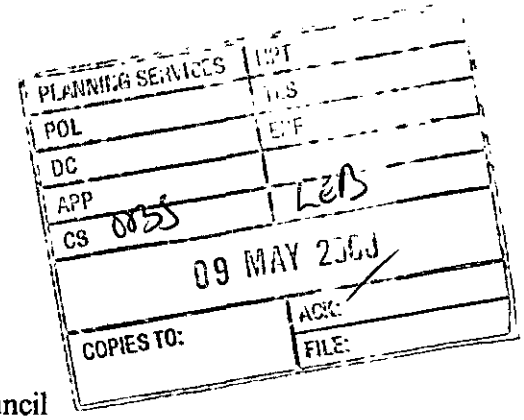
Most residents fear site traffic and noise, and also the site may become a playground for older children, unless supervised night and day. On a personal level I often have to work night shifts, and feel the site noise will disturb my sleep pattern.

In conclusion if this building gets planning permission, I trust it will go ahead without taking our grassed area in Holsworthy Close. This area incidentally was one of the reasons for buying my property.

Yours faithfully,

David Wiltshire.

P.S: Sorry if this is a little late, but I have just returned from Holid



6, Holsworthy Close
Lower Earley
Reading
Berkshire
RG6 3AH

7 May 2000

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

Dear Sir/Madam,

Re: Planning Application No. F/2000/1178

Having reviewed the plans for the proposed development, we have the following questions and observations for your consideration:

1. The plan misrepresents the position and form of our house at 6 Holsworthy Close. This can be seen by comparing the design detail plan with the land registry plan. The conservatory which was built in 1996 under approved planning application 96/63780/F is not shown.

2. The trees shown at the north west corner of the plot will encroach on our existing silver birch tree. We think that they should be planted further away. What type of trees are proposed?

3. There are existing mature shrubs along our boundary, which from the plan would be appear to be disturbed by the proposed 1.8 metre high fencing. What is the exact proposal?

4. There will be a loss of use of the separate plot of land situated between number 5 and 6 Holsworthy Close by many of the children of Holsworthy close, who use it for playing football and other games. Their long term use of the land should at least be considered, and the loss explained to them. Considering that the proposed garden area is large compared to other properties in the area, this plot could be retained for recreational use instead of development.

5. The proposed house will prevent some sunlight reaching our conservatory during the winter. The sun in winter is at 15 degrees elevation when due south. The angle of elevation of the house from the conservatory will be 32 degrees. It will also prevent

some sunlight reaching parts of our garden.

6. Have the foundations of the water tower already been removed? If not, what will be the impact on neighbouring properties of removing them?

7. Is any disturbance to the existing fences envisaged, and is any need to enter upon neighbouring properties during the building work expected?

8. Most properties in the area have open plan front gardens. Why is this development not the same?

9. The plan shows a rear gate leading into Holsworthy Close. Why is this required? We are concerned that it may be used as an unauthorised short cut and by the future owners using Holsworthy Close for parking cars. We are opposed to the gate for these reasons.

10. The Council should consider whether there is in fact a right of way across the land, as it has been used as such for many years.

11. The junction between Mill lane and Toseland Way is already quite dangerous. This development can only add to the problem as visibility is restricted.

12. We have concerns that there will be danger to children playing during the building works. Please will you give details as to how this will be managed.

13. One advantage of the proposed development will be that the land will be less of an eyesore (viewed from Toseland Way) than it has been for the past 15 years. We would have preferred that it remain as open recreational land, but be managed properly or have been sold as garden extensions to neighbouring properties as proposed previously.

Yours faithfully,

M. Naylor. Marion E. Naylor.

Mr M. Naylor Mrs M. E. Naylor

PLANNING SERVICES	DPT
PCL	TLS
DC	ENF
LS OBS	LeB

04 MAY 2000

COPIES TO:	ACK:
	FILE:

5 Holsworthy Close
Lower Earley
Reading
RG6 3AH
2/5/2000

Dear Sir

Application no: F/2000/1178
Proposed erection of one dwelling and double garage at Holsworthy Close/Tosteland Way

Further to your letter dated 18 April 2000 regarding the above I would like to make the following comments.

