APPLICATION NO:
F/2001/5540

LOCATION:
58 Eastheath Avenue, Wokingham.

APPLICANT:
Hicks Developments Ltd. C/O The Keen Partnership

PROPOSAL:
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/02/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

651

D.S.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd.
C/O The Keen Partnership
The Courtyard
Edinburgh Road
Reading
Berkshire
RG30 2UA

Application Number: F/2001/5540

Parish: **WOKINGHAM**

Location: **58, Eastheath Avenue, Wokingham.**

Proposal: **Proposed erection of 3 detached dwellings plus demolition of existing dwelling.**

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

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

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

Condition
3. The 1st floor north west side bathroom, 1st floor rear ensuite and ground floor front cloakroom windows in plot 1, the 1st floor rear bathroom and ground floor rear cloakroom windows of plot 2, and the 1st floor rear en suite, 1st floor south east side bathroom and ensuite and ground floor south east side cloakroom windows in plot 3 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be

constructed in the 1st floor rear elevation or above of the dwellings on plot 1, 2 and 3 and the 1st floor side south west side elevation of the dwelling at plot 3 hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

Condition
9. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

Condition
11. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.

Condition
12. The existing vehicular access onto Eastheath Avenue shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new accesses.

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

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

Condition
15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. 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 OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

3. This permission relates to the application as amended with revised drawing numbers, 7359/01/01A, 7359/01/03A, 7359/01/06A, and 7359/01/09 and 7359/01/08 submitted to the Local Planing Authority on 14th February 2002 showing the repositioning of the driveways and garages and the repositioning and enlargement of the proposed dwelling on plot 1and revised plans 7359/01/02A, 7359/01/04A, 7359/01/05A and 7359/01/07A submitted on 7th May 2002 showing the omission of the rear first floor bedroom window on plot 1 and the 1st floor south west side window on plot 3 and does not approve the proposals as originally submitted.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

PURCHASE NOTICES

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

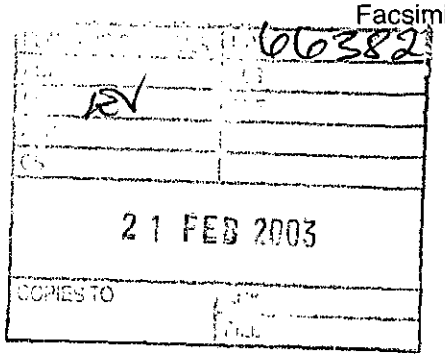
2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

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

Martin Grant Homes Ltd

Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP
Telephone: (01306) 730822
Facsimile: (01306) 731024



Ref: Let200203f.doc

20th February 2003

Wokingham District Council
PO Box 157
Council Offices
Wokingham
RG40 1WR

For the Attention of: Mrs E. Vashi

Dear Sir

Re: 58 Eastheath Avenue, Wokingham
Application Reference: F / 2001 / 5540

I submitted our hard and soft landscaping proposals on the 29th January 2003. We are currently clearing the site and I would appreciate receiving your confirmation that we can move forward with the removal of the trees.

Should you or your Aboriculturist wish to visit the site, then please contact our Mr Tony Kendall on 07968 740522 who will gladly meet to discuss the matter.

Yours faithfully

J. Older
SENIOR ENGINEERING TECHNICIAN

Cc: Tony Kendall

DIRECTORS: L.N. Grant, (Chairman), J.J. Grant, (Group Managing), C. Grant, (Secretary), J.P. Malovany, FCCA, (Finance), G.C. Goll, A.G. Wilson, FRICS, T.J. Farmer, J.F. Grant, M.A. Constable, B.C. Rose, MCIOB, D. O'Herlihy
Regd. Office: Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP Regd. No. 1363485 England
NHBC Registered house builder

Martin Grant Homes Ltd

Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP
Telephone: (01306) 730822
Facsimile: (01306) 731024

65466

PLANNING
EV
CS
29 JAN 2003
COPIES TO
FILE

Ref: Let280103c.doc

28th January 2003

Wokingham District Council
PO Box 157
Council Offices
Wokingham
RG40 1WR

For the Attention of: Ms E. Vashi

Dear Madam

Re: 58 Eastheath Avenue, Wokingham ~ Application Number: F / 2001 / 5540

We have pleasure in submitting our External Materials Schedule for your consideration and approval.

We have made arrangements for brick and tile samples to be delivered directly to your offices by the manufacturers.

If you have any queries, or require any further information, please contact our office.

Yours faithfully

D.R.Parker

D. R. Parker
GROUP TECHNICAL MANAGER

Encs.

DIRECTORS: L.N. Grant, (Chairman), J.J. Grant, (Group Managing), C. Grant, (Secretary), J.P. Malovany, FCCA, (Finance), G.C. Goll, A.G. Wilson, FRICS, T.J. Farmer, J.F. Grant, M.A. Constable, B.C. Rose, MCIOB, D. O'Herlihy
Regd. Office: Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP Regd. No. 1363485 England
NHBC Registered house builder

Martin Grant Homes Ltd

Site: Eastheath Avenue
Wokingham
Berkshire.

Application Ref :

EXTERNAL MATERIALS SCHEDULE

BRICKWORK

Main Brickwork - Baggeridge **'Smoked Yellow Gilt Stock'**

Feature Brickwork ~ Warnham **'Terracotta Stock'** ~
Plinth stretcher courses only & feature brickwork on chimneys.

ROOF TILES (Redland roof Systems)

Plain concrete tiles - ' **Breckland Brown'**

TILE HANGING (Redland Roof Systems)

Plain concrete tiles, including 'Club' feature tiles in **'Terracotta'**

EXTERNAL JOINERY

Windows/Casement Doors / Conservatory ~ all in White UPVC

Front Doors ~ steel woodgrain effect doors prefinished in 'Light Oak', with White painted frames.

Garage doors ~ Timber garage doors in a natural wood finish, with gloss White painted frames.

FASCIA/SOFFIT

All in white UPVC

RAINWATER GOODS

125mm dia. Marley 'Ogee' profiled gutters, with 68mm dia round section downpipes - all in Brown UPVC

Martin Grant Homes

15 May 2003

BY FAX ORIGINAL IN POST

PLANNING SERVICES HP 69069
POL TLS
DC LCV ENF
APP
GS
15 MAY 2003
COPIES TO: LCK
FILE

Head of Planning & Transport
Wokingham District Council
PO Box 157
Council Offices
WOKINGHAM
Berkshire
RG40 1WR

For the attention for Ms E Vashi

Our ref 150503cJM

Dear Sir

Re 58 Eastheath Avenue, Wokingham
Application Ref. F2001 / 5540

I refer to the above development and clearance of Planning conditions. We have submitted details for clearance of conditions 2, 7, 14 and 16 and would be grateful to receive your urgent approvals as soon as possible.

As you know, the development is underway in accordance with our submitted details. We have spoken to Ms Vashi on several occasions and been advised that the external materials are approved and that other items were being dealt with. However, we are anxious that formal approvals are dispatched as soon as possible.

We look forward to hearing from you.

Yours faithfully

J A Matuszewski
Development Manager

Sent by:

☑ Grant House
Felday Road
Abinger Hammer
Dorking
Surrey RH5 6QP

Tel: (01306) 730822
Fax: (01306) 731024

☐ Catherine House
Adelaide Street
St Albans
Hertfordshire
AL3 5BA

Tel: (01727) 844044
Fax: (01727) 830396

email:
info@martingranthomes.co.uk
web:
www.martingranthomes.co.uk

Directors:
L.N. Grant (Chairman)
J.J. Grant (Group Managing)
J.P. Malovany FCCA
(Group Finance)
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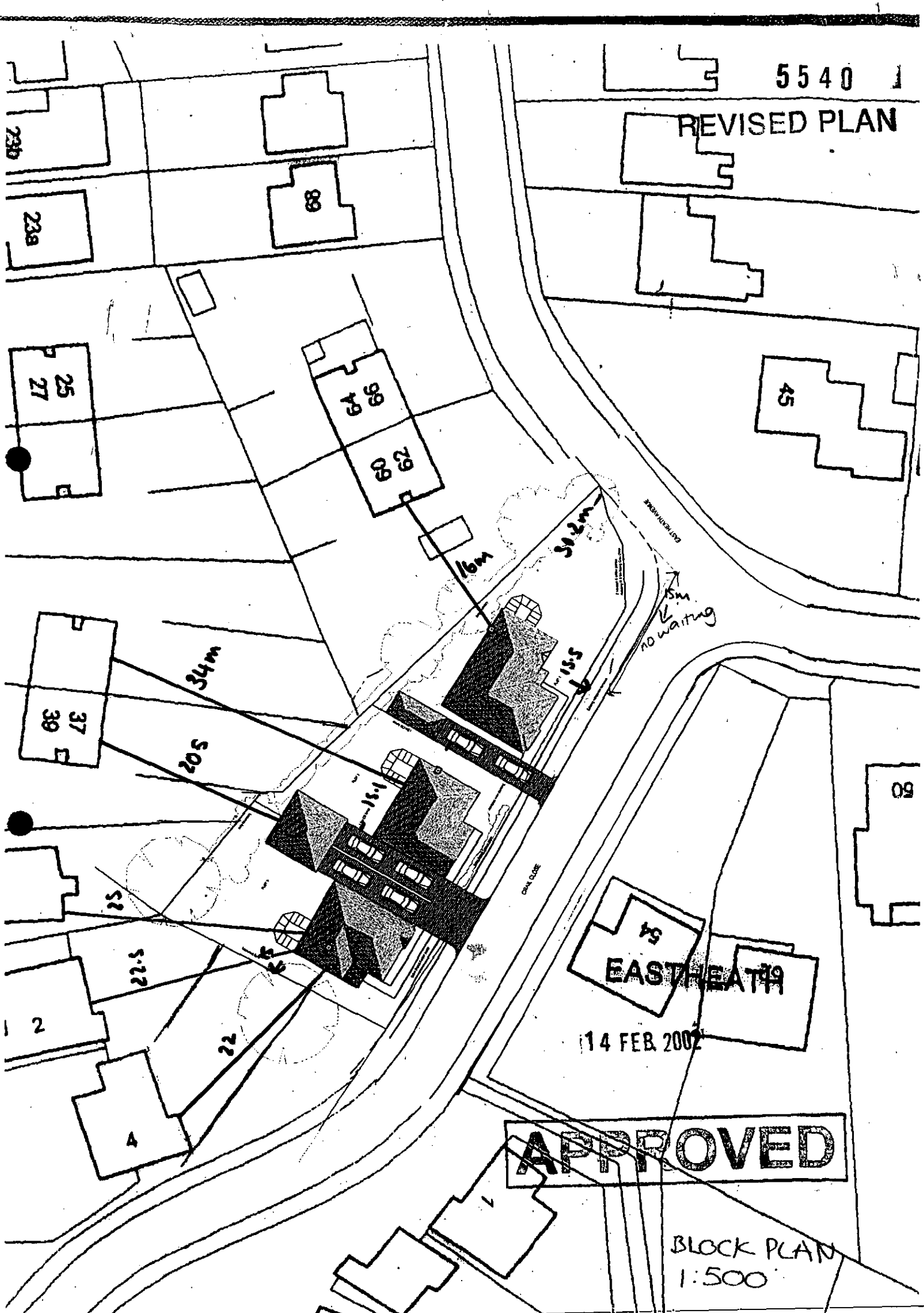

5540
REVISED PLAN
23b
23a
89
25
27
64
66
60
62
45
16m
30.2m
15m
no waiting
15.5
34m
37
39
20.5
15.1
60
25
22.5
54
EASTHEATH
14 FEB 2002
2
22
4
APPROVED
BLOCK PLAN
1:500

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

a) A financial contribution of £18,199 towards secondary education;

b) A financial contribution of £5,700 towards off-site existing local leisure facilities

c) A financial contribution of £40,000 towards local highways improvements and sustainable transport initiatives.

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/5498 be approved subject to the conditions set out on Agenda pages 136 to 139.

12. APPLICATION NO: 2001/5540, PROPOSED DEMOLITION OF EXISITING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS, 58 EASTHEATH AVENUE WOKINGHAM, FOR: HICKS DEVELOPMENTS LTD

The Committee considered a report about this application set out on Agenda pages 209 to 236.

Members were informed of two amendments to the report under the subject of Impact on neighbouring properties, (Agenda page 211) concerning the location and provision of 1st floor windows facing 4Crail Close and 33-35 Reeves Way.

Patricia Bull a local resident attended the meeting and spoke in opposition to the proposal.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5540	17/12/01	Cllr Marinos	Wokingham

Applicant: Hicks Development Ltd
Location: 58, Eastheath Avenue
Proposal: Proposed demolition of existing dwelling and erection of three detached dwellings

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Elaine Vashi

SUMMARY:

Planning History – The application site lies on the corner of Crail Close and Eastheath Avenue, within the identified settlement and at present is accessed off Eastheath Avenue. The site is approximately 0.12ha and is currently in residential use. The existing dwelling is a detached two storey chalet style dwelling located centrally in the site and well screened along the west and south boundaries by mature landscaping.

Proposal – The application proposes the demolition of the existing dwelling and its replacement with three detached dwellings, with garages. The existing access from Eastheath Avenue would be stopped up and three new accesses from Crail Close would be created.

The site which is approximately 0.12ha in area would be divided into three residential plots; plot 1 would be approximately 31m by 18m, at the deepest point narrowing to 1m at the far right hand corner; plot 2 would be approximately 15.5m wide by 18-22m deep and plot 3 would be approximately 14m wide by 24.5-26m deep. The dwelling on plot 1 would be a five bedroom property with a detached single garage along the south west boundary, and a conservatory projecting from the north east elevation. The dwellings on plot two and three would be four bedroom properties served by a double access off Crail Close. These two dwellings would share a double garage, which would straddle the side boundary between the two plots, and each would have conservatories to the rear.

The application has been listed by Councillor Marinos due to concerns about the visual impact of the development for local residents, and concerns about congestion on the bend of Eastheath Avenue bearing in mind the parking restrictions that are in place.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –
   - ***Highways*** – No objections subject to conditions
   - ***Wokingham Town Council*** – Object on the grounds that the development is cramped and out of character
   - ***Neighbours*** –24 letters of objection received as a result of initial consultation and 10 additional letters (from 10 of the previous objectors) received from reconsultation of revised plans.
   - ***Landscape*** – no objection subject to conditions
   - ***Environmental Health*** – No objections subject to conditions

4. **Appraisal** – The main issues are:

   A. Impact on the street scene: (BSP Policies EN1 and OS1, SEALP Policies SBE1 and SBE2 and WDLPDD Policies WOS2, WOSE and WBE1).
   B. Impact on neighbouring properties: (BSP Policy EN1 and OS1, SEALP Policy SBE1 and SBE2, and WDLP Policy WOS2, WOS3 and WBE1).
   C. Highways concerns
   D. Concerns of the Town Council and local residents
   E. Flooding issues (BSP policy EN3, SEALP policy SPS2 & SPS3, WDLPDD WIC16 and PPG25)
   F. Inspectors Report on Part Two of The Wokingham District Local Plan

A. **Impact upon the street scene**

The site at present is occupied by a detached chalet style dwelling that is accessed off Eastheath Avenue. The existing dwelling sits in the middle of the site which means at present there is a break in development between it and the properties on Crail Close, provided by the front and rear garden of the dwelling. Crail Close is a fairly high density, modern housing development comprising several different styles of detached dwelling. The scheme proposed represents a net density of 25 houses per hectare. Although this is less than the density recommended in PPG 3 (30-50 houses per hectare), the scheme represents better use of the land than the present situation.

The three dwellings proposed are of three different designs, with one five bedroom dwelling and two four bedroom dwellings. The site when divided into three would result in plot sizes no smaller than those in the surrounding

residential area. It is therefore considered that the proposed scheme can be sufficiently accommodated and would not be overdevelopment of the land.

Although the design of the proposed scheme is different from the existing properties on Crail Close and Eastheath Avenue, it is not considered that they would appear obtrusive or incongruous in the street scene.

B. **Impact upon neighbouring properties**

No.4 Crail Close

The south west elevation of the proposed house on plot 3 would directly face onto no.4 Crail Close, which is 2 storey detached dwelling. The proposed dwelling is a two storey, four bed property, approximately 7.8m high (at its highest point). Two windows are proposed at ground floor level in the side elevation facing no.4 and there would be a conservatory projecting from the rear. One window at first floor level is proposed in this elevation to provide light to the stairway. It is considered that the existing boundary treatment which would be protected by a condition would prevent any overlooking from ground floor windows. Also the distance of the proposed first floor side window from the front of no.4 Crail Close is such that there would be no significant loss of privacy, outlook or daylighting for the occupiers of no.4 Crail Close

No.2 Crail Close

No.2 Crail Close is next door to no.4 and also faces the side of the proposed dwelling on plot 3. No.2 is also a detached two storey dwelling and is located further to the west of the proposed dwelling in a position that could potentially be overlooked by the windows in the rear elevation of this dwelling. The front of no.2 is located approximately 22m away from the rear of the proposed dwelling and is situated at an oblique angle to it. Given this distance and the fact that views from the rear of the proposed dwelling would not directly overlook no.2, it is not considered that there would be any significant loss of amenity to the occupiers that would justify refusal of planning permission on these grounds.

No.39a-b Reeves Way

This is a two storey detached property (split into two maisonettes) which is located to the west of the application site, approximately 22m from the rear elevation of the proposed dwelling at plot 3. Two windows are proposed to be located in the rear elevation of this dwelling at first floor level and are to serve bathrooms. These windows would be approximately 25m away from the rear elevation of this dwelling and any views would be slightly oblique. Given the distance and the orientation of no.39a-b Reeves Way from the proposed dwelling and also the screening along the boundary of the site (which is to be retained) it is not considered that there would be a significant loss of privacy, outlook or daylighting for the occupiers of these maisonettes.

No.37-39 Reeves Way

This is a two storey semi-detached property, which also contains two maisonettes, and lies to the rear of the application site directly behind plot 2. The dwelling to be located on plot 2 would be a two storey detached four bedroom property with a rear conservatory and a shared garage with the dwelling on plot 3. The proposed dwelling would stand at approximately 8m to the ridge with a hipped roof design. There would be three windows at first floor level in the rear elevation, two serving bedrooms and the other serving a bathroom, (to be

obscurely glazed). The distance between these windows and those on the rear elevation of no.37-39 Reeves Way is approximately 31m. Given this distance and the mature tree screen which exists along the north west boundary of the site it is considered that there would be no significant loss of privacy, outlook or daylighting for the residents of no.37-39 Reeves Way.

No.33-35 Reeves Way
This is two storey semi detached property which also contains 2 maisonettes, situated to the west of the application site, approximately 35m form the rear elevation of the proposed dwelling at plot 1. This dwelling would be a two storey detached 5 bedroom dwelling with a single detached garage and a conservatory on the side elevation. The proposed dwelling would have a ridge height of approximately 7.9m at its highest point. This dwelling would have 3 windows at first floor level in the rear elevation, two of which would be bedroom windows and one would be an ensuite bathroom. These windows would be approximately 37m from the rear windows of no.33-35 Reeves Way. Again given the nature of the mature landscaping along the rear boundary of the site and the distance afforded between no33-35 and this dwelling, it is not considered that it would have an adverse impact upon the living conditions of the residents.

No.60-62 Eastheath Avenue
This is a two storey semi detached property that contains two maisonettes. This property lies to the north west of the proposed dwelling on plot 1 of the application site. The side elevation of no.60-62 Eastheath Avenue is approximately 16m away from the rear of this dwelling. Given that there are no windows in the side elevation of no.60-62 it is not considered that any overlooking, loss of daylighting or outlook would result.

No.54 Eastheath Avenue
This is a two storey detached dwelling located opposite the application site on the corner of Crail Close and Eastheath Avenue. The proposed dwelling on plot 3 would be approximately 19m from the rear of no.54 and the proposed dwelling on plot 2 would be approximately 16m away from the side of no.54. Given these distances and the fact that there would be no direct overlooking, it is not considered that there would be a significant loss of privacy, daylighting or outlook to the residents.

Access and Movement
The original scheme submitted proposed utilising the existing access from Eastheath Avenue, to serve the dwelling that would be located on plot 1. However, the highway officer considered that the scheme was a good opportunity to stop up this access which is very close to the corner of Eastheath Avenue and Crail Close. It was considered that the relocation of this access, to be sited with the two additional accesses (that would serve plot 2 and 3) would be a much better arrangement. It was considered that this layout would provide an opportunity to introduce a planting scheme along the existing frontage, continuing along the new frontage of the proposed dwellings, which would soften the impact of the development and help it to integrate better into the existing street scene.

Cllr Marinos has expressed concern that the redevelopment scheme would lead to parking congestion which would conflict with the 'no waiting' strategy proposed

for the junction of Crail Close and Eastheath Avenue. The 'no waiting' area would be set back approximately 10.5m from the entrance to plot 1, which is considered to be a sufficient distance away not to affect this traffic management strategy.

D. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

C. Concerns of the Town Council and local residents
It is considered that the concerns raised by the local residents and the Parish Council have been addressed in the above report.

E. Inspectors Report on Part 2 of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms
Comment: it is considered that the Inspector's recommendations have been complied with

Policies WOS2 & WOS3: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed scheme

5. **Conclusion** –It is considered that the proposed development can be accommodated on the application site without detriment to the amenities of local residents and the character of the surrounding area

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

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

3. The 1st floor north west side bathroom, 1st floor rear ensuite and ground floor front cloakroom windows in plot 1, the 1st floor rear bathroom and ground floor rear cloakroom windows of plot 2, and the 1st floor rear en suite, 1st floor south east side bathroom and ensuite and ground floor south east side cloakroom windows in plot 3 of the development hereby permitted shall not at any time be glazed other than with obscured glass. and be permanently so retained thereafter.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the 1st floor rear elevation or above of the dwellings on plot 1, 2 and 3

and the 1st floor side south west side elevation of the dwelling at plot 3 hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

9. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

11. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.

12. The existing vehicular access onto Eastheath Avenue shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

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

turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons

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

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

3. To safeguard the residential amenities of the occupiers of neighbouring properties

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

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

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

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

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

9. In the interests of highway safety and convenience

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

11 & 12. In the interests of highway safety and convenience

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

14 & 15. In the interests of visual amenity

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

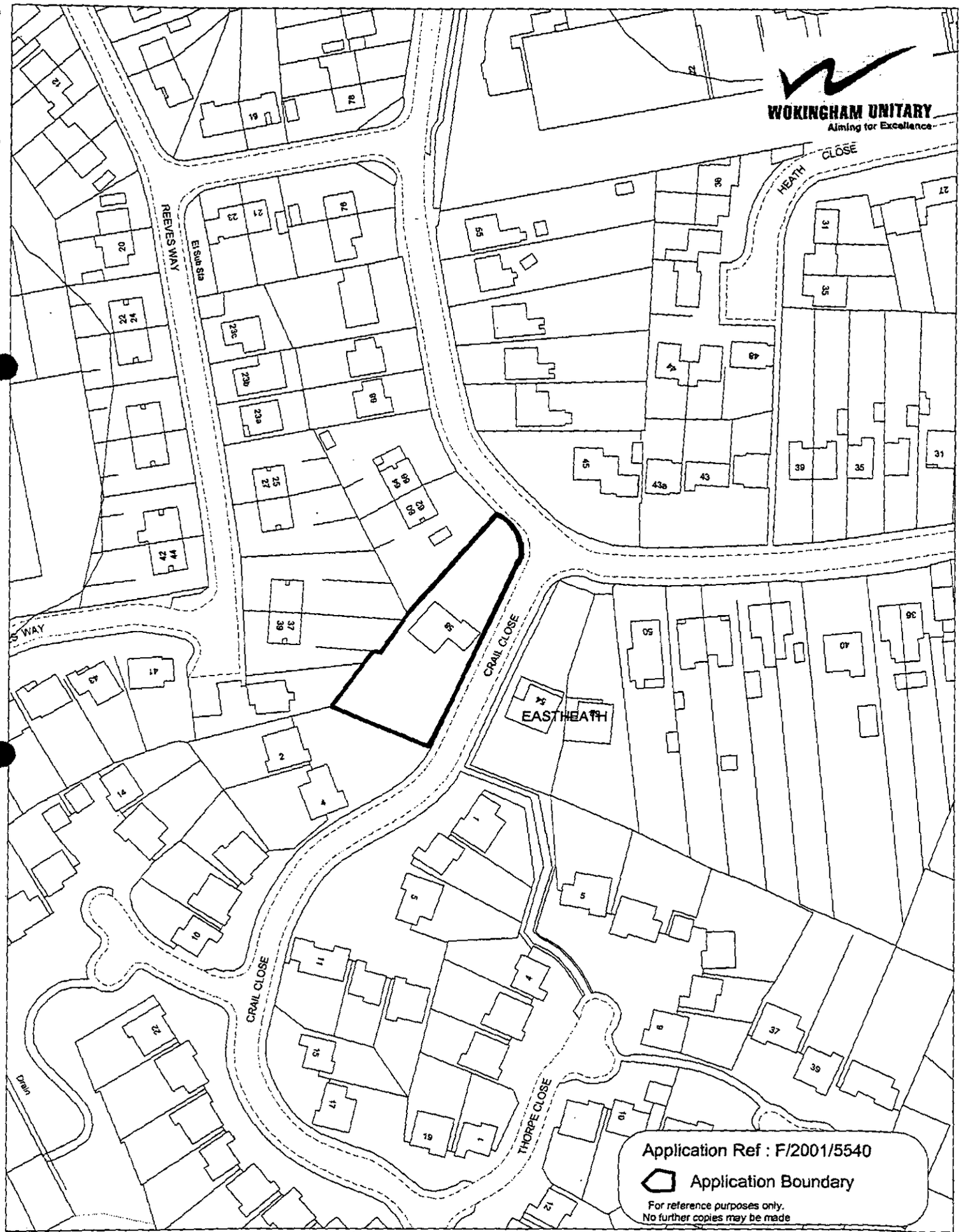
Informatives

1. You are advised, in compliance with *The Town & 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:

   Policies OS1 and EN1 of the Berkshire Structure Plan
   WBE1, WOS2 and WOS3 of the Wokingham District Local Plan (Deposit Draft)
   STV1, SBE1 & SBE2 of the Loddon Area Local Plan

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

3. This permission relates to the application as amended with revised drawing numbers, 7359/01/01A, 7359/01/03A, 7359/01/06A, and 7359/01/09 and 7359/01/08 submitted to the Local Planing Authority on 14th February 2002 showing the repositioning of the driveways and garages and the repositioning and enlargement of the proposed dwelling on plot 1and revised plans 7359/01/02A, 7359/01/04A, 7359/01/05A and 7359/01/07A submitted on 7th May 2002 showing the omission of the rear first floor bedroom window on plot 1 and the 1st floor south west side window on plot 3 and does not approve the proposals as originally submitted.



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Development Control Section, Environmental Services, Wokingham District Council.
22nd May 2002 Scale: 1 : 1250

N W E S

REVISED PLAN

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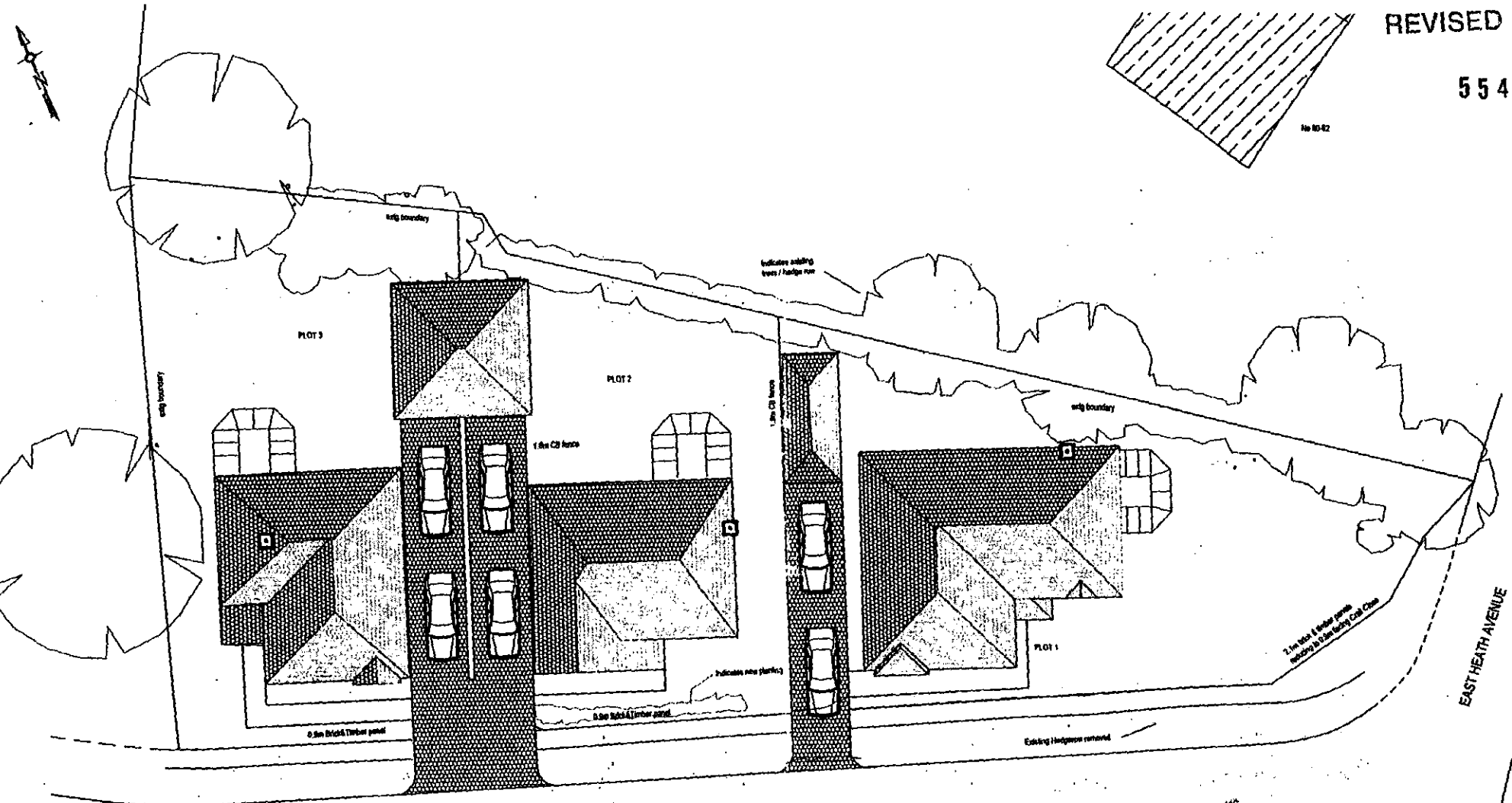

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14 SEP 2001

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	JOB TITLE: 58 East Heath Avenue Wokingham	DRAWN. BY/CHECKED BY: X	
	DRAWING TITLE: Plan	DRAWING NO.: 7359/01/01A	

REVISION: NOTES: DATE:



Crail Close Street Scene

REVISED PLAN

5540

14 FEB 2002

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KEEN PARTNERSHIP	CLIENT: Hicks Developments Ltd	REVISION: NOTES: DATE:	SCALE: 1/200	DATE: Nov 2001
TEL: 0118 9510855 FAX: 0118 9510866	JOB TITLE: 58 East Heath Avenue Wokingham		DRAWN BY/CHECKED BY: X	
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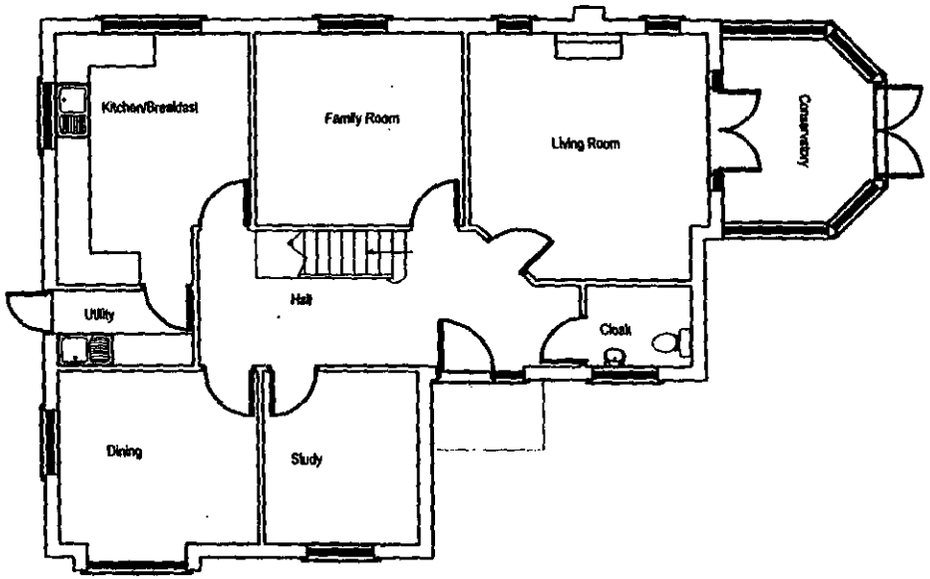
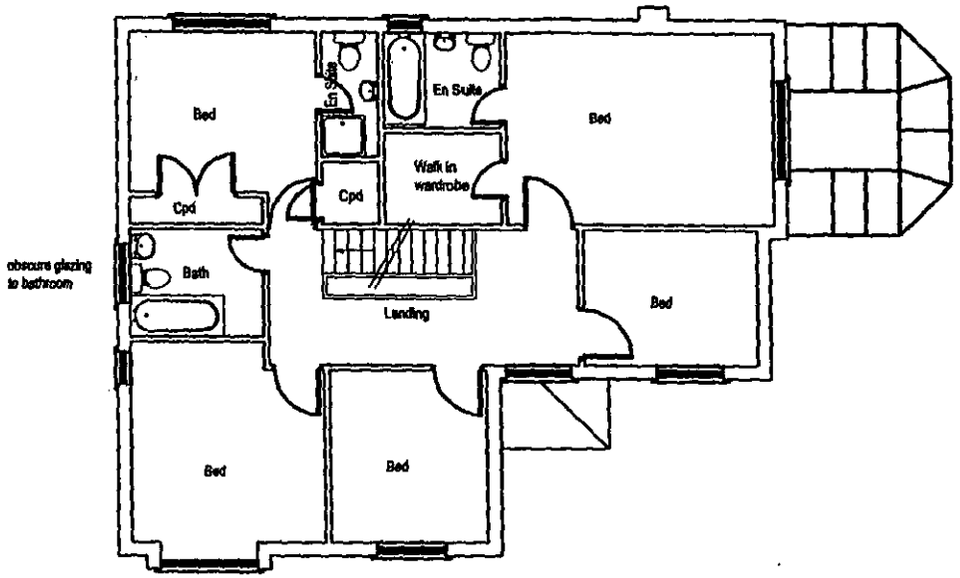