1 – Why is there proposed access in Holsworthy Close?

2 – Parking is a major problem in Holsworthy Close 18 cars belong to residents of the close with the likelihood of more in the very near future. If access is granted not only will parking spaces be lost but turning around will also be affected. Two driveways of residents in Ilfracombe Way are also in Holsworthy Close – another 3–4 cars.

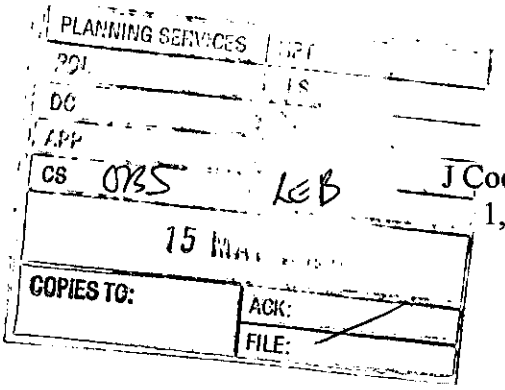
3 There are nine primary school aged children who play in the close and on the grassed area in Holsworthy Close. They are too young to go the nearby fields or to the park. Not only are they losing the play area but they would be more at risk of accident with increased traffic

Whilst we are not against a dwelling being built on the land we do feel that access is not necessary in Holsworthy Close.

Final comment would be that the proposed house does look rather large for the area of land and may "stick out like a sore thumb". Is such a large house really necessary?, and when building work is underway we would not wish site vehicles to come into Holsworthy Close.

Yours faithfully.

D & K Roberts.



J Cooke,
1, Huntingdon Close,
Lower Earley,
READING
Berks RG6 3AB
11th May 2000

Dear Sirs,

Planning Application F/2000/1178

I refer to the above noted application submitted by J.A. Pye (Oxford) Ltd covering the development of land between Holsworthy Close and Toseland Way. This land was the site of a Water Tower dismantled some years ago.

My property directly adjoins the Southern boundary of this development. In general, I have no objection to the proposal and I welcome the development of this area, which has for many years been a tip and an eyesore. However, I do have some questions of detail on which I would like clarification.

1. Were the original Water Tower foundations removed at the time it was dismantled? If not, I would like to know if any deep excavations together with the removal of mass concrete would have any effect on my property.
2. I would like to see detailed proposals on the Southern boundary fence line. Currently along this boundary there is a concrete post and wire fence plus barbed wire along the top. This was part of the original boundary between my property and the old Water Tower. I definitely would expect this to be removed. Further, the existing hedge is not an adequate boundary between the properties, particularly as this boundary includes vehicle access. Therefore final approval should alleviate my boundary concerns.

Will you please deal with the queries I have raised above and let me know if I need to take any further action prior to the approval of the application.

Yours faithfully,

J. Cooke

Brick wall - please.

0118 9667827 · mng bef SV.

Gill Stead
2 Stilton Close
Lower Earley
Reading
RG6 3AD
Home Phone (0118) 966 5929

OBJ
PLANNING CLERK
POL
DC ✓ LEB
APP
CS
COPIES TO:
24 May 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.
RG40 1WH

Dear Sir,

Ref. Planning application No. 2000/1178.

I have seen the plans for the above and would like to oppose the building of a wall around the boundary at the front of the property. The Lower Earley estate is an open-plan estate and this would be against the original planning.

I also have some concerns about a wall blocking sight of traffic coming down Toseland Way from the Skelmerdale Road direction, for those of us who have to exit Huntingdon Close. Traffic does travel very fast on Toseland Way and already we have a 6ft rear boundary wall which blocks our view and we have to be very quick driving out.

I also note that the wall would be extended to take in the side of the property where there is at present no hedging.

I look forward to your comments.

Yours sincerely,

G Stead

Mrs. G. Stead.