Plot 1
Ground Floor Plan



Plot 1
First Floor Plan

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
AMP	
CS	

07 MAY 2002

220

REVISION: A DATE: 3-05-02 NOTES: Windows updated

KEEN PARTNERSHIP TEL:0118 9510855 FAX: 0118 9510856 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Hicks Developments Ltd.	SCALE: 1:100	DATE: Nov 01
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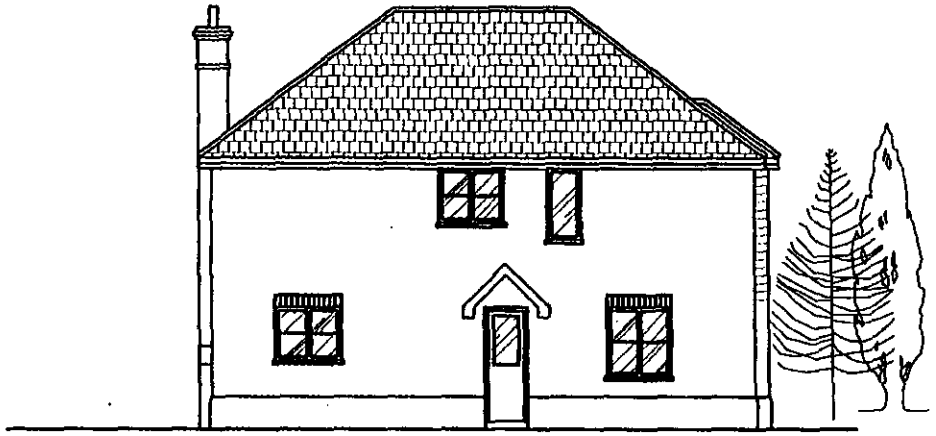
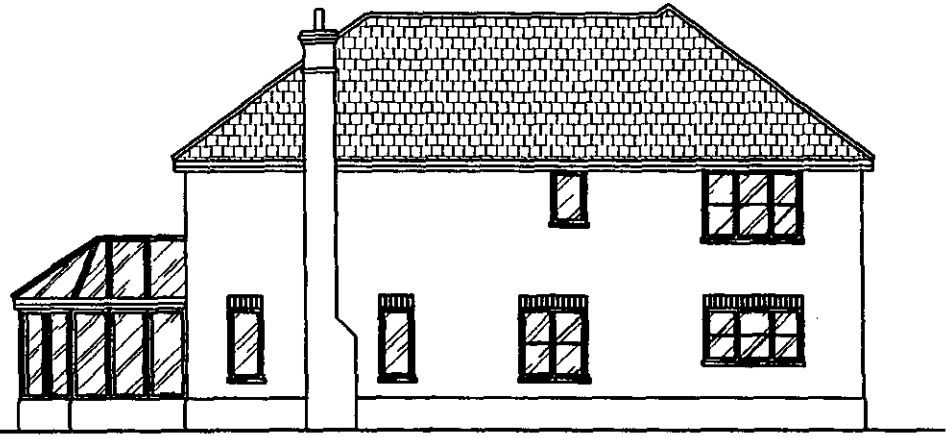
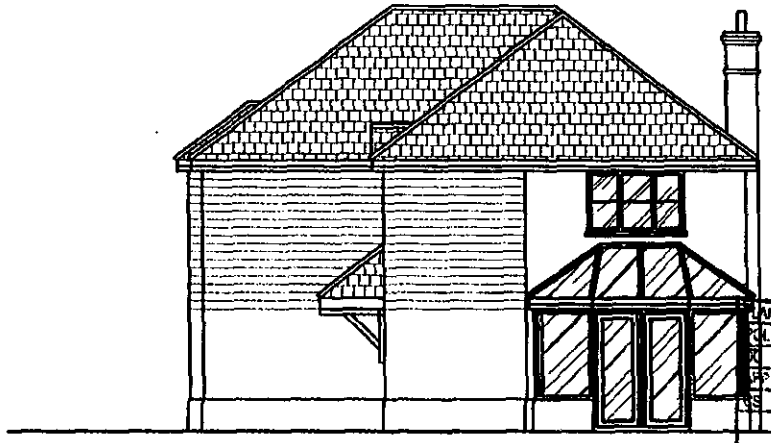
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

221

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
LPS	
GS	

07 MAY 2002

COPIES TO	ACD
	FILE

REVISION: A DATE: 3-05-02 NOTES: Windows updated

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	DRAWING TITLE: Plot 1 Elevations	DRAWING NO: 7359/01/05A	

REVISED PLAN

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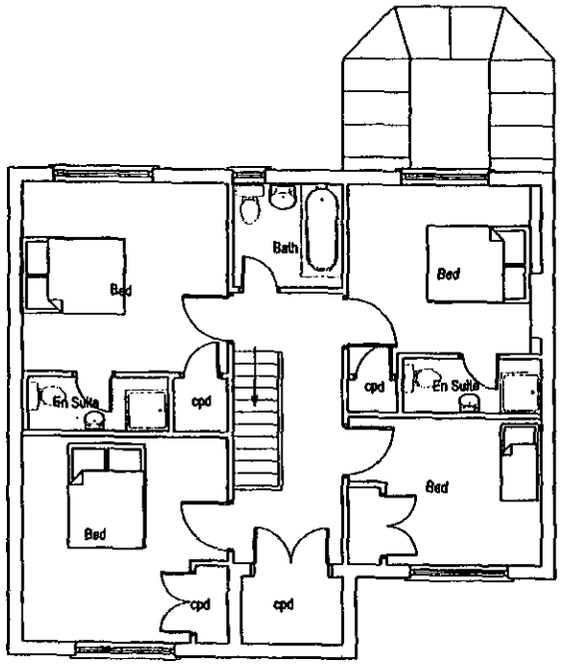
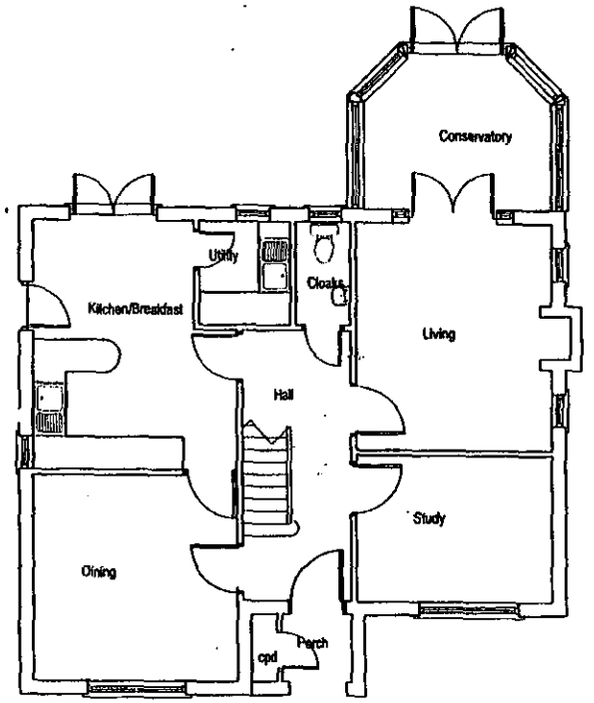


Plot 2
First Floor Plan



Plot 2
Ground Floor Plan

14 FEB 2002

222

KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866	CLIENT: Hicks Developments Ltd	REVISION: NOTES: DATE:	SCALE: 1/100 DATE: Nov 2001
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REVISED PLAN
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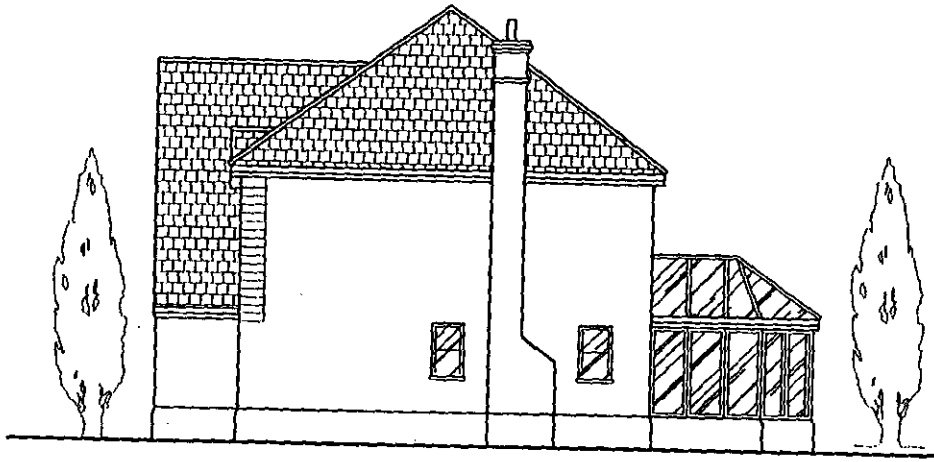
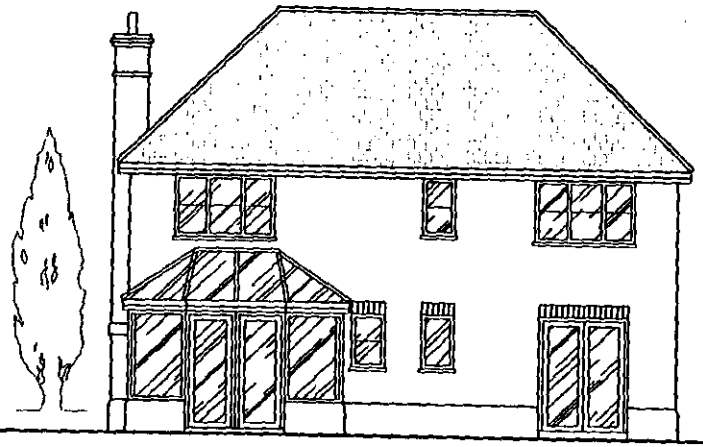


SIDE ELEVATION

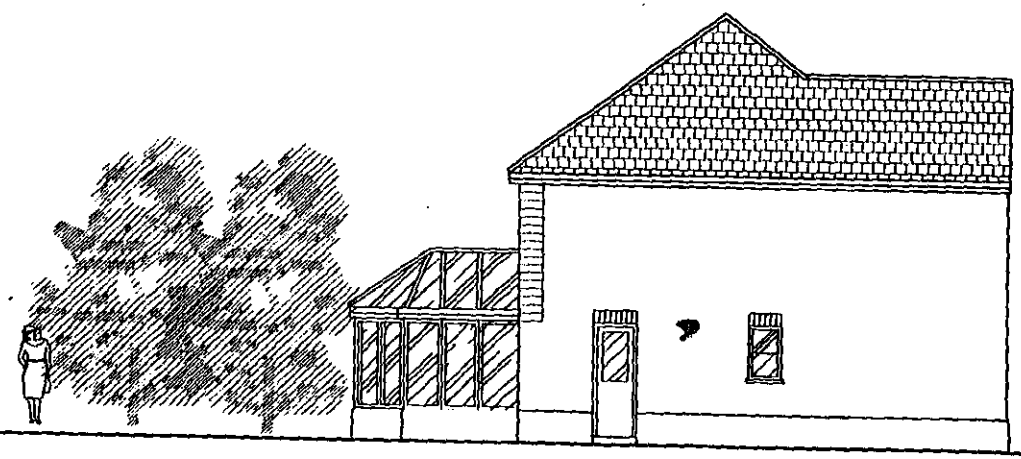


FRONT ELEVATION

223



REAR ELEVATION



SIDE ELEVATION

14 FEB 2002

KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866	CLIENT: Hicks Developments Ltd	REVISION NOTES:	DATE:
	JOB TITLE: 58 East Heath Avenue Wokingham	SCALE: 1/100	DATE: Nov 2001
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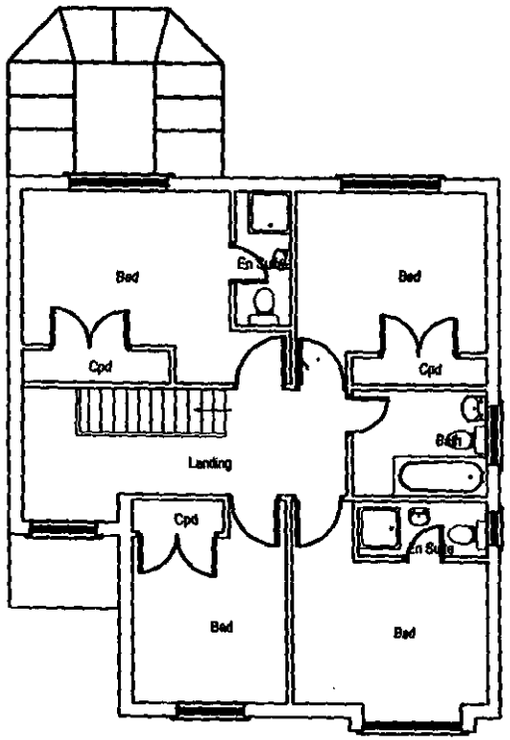
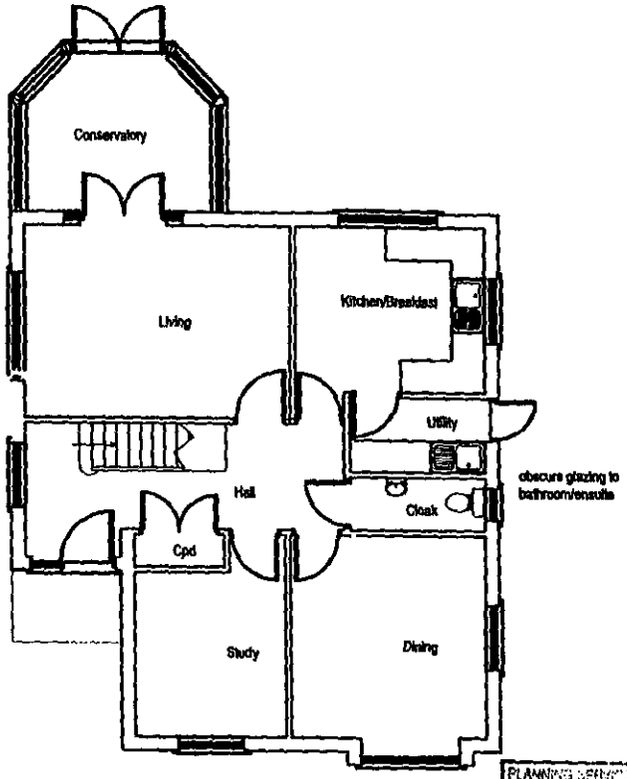


Plot 3
First Floor Plan



Plot 3
Ground Floor Plan

PLANNING DEPARTMENT	
PCL	
DC	
APP	
CS	
07 MAY 2002	
COPIES TO	ACK:
	FILE:

224

REVISION: A DATE: 3-05-02 NOTES: Windows updated

KEEN PARTNERSHIP TEL:0118 9510855 FAX: 0118 9510866 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Hicks Developments Ltd.	SCALE: 1:100	DATE: Nov 01
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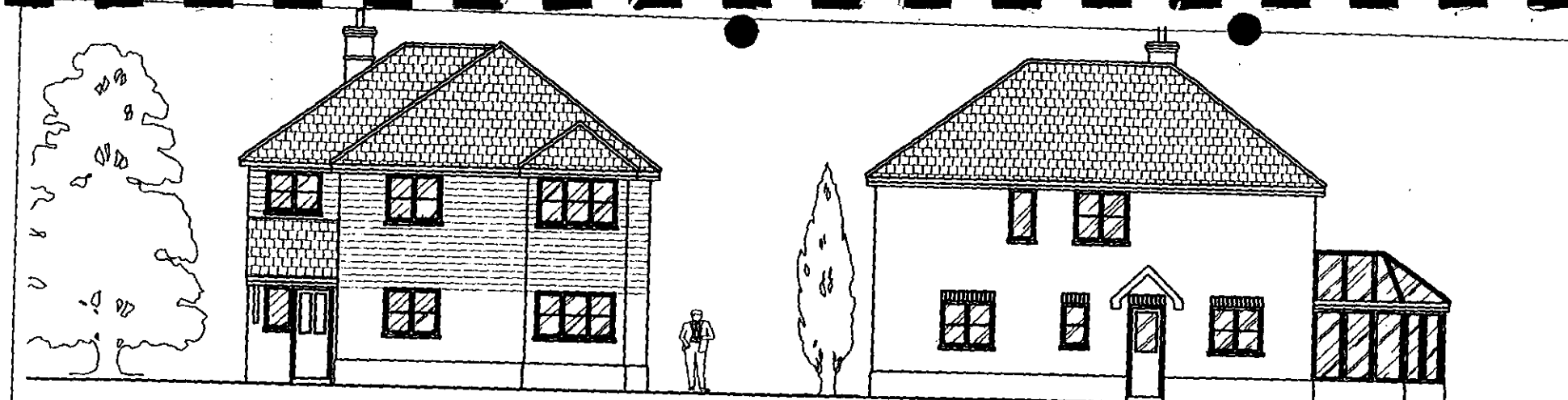
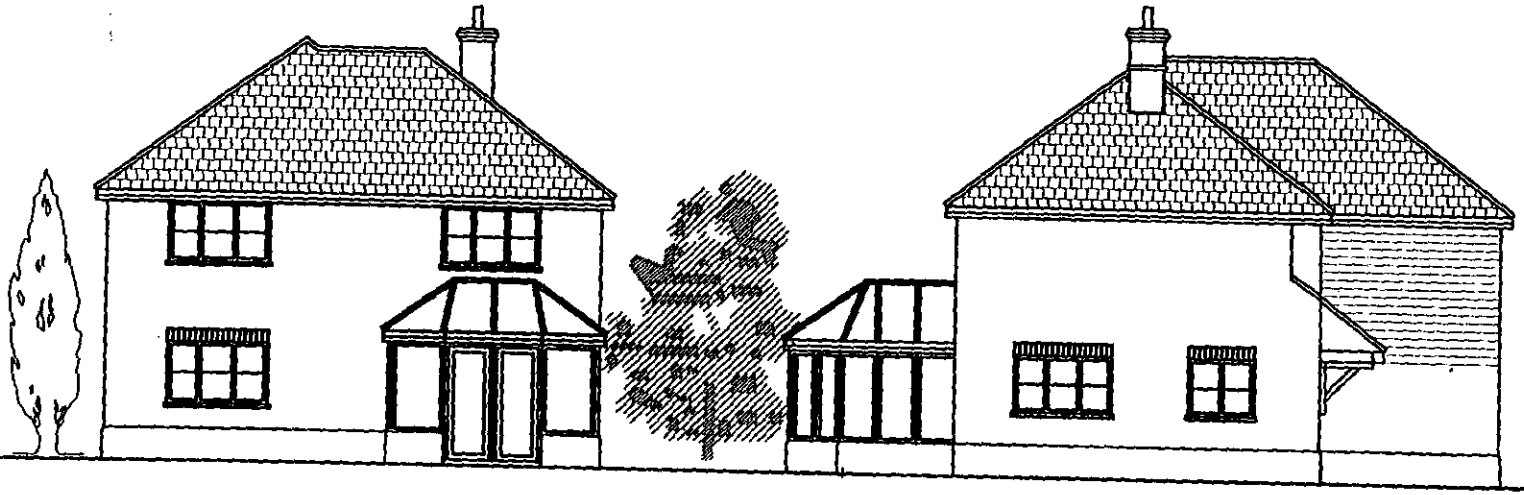


Front Elevation

Side Elevation



Rear Elevation

Side Elevation

225

PLANNING SERVICES	HPT
PDL	YLS
DC	ENF
APP	
CS	

07 MAY 2002

REVISION: A DATE: 3-05-02 NOTES: Windows updated

KEEN PARTNERSHIP

TEL:0118 9510555
FAX: 0118 9510666
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

CLIENT:	Hicks Developments Ltd.	SCALE: 1:100	DATE: Nov 01
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	MT
DRAWING TITLE:	Plot 3 Elevations	DRAWING NO:	7359/01/07A

REVISED PLAN

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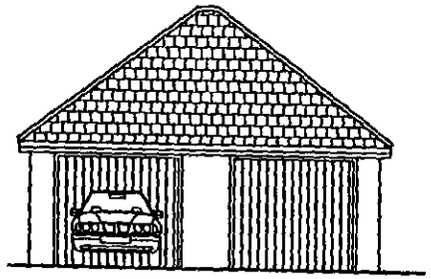
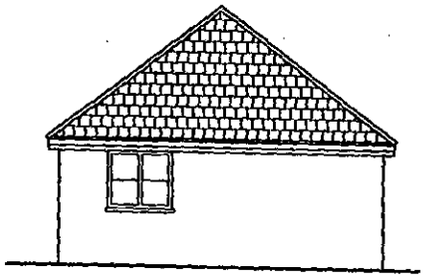


Front Elevation



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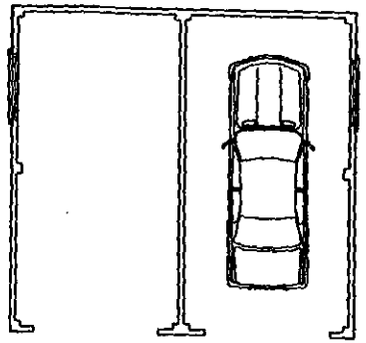
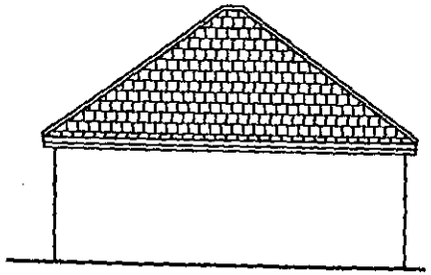
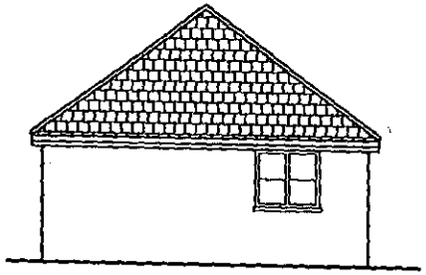


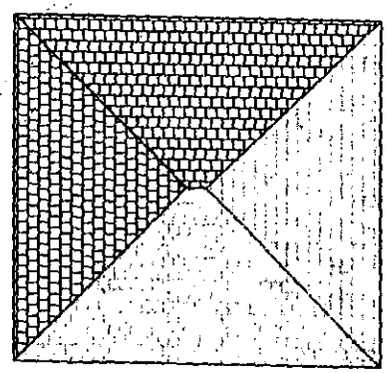
Garage Floor Plan



Rear Elevation



Side Elevation



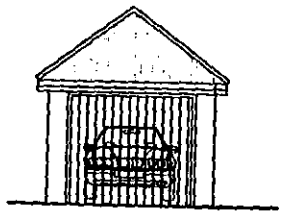
Roof Plan

226

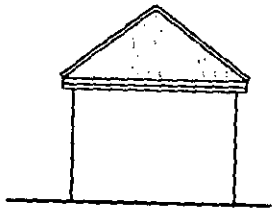
KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866	CLIENT: Hicks Developments Ltd	REVISION: NOTES: DATE:	SCALE: 1/100 DATE: Nov 2001
	JOB TITLE: 58 East Heath Avenue Wokingham		DRAWN BY/CHECKED BY: X
	DRAWING TITLE: Plot 2 & 3 Garage Plan/Elevations		DRAWING NO: 735[redacted]9

REVISED PLAN

5540



Front Elevation



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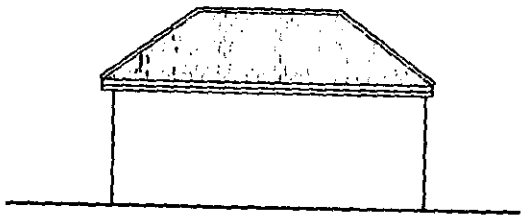
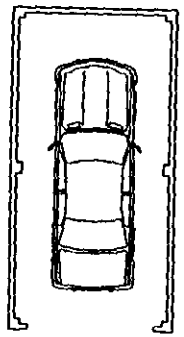


Side Elevation



Garage Floor Plan

122

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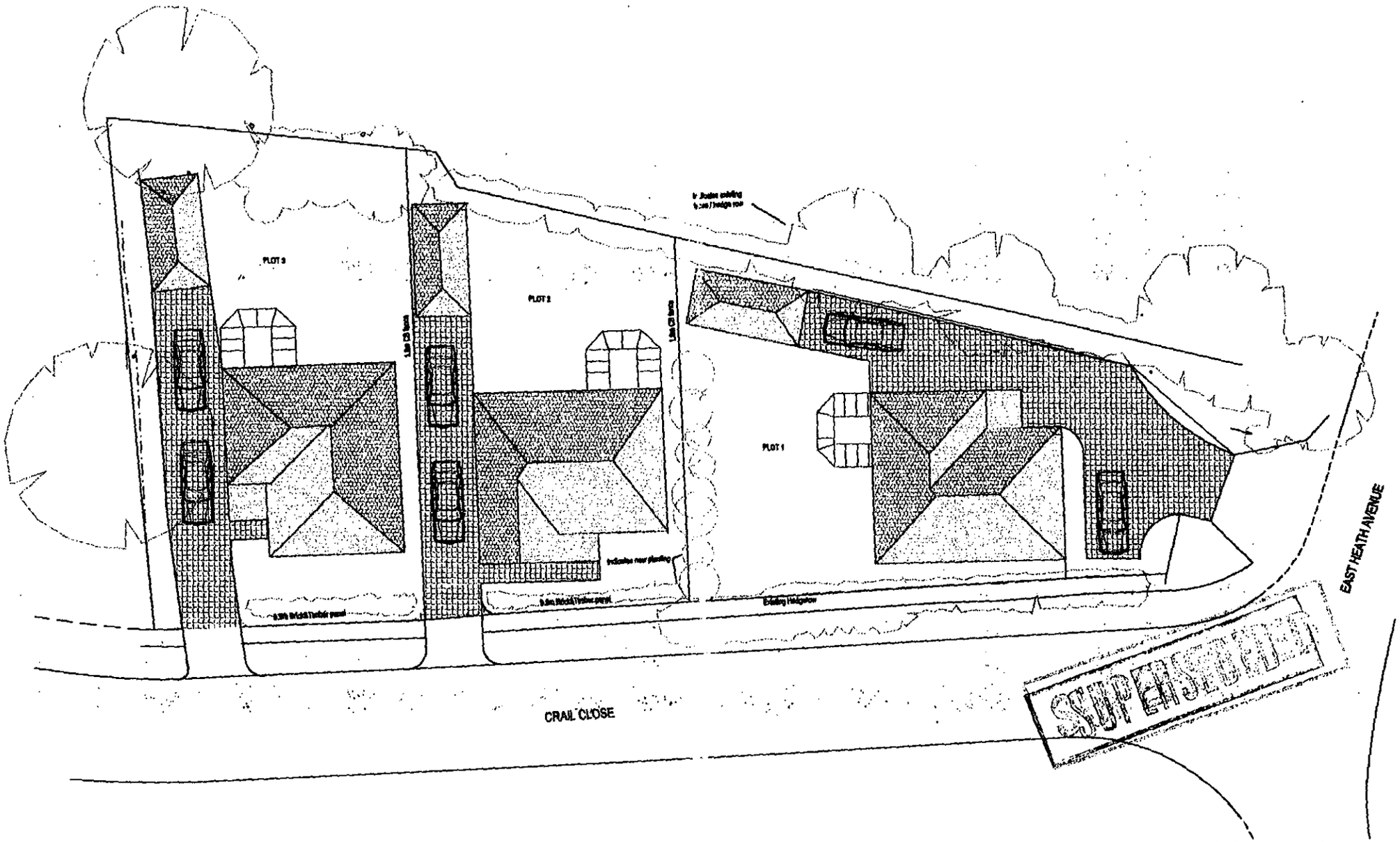
	DRAWING TITLE: Plot 1 Garage Plan/Elevations	DRAWN BY/CHECKED BY: X	DRAWING NO.: 7359/01/08

17 DEC 2001* 5540



228

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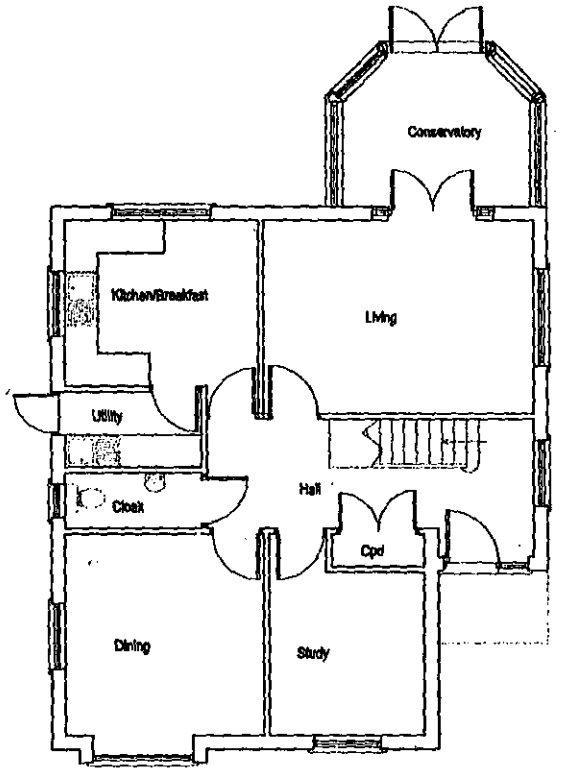
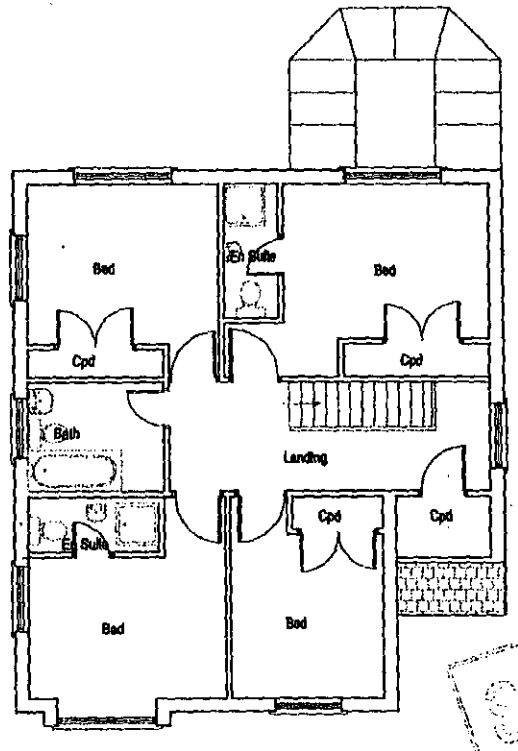
	DRAWING TITLE: Site Plan	DRAWING NO: 7359/01/01	

REVISION: DATE:

17 DEC 2001



Plot 1
Ground Floor Plan



Plot 1
First Floor Plan

SUPERSEDED

SUPERSEDED

229

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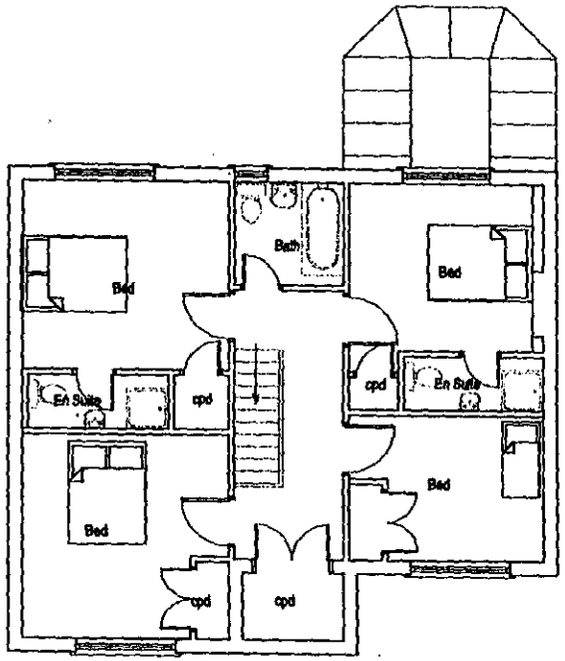
	DRAWING TITLE: Plot 1 Floor Plans	DRAWING NO:	7359/01/02