PLANNING SERVICES | RPT 31325
POL
DC
AP
CS WEB
COPIES TO: | ACK:
FILE:
RL

B J & J E Kundalia
11 Dunholme Close
Lower Earley
Reading
RG6 3BL
Tel: 0118 926 5696
Mobile: 07831 539777
Email: bill.kundalia@cwcom.net

June 30, 2000

For the attention of Lynette Baker
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157 Shute End
Wokingham RG40 1WR

Dear Ms Baker,

Application Number: F/2000/1178. Hasworthy Close.

I refer to my letter of May 6th and May 31st and would be grateful if you will let me have an up to date position on the matter.

I wait your reply shortly. If you have any questions please do not hesitate to contact me.

Regards,

B J Kundalia.
Enc

PLANNING SERVICES	HPT
POL	TLS
PC	EUF
OBS	CEB

5 Huntingdon Close,
Lower Earley,
READING
RG6 3AB

21 April 2000

Ms Lynette Baker
Planning Services
Wokingham District Council
PO Box 157 Shute End
Wokingham
RG40 1WR

Dear Ms Baker,

Planning Application F/2000/1178, Holsworthy Close.

I support this application for one dwelling and garage. My reasons are as follows.

This piece of land should be put to productive use. It has been derelict for more than fifteen years and is an eyesore. Many years ago the then owners dumped several large sewage pipes filled with concrete on it. They are still there. I have complained about this in the past but to no effect.

From time to time groups of young people congregate on the land. Whilst this is not a problem in itself they do tend to leave litter, including broken bottles, lying about.

The land is used as a short cut from Toseland Way to Holsworthy Close by children who climb the fence and sometimes damage it, and may risk injury.

Although the grass is cut from time to time it still becomes unkempt in the summer months, adding to the general impression of dilapidation.

A house built here, in an area of housing, would be one less house needed on a greenfield site.

Putting a dwelling on this land would be a substantial improvement to the area. I hope the application is passed.

Yours sincerely,

John Wicks.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	6 APR 2000
Officer: LEB	Application No. F/2000/1178

Map No. 59 Site 0.00
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF ONE DWELLING AND GARAGE

Location: LAND AT TOSELAND WAY / HOLSWORTHY CLOSE

Parish: EARLEY Ward: L. Hunsterford ✓ 19/4

Applicant: J.A. PYE (OXFORD) LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....
(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale 1:2500?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19/4 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: ..... adjacent Gas Gov.
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

..... No pre-apps .....

.....

NEIGHBOURS:

S/N + 1, 3, 5 Huntingdon Close

5, 6, 7, 8 Holsworthy Close

1, Toseland Way

11, 12, 14, 15, 16, Dunholme Close

ADDRESS MASTER CARD FOR TOSELAND WAY PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. FOR ALL CARDS ON AREA 'A' ONLY ORD. SHEET No. SU.7670 S S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
982/54	MRS. S. SYMONS	O/APP. RES. DEV.	17.1.55	N/A RE
738/55	"	O/APP. RES. DEV. & PETROL STATION	20.10.55	N/A RE
753/55	"	LAYOUT RES. DEV.	14.11.55	N/A RE
0/178/63	MRS. Q. TAND	O/APP. RES. DEV.	3.10.63	N/A RE
1770/73	N.B. HOUSING GROUP	"	13.6.74	N/A R
01945	LOWER EARLEY PLAN			
04545	J.A. PYE	"	10.6.76	N/A RE
06830	BOVIS HOMES LTD	ROAD CONSTRUCTION	25.8.77	N/A C/A
06831, 2	"	"	"	N/A T.A
07235	"	B.E.K.L.T.Y. - DIST. ROAD TO	24.11.77	N/A C/A
07295	"	ALL PHASES	15.12.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION DISMISSED APPEALS - 982/54 738/55 0/178/63

SPECIAL ORDERS

DRAINAGE

091074

MASTER CARD FOR 1.4.8

ADDRESS HOLSWORTHY CLOSE PARISH ~~WOODLEY~~ EARLEY

PLOT No. AREA 19 - LOWER EARLEY ORD. SHEET No. SU.7670, 1 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/178/63	MRS Q. TAND	O/APP. RES. DEV.	3.10.63	N/A RE
0/161/69		"	1.1.70	N/A RE
1765/73		"	13.6.74	N/A RE
01945		LOWER EARLEY PLAN	APP. ALL TO MINUTES	
04546		O/APP. RES. DEV.	10.6.76	N/A RE
07235, 95		ROADS ETC.	24.11.77, 15.12.77	N/A C/A
10560		PRIMARY SCHOOL	26.7.79	N/A C/A
10695		O/APP. RES. DEV.	1.8.79	N/A C/A
12915		85 HOUSES & GARAGES	10.4.80	N/A RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

06.APR.2000* 1178

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . J. Ian Jupman . . . . . .

On behalf of . . J. A. Pye (Oxford) Ltd . . . . . .

Date . . . . 28th March 2000 . . . . . .

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

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

06.APR.2000* 1178

1.	APPLICANT'S NAME	J.A. Pye (Oxford) Ltd
	ADDRESS	Langford Lane, Kidlington
		Oxford
	POST CODE	OX5 1HZ PHONE 01865 373903.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Ian Tupman Design Associates.
	ADDRESS	Widford Cottage, Main Road,
		Clanfield, Oxon
	POST CODE	OX18 2SL PHONE 01367 810277
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	Site at Toseland Way / Holsworthy Close, Lower Earley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of a dwelling and garage with access to Toseland Way
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.06.
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	Design detail & location plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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

Ex water tower site in residential development area.

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.

Brickwork to approval of A.P.O.
Timber windows
Concrete interlocking tiles to app. of A.P.O.

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 design detail drawing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to mains

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

to Tosseland Way - See detail design 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	1.1 7	*	/	*	/	*
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 A. Ian Jupman ON BEHALF OF J.A. Pye (Oxford) Ltd. DATE 28th March 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
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.

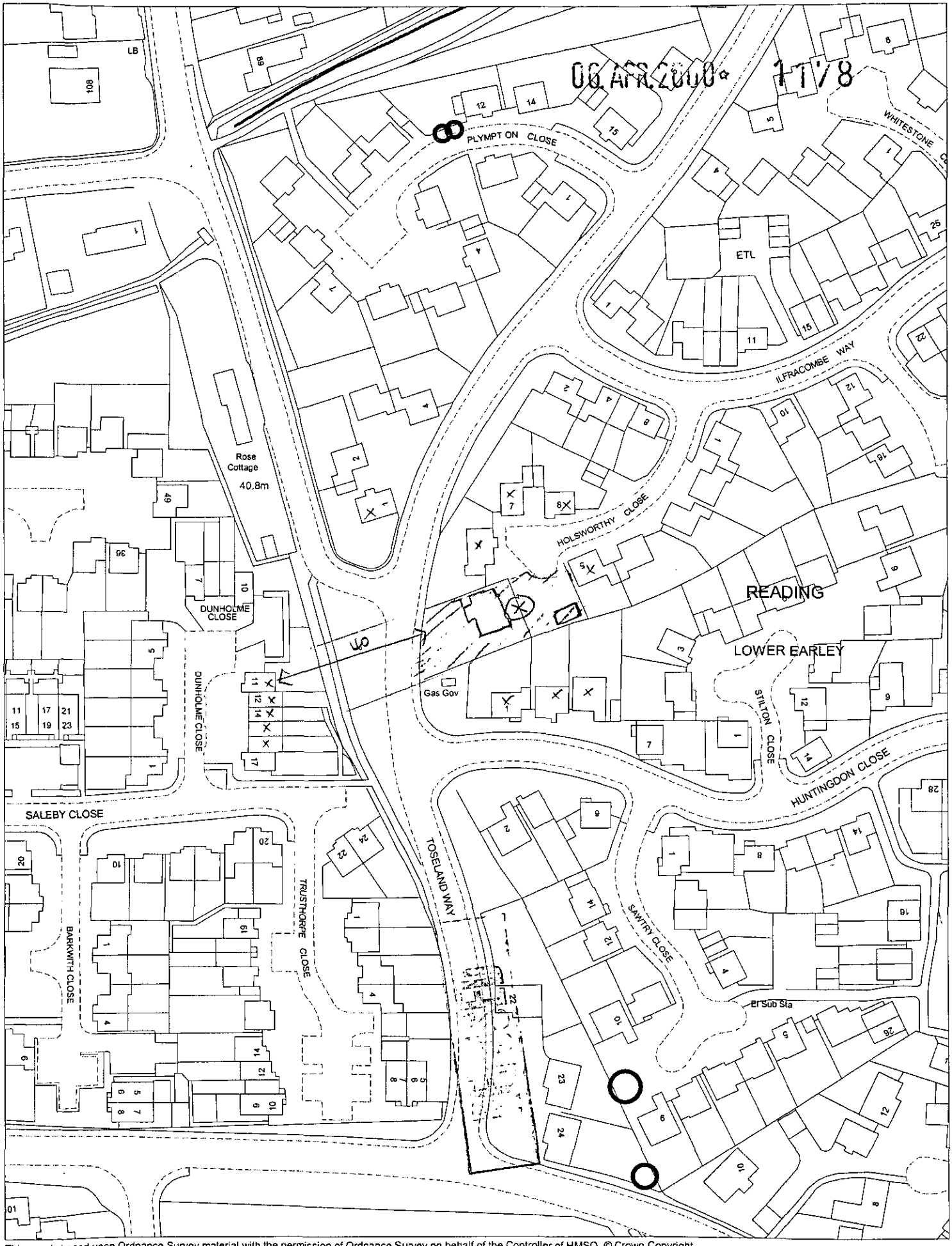
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Support Section, Environmental Services, Wokingham District Council.
11 April 2000 Scale: 1 : 1250