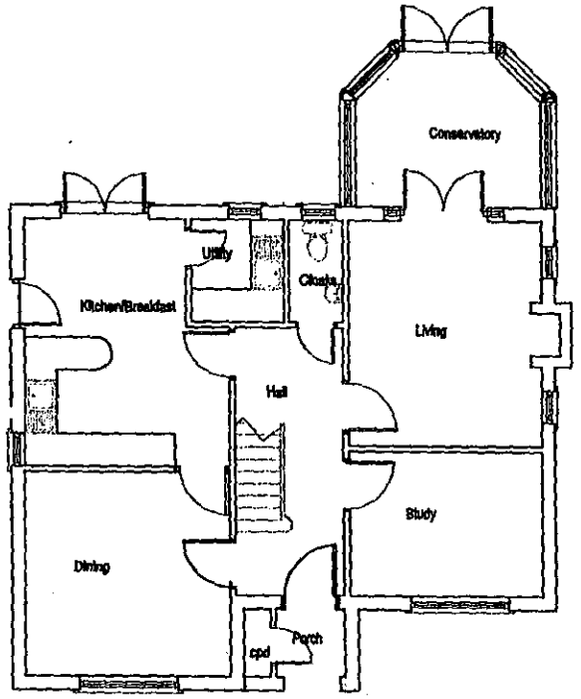
REVISION NOTES DATE

17.DEC.2001 5540

230



Plot 2
First Floor Plan



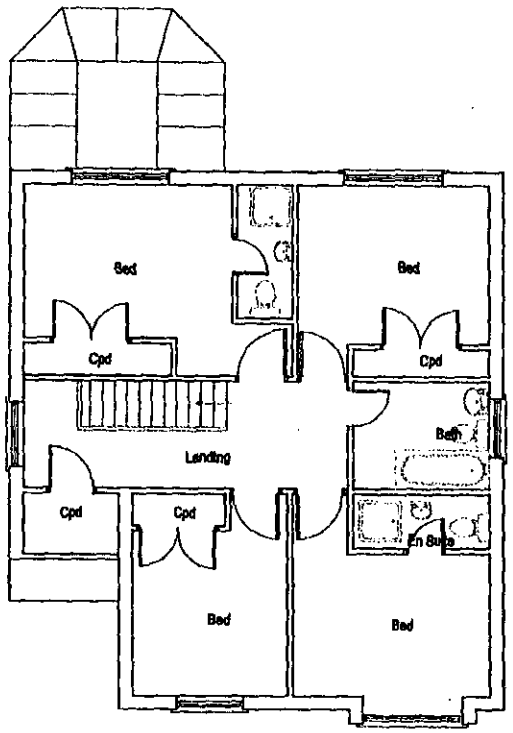
Plot 2
Ground Floor Plan

SUPERSEDED

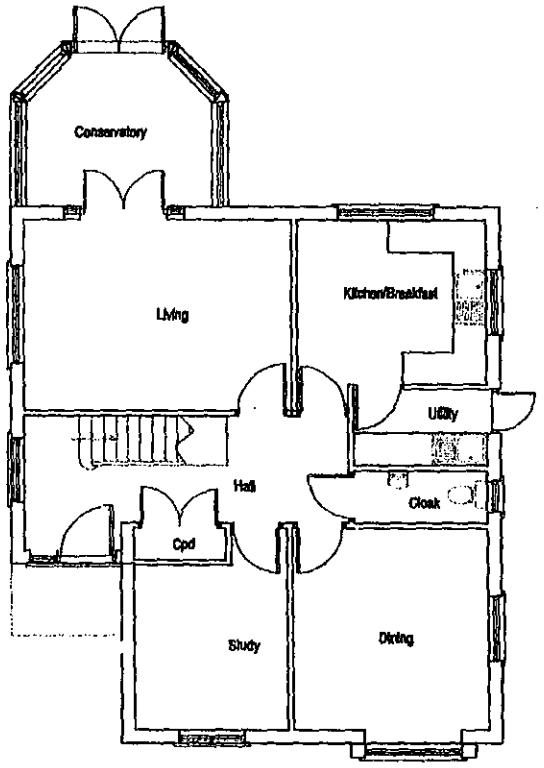
KEEN
PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866

CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Plans Floor Plans		DRAWING NO: 7359/01/03

REVISION NOTES: DATE:



Plot 3
First Floor Plan



Plot 3
Ground Floor Plan

SUPERSEDED

SUPERSEDED

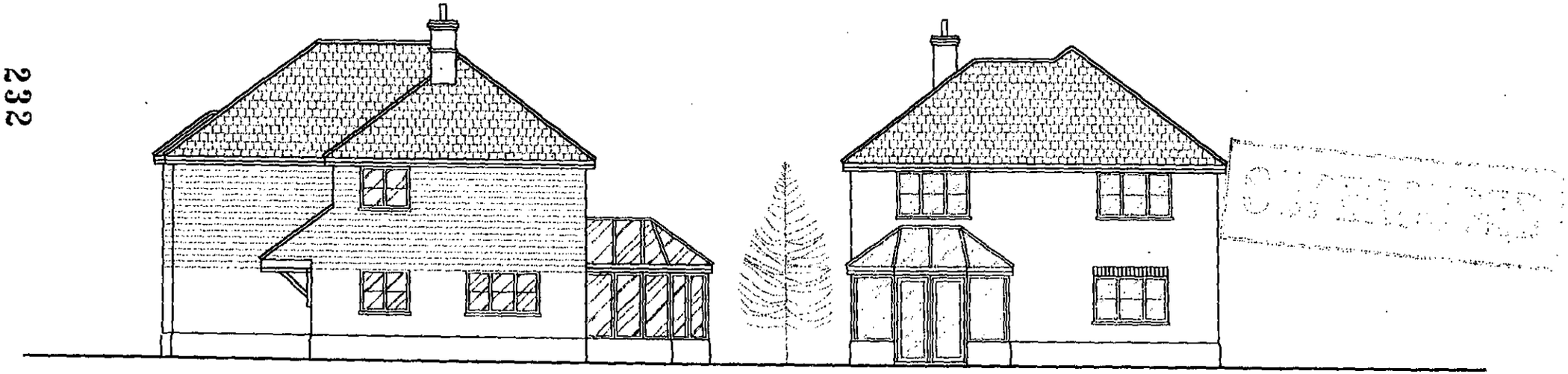
231

KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866	CLIENT: Hicks Developments Ltd	REVISION NOTES:	DATE:	SCALE: 1/100	DATE: Nov 2001
	JOB TITLE: 58 East Heath Avenue Wokingham			DRAWN BY/CHECKED BY:	X
	DRAWING TITLE: Plot 3 Floor Plans			DRAWING NO:	7359/01/04



Side Elevation

Front Elevation



Side Elevation

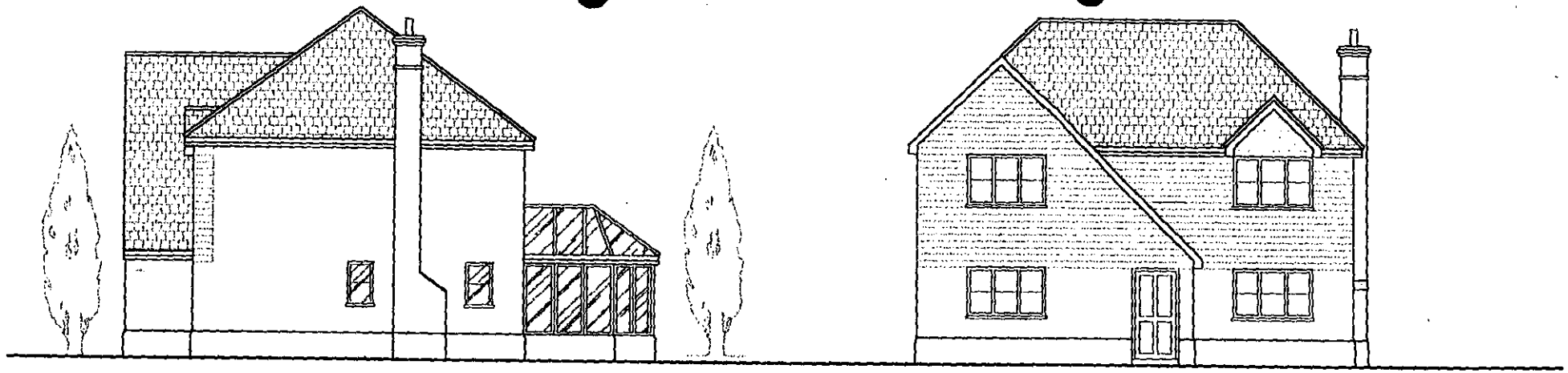
Rear Elevation

SUPERSEDED

KEEN
PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866

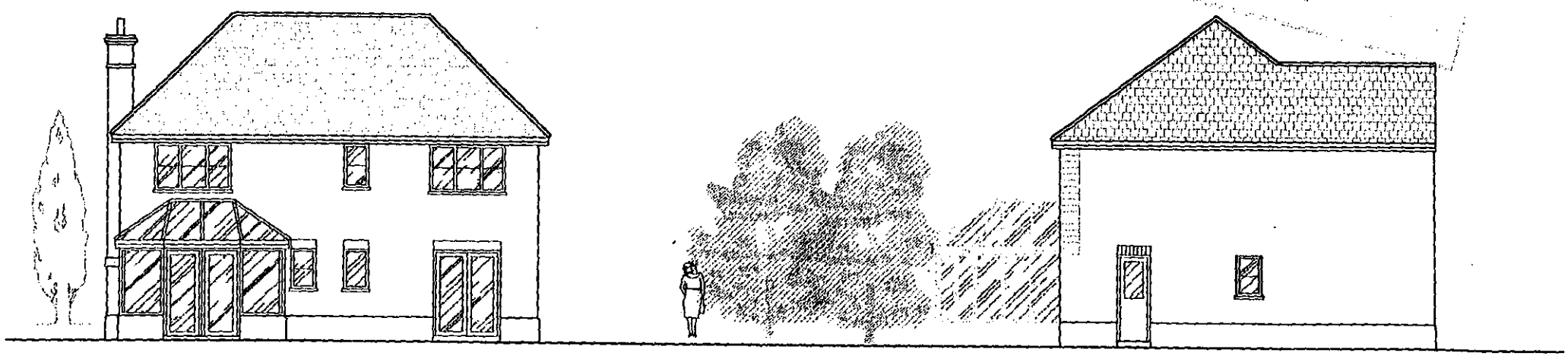
CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Plans Elevations	DRAWING NO:	7359/01/05

REVISION: DATE:



SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION

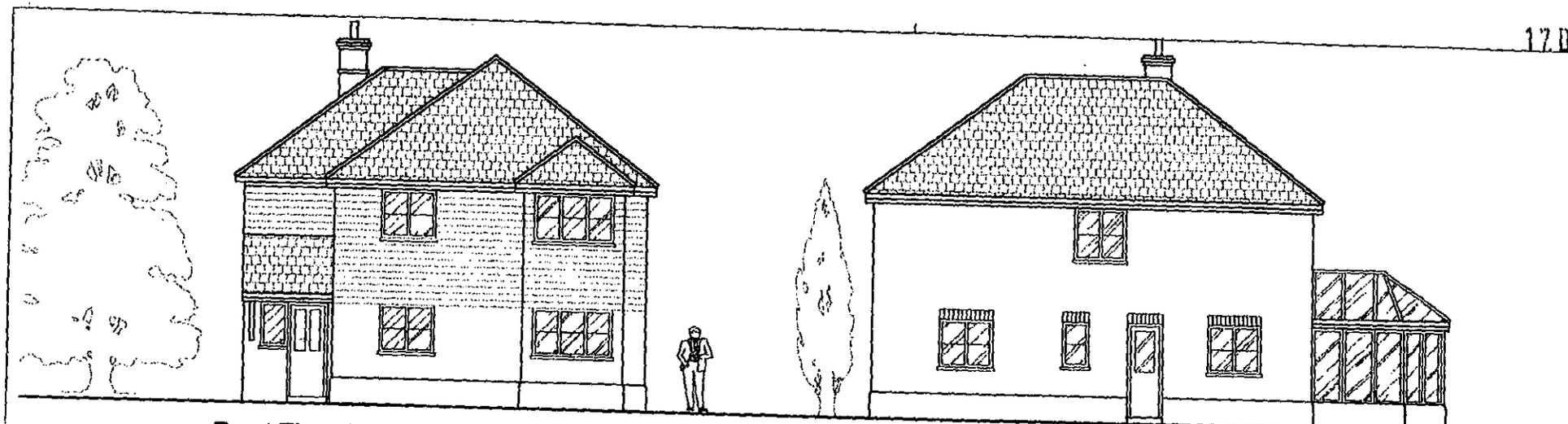
SUPERSEDED

KEEN
PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866

CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY: X	
DRAWING TITLE:	Plot 2 Elevations	DRAWING NO.: 7359/01/06	

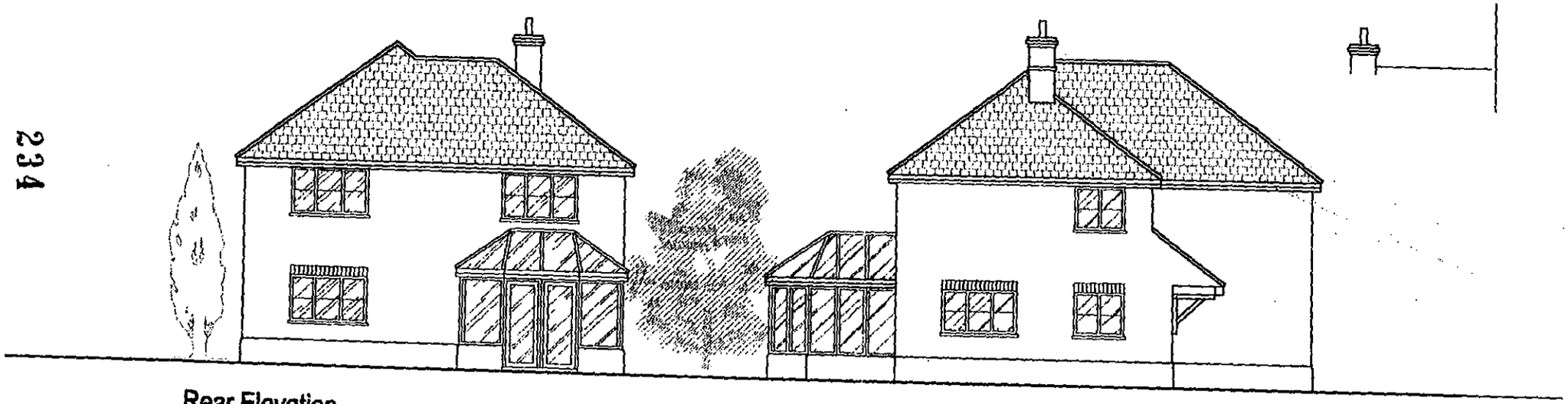
REVISION: DATE:

17 DEC 2001 • 5540



Front Elevation

Side Elevation



Rear Elevation

Side Elevation



KEEN
PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866

CLIENT: Hicks Developments Ltd

JOB TITLE: 58 East Heath Avenue
Wokingham

DRAWING: Plot 3 Elevations

REVISION NO: — DATE: —

SCALE: 1/100

DATE: Nov 2001

DRAWN BY/CHECKED BY: X

DRAWING NO: [redacted]59/01

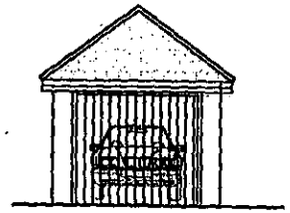
234



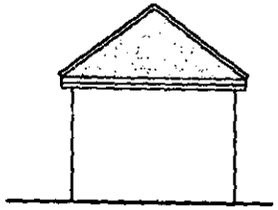
Crali Close Street Scene

SUP

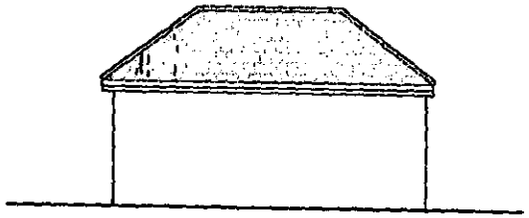
KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866	CLIENT: Hicks Developments Ltd	REVISION NOTES:	DATE:	SCALE: 1/200	DATE: Nov 2001
	JOB TITLE: 58 East Heath Avenue Wokingham			DRAWN BY/CHECKED BY:	X
	DRAWING TITLE: Street Scene			DRAWING NO:	7359/01/08



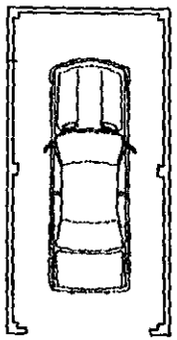
Front Elevation



Rear Elevation



Side Elevation



Garage Floor Plan

SUPERSEDED

SUPERSEDED

KEEN PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866

CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Typical Garage Plan/Elevations	DRAWING NO:	7355/04/08

REVISION: DATE:

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5540

Applicant : Hicks Developments Ltd. C/O The Keen Partnership.