N
W E
S

1. Visibility at the proposed access would be substandard, resulting in a hazard to road users. The proposal is therefore contrary to policy LD5 of the BSP.

John Mercer

9/8/00

Tel: (0118) 974 6447

Date: 16/8/00

My ref: F/2000/1178

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/1178
Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.
Proposed erection of one dwelling and garage..

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mercer

Head of Planning and Transportation

Tel: (0118) 974 6447

Date: 16/8/00

My ref: F/2000/1178

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

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/1178
Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.
Proposed erection of one dwelling and garage.

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29/8/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1178**
Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.
Proposed erection of one dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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

Tel: (0118) 974 6447

Date: 16/8/00

My ref: F/2000/1178

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

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/1178
Land At Holsworthy Close , Toseland Way, Lower Earley, Reading.
Proposed erection of one dwelling and garage..

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Application Number: F/2000/1178

Appraisal :

1 Impact on character of area:
Currently site is a vacant plot, scrubby & derelict. Infill plot between nos 5 + 6 Holsworthy Close. Dwelling proposed to be orientated towards Toseland Way. House + plot size are larger than those around, but not significant enough to have an adverse impact. Proposal would tidy up site. Fits with existing pattern of dev't. Loss of some open area, but sufficient remains to avoid cramping in street scene — no detrimental impact on character of area.

2 Impact on neighbouring property.
No 5: 19.5m rear — flank. Overlooking of r/o no 6 minimised by existing veg. (c 3m +). FFF window of no 5 = o.g.
No 6: gap of 4m bet. flanks. No flank windows. No overlooking.
No 1 Huntingdon Close: At its closest, is 15m from rear of no 1. Currently 3-4m veg. screen. No overlooking. Offset in orientation.
Over 50m from r/o no 11 Dunholme Close *
No adverse impact on neighbouring properties.
* Garage & access border rear gdns 1-3 Huntingdon Close — sufficient distance from rear elevations to avoid adverse impact

3. 11A: would prefer access from Holsworthy Close: residents feel this could produce more problems in terms of parking — refusal.

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Holsworthy Close Toseland Way Lower Earley Reading. APPLICATION NUMBER: F/2000/1178	OFFICER: Lynette Baker DATE OF SITE VISIT: 14/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

open corner
but poss infill
shaped pit
prima ope

4. RELATIONSHIP TO ADJOINING PROPERTIES

is it in line with *

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