Location : 58, Eastheath Avenue, , Wokingham.
Proposal : Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		8·1·02

I put up on side fence.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 11/02/2002. 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 :

E·A : no objection - see file for cond. & informative
H|WAYS : no objection - subject to cond.
WHAM TOWN COUNCIL - Object on grounds that development is cramped & out of character.
REVISED PLAN: No objection to amendments
LANDSCAPE : recommend conditions
LETTERS of OBJ: 24 rec. as a result of orginal consultation
10 rec. from same addresses as a result of add. cons.

Planning Issues :
IMPACT UPON NEIGHB. PROPS.
IMPACT UPON ST. SCENE / CHAR. of AREA.
HIGHWAY SAFETY.

Application no. F/2001/5540

Appraisal:

The application being considered proposes the demolition of one detached dwelling and its replacement with three detached dwellings, with garages. The application site lies on the corner of Crail Close and Eastheath Avenue and at present is accessed off Eastheath Avenue, this access would however, be stopped up and three new ones would be created off Crail Close. The application site is 0.12ha and would be divided into three residential plots; plot 1would be approximately 31m wide by 18m at its deepest point, narrowing to 1m at its far right hand corner; plot 2 would be approximately 15.5m wide by 18-22m deep and plot 3 would be approximately 14m wide by 24.5-26m deep. The dwelling on plot 1 would be a 5 bed property with a detached single garage along its south west boundary, and a conservatory projecting from its north east elevation. The dwellings on plots 2 and three would be four bed dwellings served by a double access off Crail Close. These two dwellings would share a double garage which would straddle the side boundary between the two plots and each would have conservatories to the rear.

Impact upon neighbouring residents.

No.4 Crail Close
The south west side elevation of the proposed house on plot 3 would directly face no.4 Crail Close, which is a 2 storey detached dwelling. The proposed is a detached 2 storey, four bed dwelling, approximately 7.8m high (at its highest point). Two windows are proposed at ground floor level in the side elevation facing no.4 and there would be a conservatory projecting from the rear. One window at first floor level is proposed in this elevation which would give light to the stairway. It is considered that the existing boundary treatment which shall be protected by way of condition will prevent any overlooking from ground floor windows and the distance of the first floor side window from the front of no.4 Crail Close is such that there would be no significant loss of privacy, outlook or daylighting for the occupiers of no.4 Crail Close.

No.2 Crail Close
No.2 Crail Close is next door to no.4 and also faces the side of the proposed dwelling at plot 3. No.2 is also a detached 2-storey dwelling and is located further to the west of the proposed dwelling, and could potentially be overlooked by the windows in the rear elevation of this dwelling. The front of no.2 is located approximately 22m away from the rear of the proposed dwelling and is situated at an oblique angle to it. Given this distance and the fact that views from the rear of the proposed dwelling would not directly overlook no.2, it is not considered that there would be any significant loss of amenity to the occupiers that would justify refusal of planning permission on these grounds.

No.39a-b Reeves Way
This is a two storey detached property which is located to the west of the application site, approximately 22m from the rear elevation of the proposed dwelling at plot 3. Two windows are proposed to be located in the rear elevation of this dwelling at first floor level and are to serve bedrooms. These windows would be approximately 25m away from the rear elevation of this dwelling and any views would be slightly oblique. Given the distance and the orientation of no.39a-b Reeves Way from the proposed dwelling and also the screening along the boundary of the site (which is to be retained) it is not considered that there would be a significant loss of privacy, outlook or daylighting for the occupiers of these maisonettes.

No37-39 Reeves Way
This is a 2-storey semi detached property, which contains 2 maisonettes, and lies to the rear of the application site directly behind plot 2. The dwelling to be located on plot 2 would be a two storey detached four bed dwelling with a rear conservatory and a shared garage with the dwelling on plot 3. The proposed dwelling would stand at approximately 8m to the ridge with a hipped roof design. There would be three windows at first floor level in the rear elevation, two serving bedrooms and the other serving a bathroom, (to be obscurely glazed). The distance between these windows and those on the rear elevation of no.37-39 Reeves Way is approximately 31m. Given this distance and the mature tree screen which exists along the north west boundary of the site it is considered that there would be no significant loss of privacy, outlook or daylighting for the residents of no.37-39 Reeves Way.

No.33-35 Reeves Way
This is also a 2 storey semi detached property split into 2 maisonettes, situated to the west of the application site, approximately 35m form the rear elevation of the proposed dwelling at plot 1. This dwelling would be a two storey detached 5 bed dwelling with a single detached garage and a conservatory along the side elevation. The proposed dwelling would have a ridge height of approximately 7.9m at its highest point. This dwelling would have 3 windows at first floor level in its rear elevation, two of which would be bedroom windows and one which would be an ensuite bathroom. These windows would be approximately 37m form the rear windows of no.33-35 Reeves Way. Again given the nature of the mature landscaping along the rear boundary of the site and the distance afforded between no.33-35 and this dwelling, it is not considered that there would be an adverse impact upon the living conditions of the residents.

No.60-62 Eastheath Avenue
This is also a 2storey semi-detached property that contains 2 maisonettes. This property lies to the north west of the proposed dwelling on plot 1 of the application site. The side elevation of no.60-62 Eastheath Avenue is approximately 16m away from the rear of this dwelling. Given that there are no windows in the side elevation of no.60-62 it is not considered that any overlooking, loss of daylighting or outlook would result.

No.54 Eastheath Avenue
This is a two storey detached dwelling located opposite the application site on the corner of Crail Close and Eastheath Avenue. The proposed dwelling on plot 3 would be approximately 19m from the rear of no.54 and the proposed dwelling on plot 2 would be approximately 16m away form the side of no.54. Given these distances and the fact that there would be no direct overlooking, it is not considered that there would be a significant loss of privacy, daylighting or outlook to the residents.

Density/Impact upon character of the area

The site at present is occupied by a detached chalet style dwelling that is accessed off Eastheath Avenue. The existing dwelling sits in the middle of the site which means at present there is a break in development between the existing house and those on Crail Close, provided by the front and rear garden of this dwelling. Crail Close is a fairly high density, modern housing development made up of several different styles of detached dwelling. The scheme proposed represents a net density of 25 houses per hectare. Although this is less than the density recommended in PPG3 (30-50 houses per hectare), the scheme represents better use of the land than the present situation.

The three dwellings proposed are of three different designs, with one five bed dwelling and two four bed dwellings. The site when divided into three plots would result in plot sizes (as described above) no smaller than those in the surrounding residential area. It is therefore considered that the proposed scheme can be sufficiently accommodated and would not be overdevelopment of the land.

Although the designs of the proposed dwelling are different from the existing dwellings on Crail Close and Eastheath Avenue, it is not considered that they would appear obtrusive or incongruous in the street scene.

Highway Safety

The original scheme submitted proposed utilising the existing access from Eastheath Avenue, to serve the dwelling that would be located on plot 1. However, the Highway Officer felt that the scheme was a good opportunity to stop up this access which is very close to the corner of Eastheath Avenue and

Crail Close. It was considered that the relocation of this access, to be sited with the two additional accesses (that will serve plots 2 and 3), would be a much better arrangement. It was also felt from a planning point of view that this would provide an opportunity to introduce a planting scheme along the old frontage, continuing along the new frontage of the proposed dwellings, which would soften the impact of the development. This has also been endorsed by the Council's Landscape Officer.

Conclusion

It is therefore considered that the proposed development can be accommodated on the application site without detriment to the amenities of local residents and the character of the surrounding area.

Application Number F/2001/5540
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 58 Eastheath Avenue Wokingham.

APPLICATION NUMBER: F/2001/5540

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

2st. detached chalet dwelling, set back from Eastheath Ave.
With lge rear garden- mature
high conifer screen along rear & side boundaries
1.8m fence along b. with C. Close.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No. 2 & no. 4 C. C run into rear of site.
mature landscaping provides screening from prop.
on Reeves Way & 60/62 Eastheath.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 14 May, 2003
My ref: EV/F/2001/5540
Your ref:

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

Mr D. R. Parker
Martin Grant Homes Ltd.,
Grant House
Felday Road
Abinger Hammer
Dorking
Surrey
RH5 6QP

Dear Mr Parker

RE: PROPOSAL FOR THREE DETACHED DWELLINGS AT 58, EASTHEATH AVENUE, WOKINGHAM
APPLICATION NO. F/2001/5540

I refer to your letters of 29th January 2003, 21st February and 4th March 2003 providing various details to comply with conditions attached to planning consent F/2001/5540.

Condition 02
This condition requires samples of materials to be submitted. I can confirm that the following materials are considered to be acceptable:

Brickwork:
main brick- Baggeridge 'smoked yellow gilt stock '
feature brick- Warnham 'terracotta stock'

Roof tiles:
Plain concrete tiles, including 'Club' feature tiles in 'terracotta'

Condition 07
This condition requires details of the slab levels to be submitted. The details of this shown on Plan no. 354/02 are considered appropriate to discharge this condition.

Conditions 14, 15 & 16
These conditions relate to the submission and approval of a landscaping scheme along with measures for protection of existing and new planting. The Council's Tree Officer has been consulted on drawing nos. MGH236/Drg01 and MGH236/Drg01 and has made the following comments:

- The position of the protective fences does not comply with BS5837: 1991 'Guide for trees in relation to construction.' However, in order to comply with BS the dwelling on plot 3 would have to be moved.
- The brick boundary wall on plot 1 will cause damage to trees adjacent to the north corner of the site. The tree officer has recommended that a fence rather than a wall is used for this short section.
- The plant list/specification is acceptable. However, it would be better if more than 1 tree could be planted on plot 1, as there is no scope for tree planting on plots 2 & 3.

The tree officer has also requested clarification/details of the following:

- What is proposed to be done with vegetation growing on the verge?
- work required to existing trees growing on and adjacent to the site.

I hope this information is of use to you. Should you wish to discuss any matter raised in this letter further please do not hesitate to contact me on the above number.

Yours sincerely

E.V.

ELAINE VASHI
Planning Officer

14 APR 2003

Date: 01 April 2003

To: Landscape & Trees

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

Application Number: F/2001/5540

Location: 58, Eastheath Avenue, Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Applicant: Hicks Developments Ltd. C/O The Keen Partnership.

Case Officer: Elaine Vashi

The new plans show the following: Hard & soft landscaping proposals, planting specification and site survey. Drawing nos: MGH236/Drg01, MGH236/Drg01.

Comments are required by 11/04/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

1. The position of the protective fences does not comply with BS5837:1991 'Guide for trees in relation to construction'. However, in order to comply with BS the dwelling on plot 3 would have to be moved!
2. The brick boundary wall on plot 1 will cause damage to trees ~~at~~ adjacent to the north corner of the site. I would recommend that a fence rather than wall is used for this short section.
3. What is proposed to be done with vegetation growing on the verge?
4. Details of work required to existing trees growing on and adjacent to the site are required.

5. The plant list / specification is acceptable. However, it would be nice to see more than one tree planted on plot 1. There is no scope for tree planting on plots 2 or 3.

6. Initial work started on this site around 3 weeks ago.

Neil Ellesington
8/4/03.

58, EASTHEATH AVENUE
CONDITIONS.

Date: 01 April 2003

To: Case Officer

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

Application Number: F/2001/5540

Location: 58, Eastheath Avenue, Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

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Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2001/5540 Date Rec. 30/1/03.

Location: 58, EASTHEATH AVENUE

Parish: WOKINGHAM.

Applicant: MARTIN GRANT HOMES.

Description of attached plans: HARD & SOFT LANDSCAPING PROPOSALS PLANTING SPECIFICATION & SITE SURVEY.

Drawing No's: MGH236/Drg 01 MGH236/Drg 01/B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5540 Date Rec. 30/1/03.

Location: 58, EASTHEATH AVENUE

Parish: WOKINGHAM.

Applicant: MARTIN GRANT HOMES.

Description of attached plans: HARD & SOFT LANDSCAPING PROPOSALS PLANTING SPECIFICATION & SITE SURVEY.

Drawing No's: MGH236/Drg 01 MGH236/Drg 01/B.

CONSULTEES

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Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy



58 Eastheath Avenue
Wokingham

Specification for Soft Landscape Works

Prepared for

Martin Grant Homes Ltd
January 2003

PLANS TO MEET CONDITIONS

5540

The New Leaf Studio
32 Victoria Street
Bristol
BS1 6BY

Tel: 0117 925 8666
Fax: 0117 925 8777
e-mail: info@newleafstudio.com

CHARTERED
LANDSCAPE
ARCHITECTS

PLANS TO MEET CONDITIONS
5540

SPECIFICATION FOR SOFT LANDSCAPE WORKS

1.0 WORK IN VICINITY OF EXISTING TREES TO BE RETAINED

1.1 All excavation and cultivation carried out within the root zone of existing trees should be carried out in a manner to minimize risk of damage to the roots of the tree. For these purposes the root zone should be deemed to include and area either:

- Equal to the canopy spread of the tree or
- An area extending from the base of the tree to a dimension of half the overall height of the tree.

Whichever is the greater.

1.2 Within the root zone:

- All cultivation is to be carried out by hand, retaining any fibrous roots or larger roots encountered.
- Excavation is to be avoided, with any paths or surfaces being constructed on top of existing undisturbed topsoil.
- Where localized excavation is unavoidable, this is to be carried out by hand, with any roots in excess of 30mm diameter being carefully retained.

2.0 TOPSOIL

2.1 All work to soil, including spreading, cultivation and planting is to be carried out in suitable weather conditions and when soil is in a suitably dry friable state. Topsoil must not be worked when high moisture content could result in a breakdown of the soil crumb structure. Soil should not be moved when frozen.

2.2 All areas that do not have depth of existing topsoil as specified below, are to be spread with topsoil to the following minimum overall depths:

- Shrub planting areas: 300mm
- Grass areas: 200mm

2.3 Before spreading topsoil, subsoil to be thoroughly broken up, and any compaction relieved using a ripper or other suitable means. To be carried out when soil is in a dry and friable state.

2.4 Imported topsoil to be:

- Free from rubbish, brickbats, noxious weed and roots, un-decayed vegetable matter and other extraneous matter.
- Of pH value 6.25 to 7.5
- Good quality loam of medium texture as specified in BS 3882:1965.
- Containing no stones in excess of 30mm in any dimension and total stone content shall not exceed 10% by dry weight evenly distributed.
- Not less than 4% dry weight organic matter.
- Not less than 25% water holding capacity.
- Not more than 25% dry weight silt particles, i.e. particles over 0.002mm and not exceeding 0.06mm gauge.
- Not more than 15% dry weight clay particles, i.e. particles not exceeding 0.002mm gauge.

3.0 EXISTING TOPSOIL

3.1 In areas where existing topsoil is present, this is to be cultivated to its full depth / 300mm whichever is the greater. In areas within the spread of existing tree canopies, all such cultivation is to be by hand, taking care not to damage tree roots.

4.0 SOIL IMPROVEMENT

4.1 Prior to planting all topsoil is to be thoroughly cultivated and one of the following incorporated at a rate of $1m^3$ of material per $10m^2$ prior to cultivation:

- Sewage sludge: Dewatered ameliorated solid sludge with a maximum moisture content of 10% and containing not less than 3% nitrogen, 2.5% phosphate, 0.3% potash.
- Mushroom compost: Spent mushroom beds containing only well rotted manure, peat free compost, chalk and residual mushroom growth.
- Composted bark, cocoa shell or coir fibre.
- Other well rotted organic material subject to approval.

5.0 PLANT MATERIAL, PLANT HANDLING AND PLANTING GENERALLY

5.1 Quality of all plant material to be in accordance with relevant British Standards and the National Plant Specification published by the Horticultural Trades Association. In particular:

- Trees & Shrubs to BS 3936: Pt. 1: 1992
- Ground cover plants to BS 3936: Pt. 10: 1989

5.2 All plants to be handled in accordance with the recommendations of 'Handling and Establishing Landscape Plants' Revised edition November 1995 published by The Committee for Plant Supply and Establishment and contained in Appendix 1 of the National Plant Specification. Particular attention is to be paid to the following:

- Part I – Recommendations for plant handling from lifting until dispatch
- Part II – Specification for packing and transporting nursery stock
- Part III – Recommendations for plant handling from delivery to site to successful establishment.

The landscape contractor shall ensure that all requirements pre-delivery to site, have been complied with by their supplier.

5.3 All landscape works to be carried out in accordance with British Standard 4428: 1989 & AMD 'Code of practice for general landscape operations' unless otherwise stated in this document.

5.4 CLIMATIC CONDITIONS: Carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/October or April/May.
- Herbaceous plants: September/October or March/April.
- Container grown plants: At any time if ground and weather conditions are favorable.

Ensure that adequate watering and weed control is provided.

5.5 MACHINES AND TOOLS: Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery. Avoid damage to roots of retained trees.

5.6 WATERING GENERALLY:

- Ensure the full depth of topsoil is thoroughly wetted.
- Use a fine rose where appropriate to avoid damaging or loosening plants.

5.7 WATERING: Water as necessary to ensure the establishment and continued thriving of all planting.

continued.....

6.0 TREE PLANTING

6.1 Tree Planting pits:

- Excavate with slightly raised centre. Retain topsoil for re-use where specified. In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout. Pits to be roughly square rather than circular.
- Size(s):

	Across mm	*Depth mm*
Whips/Fthd Whips	500	450
Standard / Fthd Std. (8-10cm)	750	600
Selected Standard (10-12cm)	900	700
Heavy standard (12-14cm)	1000	750

- Break up bottoms of pits to a depth of 200mm and scarify sides.
- Backfilling material: Topsoil excavated from pit, or imported topsoil as required. 0.25m^3 of compost is to be incorporated with backfill material for each pit. Compost as specified in 4.1 above.

6.2 Staking Trees - Support trees as follows:

- Trees within planting or in areas with low risk of vandalism: Single diagonal stake, with top of stake 600mm above ground level
- Rootballed trees in areas with higher risk of vandalism: double stake with crossbar, stake finishing just below lowest branch of tree.
- Bare root trees in areas with higher risk of vandalism: single stake finishing just below lowest branch of tree.

Stakes 75mm diam. x 2.25m long. Drive stake into base / side of tree pit prior to planting, to depth 1000mm below finished ground level, on windward side of tree. Following planting secure to stake using 1No. 'Rubberlock' standard belt tie or similar. Ensure no part of the stake rubs or chafes against any part of the tree.

7.0 SHRUB & HERBACEOUS PLANTING

7.1 CULTIVATION:

- Break up any compacted topsoil to full depth.
- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8 mm.
- Leave surface regular and even.
- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.
- Within the root spread of existing trees and shrubs to be retained take particular care to cultivate to the minimum extent necessary for other operations specified within the area. Use hand tools only. Minimise damage to fibrous root system.

<u>PLANTING SHRUBS/HERBACEOUS PLANTS/BULBS</u>

7.2 SHRUB PLANTING PITS:

- Excavate not more than 2 days before planting and retain topsoil for re-use where specified.
- Size(s): a minimum of 10% bigger than required to take rootball / full root spread.
- Break up bottoms of pits to a depth of 200mm
- Backfilling material: excavated topsoil

continued.....

7.3 HERBACEOUS PERENNIAL PLANTS: Where there is no detailed planting plan, evenly space plants over the allocated area, avoiding straight lines unless indicated otherwise on drawings or schedules.

7.4 GROUND COVER PLANTS: When using climbing plants as ground cover, remove canes or other supports and spread stems, pinning to ground where appropriate to ensure good contact to encourage rooting and early establishment.

7.5 CLIMBING PLANTS:

- Plant 150 mm clear of wall/fence etc. with roots spread outward. Lightly secure branches to support. Retain canes of plants, which are too small to reach supports.
- Climber supports: Where climbing plants are to be grown against walls, supply and fix stainless steel screw-in vine eyes and galvanised wires. Eyes to be set in rows of three for each plant at 500mm horizontal centres. Rows spaced 300mm vertically up the wall to top of wall or height or 1.7m whichever is the lower. The first row of eyes to be at 500 above ground level. Secure galvanised wires horizontally between the wires, pulled tight and neatly twisted at ends to secure.
- Tie plants into first few wires using garden twine.

7.6 BACKFILLING MATERIAL: A previously prepared mixture of topsoil excavated from the pit and additional topsoil as required.

7.7 AFTER PLANTING:

- Water plants thoroughly immediately after planting, using a fine rose or sprinkler where necessary to avoid damaging plants.
- Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with approved gentle cambers and no hollows.

7.8 MULCHING PLANTING BEDS: BARK MULCH

- Material: Medium grade composted bark, free of pests, disease, fungus and weeds. Sample to be approved.
- Clear all weeds, water soil thoroughly, and mulch the whole surface of planting beds with 75mm depth of mulch (1 cu m of material per 13 sq m.)

7.9 FAILURES OF PLANTING:

- Any trees/shrubs/plants that have failed to thrive, which are apparent during the period stated in the planning approval must be replaced by approved equivalent trees/shrubs/plants
- Replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater.

continued.....

8.0 GRASS SEEDING / TURFING

8.1 CULTIVATION:

- Break up any compacted topsoil to full depth.
- Reduce top 100 mm of all topsoil to a tilth suitable for blade grading (10 mm down particles).
- Remove undesirable material brought to the surface including stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.

8.2 GRADING:

- When topsoil is reasonably dry and workable grade to smooth, flowing contours, with falls for adequate drainage, removing all minor hollows and ridges.
- Unless otherwise stated, finished levels after settlement to be 25 mm above adjoining paving, kerbs, manholes etc.
- Topsoil levels may be adjusted by blade grading ensuring that there is nowhere less than depth of topsoil specified. If the required levels cannot be achieved by movement of the existing soil, obtain instructions.

8.3 FERTILIZER: Three to five days before seeding/turfing and before final cultivation apply both the following fertilizers evenly over all areas to be seeded and turfed each at 70 g/sq m, in transverse directions:

- Superphosphate with a minimum of 18% water-soluble phosphoric acid.
- A sulfate of ammonia with a minimum of 20% nitrogen.

8.4 FINAL CULTIVATION:

- After grading and fertilizing carry out further cultivation to reduce top 25 mm to a fine firm seed bed with good crumb structure.
- Rake with chain harrow, drag mat or hand rake to a true, even surface, lightly firmed but not over compacted, removing all stones and earth clods more than 40 mm in any dimension on general areas and 25 mm on fine lawns.
- Extend cultivation into any adjacent existing grass areas to ensure full marrying in of levels.
- Obtain approval of appearance of prepared soil areas before seeding/turfing.

8.5 GRASS SEED:

- Good quality general-purpose amenity / lawn seed mix.
- Applied at a rate of 50g per m^2 to thoroughly cultivated and evenly graded ground.
- Purchase fresh seed for each growing season. Do not use seed purchased for previous seasons.
- Use blue label certified seed varieties complying with EC regulations for purity and germination.

8.6 SOWING GRASS SEED:

- Sow seed in calm weather during
- Spread seed evenly at the specified rate(s) applied in two equal sowings in transverse directions.
- Lightly harrow or rake.
- On light soils roll and cross roll after seeding using a lightweight roller.

8.7 CULTIVATED TURF:

- Supplier and reference: A good quality cultivated turf. (Not meadow turf)

continued.....

8.8 DELIVERY AND STORAGE OF TURF:

- Take all necessary precautions to avoid drying out and deterioration of turf.
- Arrange supply of turf to avoid excessive stacking.
- Do not stack to a height of more than 1 m.
- Use turf that shows any signs of deterioration without delay or lay out on topsoil and keep moist.

8.9 TURFING GENERALLY:

- Lay turf during suitable weather in September / October. If outside this period arrangements to be made for watering until established.
- Lay turf within 18 hours of delivery in spring or summer and within 24 hours of delivery in autumn or winter.
- Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Lay turf with broken joints, well butted up, working from planks laid on previously laid turf. Do not stretch turf.
- Use whole turves at edges. Trim to a true line.
- Adjust levels by raking out or infilling with fine soil, and ensuring full contact with the substrate.
- Consolidate by lightly and evenly firming with wooden beaters as the laying proceeds. Do not use rollers.
- Dress turf with finely sifted topsoil/peat/sand and brush well in to completely fill all joints.
- Thoroughly water the completed turf immediately after laying. Check by lifting a corner of turf that water has penetrated to the soil below.
- On steep gradients use pegs to hold turf in place.

<u>WATERING/CUTTING</u>

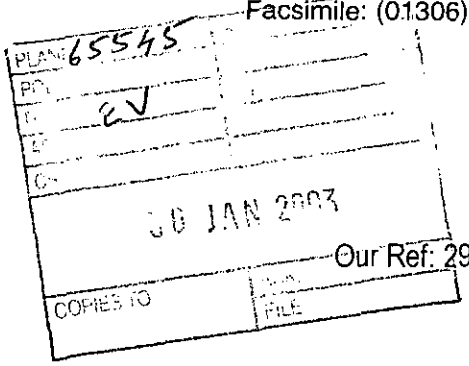
8.10 WATERING: During establishment of grass areas ensure that sufficient water is applied using a fine sprinkler or oscillating spray to maintain healthy growth.

8.11 FIRST CUT OF TURFED GRASS

- When grass is 50mm high remove debris, litter and all stones and earth clods larger than 25 mm in any dimension, and when grass is reasonably dry, cut to approximately 40mm high, using rotary mower with roller or cylinder mower.
- Arisings: to be boxed off.

Martin Grant Homes Ltd

Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP
Telephone: (01306) 730822
Facsimile: (01306) 731024



Wokingham District Council
PO Box 157
Council Offices
Wokingham
RG40 1WR

Our Ref: 2901CJM

For the attention of Ms E. Vashi

29th January 2003

PLANS TO MEET CONDITIONS

5540

Dear Madam

Re: 58 Eastheath Avenue, Wokingham
Application Number F / 2001 / 5540

Please find attached two copies of our hard and soft landscaping proposals for this development, along with a planting specification and a copy of the site survey.

Also attached is a copy of the landscaping scheme, which has been overmarked to show our tree protection measures.

Would you please advise me if our proposals are acceptable as required under conditions 14 and 16 of the above Application.

Work is due to commence shortly and therefore an early response would be appreciated.

Yours faithfully

J. Older
SENIOR ENGINEERING TECHNICIAN

DIRECTORS: L.N. Grant, (Chairman), J.J. Grant, (Group Managing), C. Grant, (Secretary), J.P. Malovany, FCCA, (Finance), G.C. Goll, A.G. Wilson, FRICS, T.J. Farmer, J.F. Grant, M.A. Constable, B.C. Rose, MCIOB, D. O'Herlihy
Regd. Office: Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP Regd. No. 1363485 England
NHBC Registered house builder

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5540**

58, Eastheath Avenue, , Wokingham.

Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Transfer: Yes ☑ No ☐

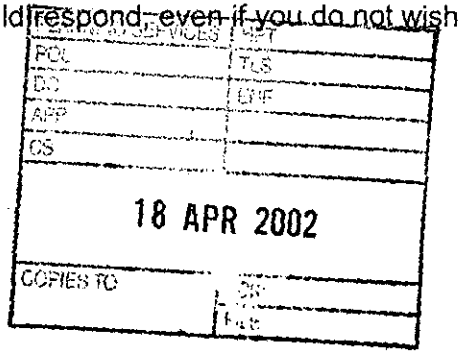
Reason for Transfer:

Visual impact for residents; congestion on bend of Eastheath Ave Grail Close bearing in mind parking restrictions

Signed: [signature] Date: 17/4/02

Councillor Marinos

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



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18 APR 2002

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Tel: (0118) 974 6451

Date: 15/4/02.

My ref: F/2001/5540

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2001/5540
58, Eastheath Avenue, , Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/4/02

Yours faithfully

TE Walton

Principal Development Control Officer

pp

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5540**
58, Eastheath Avenue, , Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor King

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 6451

Date: 15/4/02

My ref: F/2001/5540

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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This form must be received no later than 24/4/02

Yours faithfully

T E Watson

pp Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5540**
58, Eastheath Avenue, , Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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 6451

Date: 15/4/02

My ref: F/2001/5540

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

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58, Eastheath Avenue, , Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/4/02

Yours faithfully

T E Wilson

IP Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/5540**
58, Eastheath Avenue, , Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 16 September, 2003

My ref: EV/F/2001/5540

Your ref:

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

Mr J A Matuszewski
Development Manager
Martin Grant Homes
Grant House
Felday Road
Abinger Hammer
Dorking
Surrey RH5 6QP

Dear Mr Matuszewski

RE: RESIDENTIAL DEVELOPMENT AT 58, EASTHEATH AVENUE, WOKINGHAM, BERKSHIRE
APPLICATION NO. F/2001/5540

I refer to your letters of 28th May, 18th July, 1st and 15th August regarding the discharge of the remaining landscape conditions.

I can confirm that plan no. MGH236/Drg01, addresses the comments of the Council's tree officer, and is sufficient to discharge the condition 14 of planning consent F/2001/5540. Conditions 15 and 16 do not require formal discharge.

I hope this information is of use to you and apologise for any inconvenience this delay has caused. Should you wish to discuss the matter further please do not hesitate to contact me on the above number.

Yours sincerely

E.V

ELAINE VASHI

Planning Officer

File:
58eastheathlandsecon
d

* * * COMMUNICATION RESULT REPORT (16. SEP. 2003 12:10) * * *

FAX HEADER:

TRANSMITTED/STORED : 16. SEP. 2003 12:09

FILE	MODE	OPTION	ADDRESS	RESULT	PAGE
589	MEMORY TX		901306731024	OK	2/2

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

WOKINGHAM UNITARY
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PLANNING SERVICES

Fax Cover Sheet

DATE: 16th September '03

TO: Mr. Matuszewski

FROM: Elaine Vashi **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01506 731024

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 58 EASTHEATH AVENUE ; OUTSTANDING CONDITIONS.

NOTES:

Martin Grant Homes

ENVIRONMENTAL SERVICES DEPT
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15 AUG 2003
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14 August 2003

Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Vashi

Our ref 140803cjo

Dear Madam

Re 58 Eastheath Avenue, Wokingham
Application Reference F2001/5540

I refer to our letters of the 27th May, 27th June, 17th & 31st July regarding the discharge of conditions 14 and 16 of the above approval.

Would you please advise me of the reason you will not respond. As you appreciate it is not unreasonable to expect a response if it is only an acknowledgement that you have received our letter.

Naturally, I am concerned that we appear to be going nowhere and the properties are now on the market. I believe we have accommodated the changes that you have requested and, therefore, I cannot understand why a letter of discharge cannot be given.

If there is a problem or you are no longer the Case Officer then we need to be advised so that we can take the appropriate action.

I look forward to your faxed response

Yours faithfully

J Older
Senior Engineering Technician

Sent by:

☑ Grant House
Felday Road
Abinger Hammer
Dorking
Surrey RH5 6QP

Tel: (01306) 730822
Fax: (01306) 731024

☐ Catherine House
Adelaide Street
St Albans
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AL3 5BA

Tel: (01727) 844044
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email:
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www.martingranthomes.co.uk

Directors:
L.N. Grant (Chairman)
J.J. Grant (Group Managing)
J.P. Malovany FCCA
(Group Finance)
G.C. Goll
A.G. Wilson FRICS
T.J. Farmer
J.F. Grant
M.A. Constable
D. O'Herlihy
D.E. Pritchard

Regd. Office:
Martin Grant Homes Ltd.
Grant House, Felday Road
Abinger Hammer, Dorking
Surrey RH5 6QP
Regd. No. 1363485 England

NHBC
Registered house builder

01306731024

Martin Grant Homes

14 August 2003

...NING SERVICES RPT
POL
DC EV
...
...

Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Vashi

Our ref 140803cjo

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Application Reference F2001/5540

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Yours faithfully

J Older
Senior Engineering Technician

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Surrey RH5 6QP

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Catherine House
Adelaide Street
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Regd. Office:
Martin Grant Homes Ltd.
Grant House, Felday Road
Abinger Hammer, Dorking
Surrey RH5 6QP
Regd. No. 1383485 England

NHBC
Registered house builder

Martin Grant Homes

71669

31 July 2003

Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Vashi

Our ref 310703jJM

Dear Madam

Re 58 Eastheath Avenue, Wokingham
Application Reference F2001/5540

I refer to my letters of the 27th May, 27th June and 17th July regarding the discharge of conditions 14 and 16 of the above approval.

My Company is now moving forward with the sale of these properties, and our purchasers' solicitors will be looking to receive a copy of your letter discharging the above conditions.

I believe that we have accommodated the wishes of your Tree Officer within our amended details, and therefore the issue of clearance should be straightforward.

As you appreciate, you received the amendments two months ago, and it would not be unreasonable for us to expect your clearance before now.

I therefore formally request that you set aside some time to conclude this matter.

Yours faithfully

J Older
Senior Engineering Technician

Sent by:

☑ Grant House
Felday Road
Abinger Hammer
Dorking
Surrey RH5 6QP

Tel: (01306) 730822
Fax: (01306) 731024

☐ Catherine House
Adelaide Street
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Regd. Office:
Martin Grant Homes Ltd.
Grant House, Felday Road
Abinger Hammer, Dorking
Surrey RH5 6QP
Regd. No. 1363485 England

NHBC
Registered house builder

Martin Grant Homes

17 July 2003

71197

PLANNING
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18 JUL 2003
COPIES TO FILE:

Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms E Vashi

Our ref 170703bJM

Dear Ms Vashi

Re 58 Eastheath Avenue, Wokingham, Berkshire
Application Reference: F2001/5540

I refer to our letters of 27th May and 27th June 2003, regarding the clearance of Planning Conditions at the above.

As explained during our telephone conversation, the site is now well advanced and we are preparing to market the properties. We are anxious to ensure we receive your confirmation that conditions 14 and 16 are approved.

The amended details we submitted with our letter in May, basically amended the drawing in accordance with your Tree Officer's request. I trust you can review this matter, and issue a letter of approval as soon as possible.

Yours sincerely

J A Matuszewski
Development Manager

Sent by:

☑ Grant House
Felday Road
Abinger Hammer
Dorking
Surrey RH5 6QP

Tel: (01306) 730822
Fax: (01306) 731024

☐ Catherine House
Adelaide Street
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J.J. Grant (Group Managing)
J.P. Malovany FCCA
(Group Finance)
G.C. Goll
A.G. Wilson FRICS
T.J. Farmer
J.F. Grant
M.A. Constable
D. O'Herlihy
D.E. Pritchard

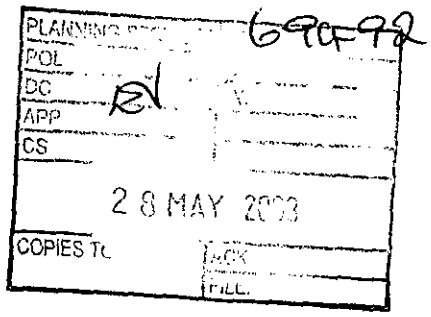
Regd. Office:
Martin Grant Homes Ltd.
Grant House, Felday Road
Abinger Hammer, Dorking
Surrey RH5 6QP
Regd. No. 1363485 England

NHBC
Registered house builder

Martin Grant Homes

27 May 2003

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks
RG40 1WR



For the attention of Ms E. Vashi

Our ref 270503aJM

Dear Sirs

Re 58 Eastheath Avenue, Wokingham, Berks
Application Reference F/2001/5540

Further to your letter of 14th May 2003, please find enclosed two copies of our amended Landscape Proposals MHG236/Drg 01 revision A.

The drawing has been amended to take account of your Tree Officer's comments. However, the tree protective fencing which has been submitted has already been erected on site, I trust this is now acceptable.

With regards to the vegetation on the verge, this has always been shown as being removed on all previous drawings, this verge will be reinstated with grass. The existing trees will generally need some light pruning/deadwooding, although the oak tree adjacent to the flank of plot 3 will need the canopy raised. I would suggest this is done in consultation with your Tree Officer.

I trust you can now confirm approval of detail in accordance with conditions 14, 15 and 16.

Yours faithfully

J A Matuszewski
Development Manager

cc Jim Older
Ray Nicholas

Sent by:

☑ Grant House
Felday Road
Abinger Hammer
Dorking
Surrey RH5 6QP

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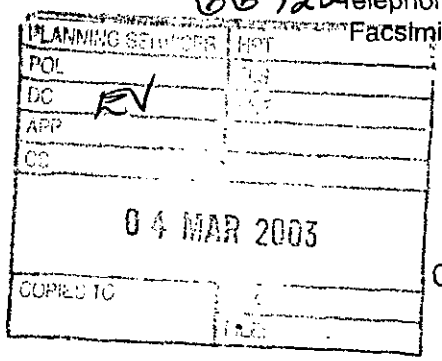

Wokingham District Council
PO Box 157
Council Offices
Wokingham
RG40 1WR

Our Ref: 0303BJM

For the attention of Ms E. Vashi

3rd March 2003

Dear Madam

Re: 58 Eastheath Avenue, Wokingham
Application Reference F / 2001 / 5540

With reference to the above planning permission, I attach two copies of our drainage layout. Would you please advise me if our proposals are acceptable as required under condition 7. SLAB LEVEL.

Whilst writing, may I remind you that we are also awaiting your comment / approval in respect of conditions 2, 14 and 16. As you are aware, we are about to commence the development of the site, therefore an early response would be appreciated.

Yours faithfully

J. Older
SENIOR ENGINEERING TECHNICIAN

7. SLAB LEVELS.
2. MAT.
14. LANDSCAPE SCHEME.
16. REMOVAL OF LANDSCAPING.

DIRECTORS: L.N. Grant, (Chairman), J.J. Grant, (Group Managing), C. Grant, (Secretary), J.P. Malovany, FCCA, (Finance), G.C. Goll, A.G. Wilson, FRICS, T.J. Farmer, J.F. Grant, M.A. Constable, B.C. Rose, MCIOB, D. O'Herlihy
Regd. Office: Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP Regd. No. 1363485 England
NHBC Registered house builder

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 14 January, 2003
My ref. BC/DC/2001/5540

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

The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Dear Sirs

PLANNING PERMISSION 2001/5540
SITE: 58 EASTHEATH AVENUE, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5540 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Officer

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5540	Dr Hisham P Saba 2 Crail Close WOKINGHAM. RG40 2PZ
F/2001/5540	B.M. Davis 6 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr C.A. & Mrs E.AJ. Pennell 2 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr & Mrs B. Hutton 50 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr J Eliasson Mrs R Eliasson 12 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr N J & Mrs J Dobson 38 Crail Close WOKINGHAM. RG41 2PZ
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F/2001/5540	Mr & Mrs I Bull 4 Crail Close WOKINGHAM. RG41 2PZ
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F/2001/5540	Glenice and Michael Abel 17 Crail Close WOKINGHAM. RG41 2PZ

WOKINGHAM UNITARY
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F/2001/5540	Adrian & Sharon Guice 34 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Paul and Carol Hughes 3 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr P D and Mrs S A Evans 40 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr & Mrs G W Knight 41 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr A E Cooper 11 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr A R Barnard Mrs P Barnard 1 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Geoff Hornsby 48 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Ashish Nanda Gerlinde Nanda 51 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Ian Hampshire 10 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Elizabeth Vickers 47 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	J. Lewis Ilona Lewis 53 Crail Close WOKINGHAM. RG41 2PZ

F/2001/5540	Jayne Thomas 18 Crail Close Wokingham RG41 2PZ
F/2001/5540	Mr J Eliasson Mrs R Eliasson 11 Crail Close WOKINGHAM. RG41 2PZ
Committee Letters	Sent 15.05.02 sv

WOKINGHAM UNITARY
Aiming for Excellence

Date: 15 May 2002

Your Ref:

My Ref: **Elaine Vashi - F/2001/5540**

Hicks Developments Ltd.
C/O The Keen Partnership
The Courtyard
Edinburgh Road
Reading
Berkshire
RG30 2UA

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

Dear Sir/Madam

Application Number: F/2001/5540

Site Address: 58, Eastheath Avenue, , Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 3 September, 2002
My ref. BC/DC/F/2001/5540
Your ref.

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

Hicks Developments Ltd
C/o The Keen Partnership
The Courtyard
Edinburgh Road
READING
Berkshire
RG30 2UA

Dear Sirs

PLANNING PERMISSION F/2001/5540
SITE: 58 EASTHEATH AVENUE, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number F/2001/5540 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Officer

WOKINGHAM UNITARY
Aiming for Excellence

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F/2001/5540	Mr J Eliasson Mrs R Eliasson 11 Crail Close WOKINGHAM. RG41 2PZ
Committee Letters	Sent 15.05.02 sv
APPLICATION APPROVED	LETTERS SENT 30.05.02

WOKINGHAM UNITARY
Aiming for Excellence

approved @ Comm on 22/8/02

Development Control Ref No:	Received	Listed by:	Parish
F/2001/5540	17/12/01	Cllr Marinos	Wokingham

Applicant: Hicks Development Ltd
Location: 58, Eastheath Avenue
Proposal: Proposed demolition of existing dwelling and erection of three detached dwellings

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Elaine Vashi

SUMMARY:

Planning History – The application site lies on the corner of Crail Close and Eastheath Avenue, within the identified settlement and at present is accessed off Eastheath Avenue. The site is approximately 0.12ha and is currently in residential use. The existing dwelling is a detached two storey chalet style dwelling located centrally in the site and well screened along the west and south boundaries by mature landscaping.

Proposal – The application proposes the demolition of the existing dwelling and its replacement with three detached dwellings, with garages. The existing access from Eastheath Avenue would be stopped up and three new accesses from Crail Close would be created.

The site which is approximately 0.12ha in area would be divided into three residential plots; plot 1 would be approximately 31m by 18m, at the deepest point, narrowing to 1m at the far right hand corner; plot 2 would be approximately 15.5m wide by 18-22m deep and plot 3 would be approximately 14m wide by 24.5-26m deep. The dwelling on plot 1 would be a five bedroom property with a detached single garage along the south west boundary, and a conservatory projecting from the north east elevation. The dwellings on plot two and three would be four bedroom properties served by a double access off Crail Close. These two dwellings would share a double garage, which would straddle the side boundary between the two plots, and each would have conservatories to the rear.

The application has been listed by Councillor Marinos due to concerns about the visual impact of the development for local residents, and concerns about congestion on the bend of Eastheath Avenue bearing in mind the parking restrictions that are in place.

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –
   - ***Highways*** – No objections subject to conditions
   - ***Wokingham Town Council*** – Object on the grounds that the development is cramped and out of character
   - ***Neighbours*** –24 letters of objection received as a result of initial consultation and 10 additional letters (from 10 of the previous objectors) received from reconsultation of revised plans.
   - ***Landscape*** – no objection subject to conditions
   - ***Environmental Health*** – No objections subject to conditions

4. **Appraisal** – The main issues are:

   A. Impact on the street scene: (BSP Policies EN1 and OS1, SEALP Policies SBE1 and SBE2 and WDLPDD Policies WOS2, WOSE and WBE1).
   B. Impact on neighbouring properties: (BSP Policy EN1 and OS1, SEALP Policy SBE1 and SBE2, and WDLP Policy WOS2, WOS3 and WBE1).
   C. Highways concerns
   D. Concerns of the Town Council and local residents
   E. Flooding issues (BSP policy EN3, SEALP policy SPS2 & SPS3, WDLPDD WIC16 and PPG25)
   F. Inspectors Report on Part Two of The Wokingham District Local Plan

A. **Impact upon the street scene**

The site at present is occupied by a detached chalet style dwelling that is accessed off Eastheath Avenue. The existing dwelling sits in the middle of the site which means at present there is a break in development between it and the properties on Crail Close, provided by the front and rear garden of the dwelling. Crail Close is a fairly high density, modern housing development comprising several different styles of detached dwelling. The scheme proposed represents a net density of 25 houses per hectare. Although this is less than the density recommended in PPG 3 (30-50 houses per hectare), the scheme represents better use of the land than the present situation.

The three dwellings proposed are of three different designs, with one five bedroom dwelling and two four bedroom dwellings. The site when divided into three would result in plot sizes no smaller than those in the surrounding

residential area. It is therefore considered that the proposed scheme can be sufficiently accommodated and would not be overdevelopment of the land.

Although the design of the proposed scheme is different from the existing properties on Crail Close and Eastheath Avenue, it is not considered that ~~they~~ it would appear obtrusive or incongruous in the street scene.

B. **Impact upon neighbouring properties**

-7.8m↑

No.4 Crail Close -22m away.

The south west elevation of the proposed house on plot 3 would directly face onto no.4 Crail Close, which is 2 storey detached dwelling. The proposed dwelling is a two storey, four bed property, approximately 7.8m high (at its highest point). Two windows are proposed at ground floor level in the side elevation facing no.4 and there would be a conservatory projecting from the rear. One window at first floor level is proposed in this elevation to provide light to the stairway. It is considered that the existing boundary treatment which would be protected by a condition would prevent any overlooking from ground floor windows. Also the distance of the proposed first floor side window from the front of no.4 Crail Close is such that there would be no significant loss of privacy, outlook or daylighting for the occupiers of no.4 Crail Close

PLOT 3.

No.2 Crail Close - 22.5m away

No.2 Crail Close is next door to no.4 and also faces the side of the proposed dwelling on plot 3. No.2 is also a detached two storey dwelling and is located further to the west of the proposed dwelling in a position that could potentially be overlooked by the windows in the rear elevation of this dwelling. The front of no.2 is located approximately 22m away from the rear of the proposed dwelling and is situated at an oblique angle to it. Given this distance and the fact that views from the rear of the proposed dwelling would not directly overlook no.2, it is not considered that there would be any significant loss of amenity to the occupiers that would justify refusal of planning permission on these grounds.

No.39a-b Reeves Way PLOT 3.

This is a two storey detached property (split into two maisonettes) which is located to the west of the application site, approximately 22m from the rear elevation of the proposed dwelling at plot 3. Two windows are proposed to be located in the rear elevation of this dwelling at first floor level and are to serve bathrooms. These windows would be approximately 25m away from the rear elevation of this dwelling and any views would be slightly oblique. Given the distance and the orientation of no.39a-b Reeves Way from the proposed dwelling and also the screening along the boundary of the site (which is to be retained) it is not considered that there would be a significant loss of privacy, outlook or daylighting for the occupiers of these maisonettes.

PLOT 2.

No.37-39 Reeves Way- 31m away.

This is a two storey semi-detached property, which also contains two maisonettes, and lies to the rear of the application site directly behind plot 2. The dwelling to be located on plot 2 would be a two storey detached four bedroom property with a rear conservatory and a shared garage with the dwelling on plot 3. The proposed dwelling would stand at approximately 8m to the ridge with a hipped roof design. There would be three windows at first floor level in the rear elevation, two serving bedrooms and the other serving a bathroom, (to be

obscurely glazed). The distance between these windows and those on the rear elevation of no.37-39 Reeves Way is approximately 31m. Given this distance and the mature tree screen which exists along the north west boundary of the site it is considered that there would be no significant loss of privacy, outlook or daylighting for the residents of no.37-39 Reeves Way.

No.33-35 Reeves Way - 35m from PLOT 1
This is two storey semi detached property which also contains 2 maisonettes, situated to the west of the application site, approximately 35m form the rear elevation of the proposed dwelling at plot 1. This dwelling would be a two storey detached 5 bedroom dwelling with a single detached garage and a conservatory on the side elevation. The proposed dwelling would have a ridge height of approximately 7.9m at its highest point. This dwelling would have 3 windows at first floor level in the rear elevation, two of which would be bedroom windows and one would be an ensuite bathroom. These windows would be approximately 37m from the rear windows of no.33-35 Reeves Way. Again given the nature of the mature landscaping along the rear boundary of the site and the distance afforded between no33-35 and this dwelling, it is not considered that it would have an adverse impact upon the living conditions of the residents.

PLOT 1.

No.60-62 Eastheath Avenue - 16m away.
This is a two storey semi detached property that contains two maisonettes. This property lies to the north west of the proposed dwelling on plot 1 of the application site. The side elevation of no.60-62 Eastheath Avenue is approximately 16m away from the rear of this dwelling. Given that there are no windows in the side elevation of no.60-62 it is not considered that any overlooking, loss of daylighting or outlook would result.

No.54 Eastheath Avenue PLOT 3 - 19m away
This is a two storey detached dwelling located opposite the application site on the corner of Crail Close and Eastheath Avenue. The proposed dwelling on plot 3 would be approximately 19m from the rear of no.54 and the proposed dwelling on plot 2 would be approximately 16m away from the side of no.54. Given these distances and the fact that there would be no direct overlooking, it is not considered that there would be a significant loss of privacy, daylighting or outlook to the residents.

Access and Movement
The original scheme submitted proposed utilising the existing access from Eastheath Avenue, to serve the dwelling that would be located on plot 1. However, the highway officer considered that the scheme was a good opportunity to stop up this access which is very close to the corner of Eastheath Avenue and Crail Close. It was considered that the relocation of this access, to be sited with the two additional accesses (that would serve plot 2 and 3) would be a much better arrangement. It was considered that this layout would provide an opportunity to introduce a planting scheme along the existing frontage, continuing along the new frontage of the proposed dwellings, which would soften the impact of the development and help it to integrate better into the existing street scene.

Cllr Marinos has expressed concern that the redevelopment scheme would lead to parking congestion which would conflict with the 'no waiting' strategy proposed

for the junction of Crail Close and Eastheath Avenue. The 'no waiting' area would be set back approximately 10.5m from the entrance to plot 1, which is considered to be a sufficient distance away not to affect this traffic management strategy. approx. 15m back from junction (extend).

D. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

C. Concerns of the Town Council and local residents
It is considered that the concerns raised by the local residents and the Parish Council have been addressed in the above report.

E. Inspectors Report on Part 2 of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms
Comment: it is considered that the Inspector's recommendations have been complied with

Policies WOS2 & WOS3: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed scheme

5. **Conclusion** –It is considered that the proposed development can be accommodated on the application site without detriment to the amenities of local residents and the character of the surrounding area

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

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

3. The 1st floor north west side bathroom, 1st floor rear ensuite and ground floor front cloakroom windows in plot 1, the 1st floor rear bathroom and ground floor rear cloakroom windows of plot 2, and the 1st floor rear en suite, 1st floor south east side bathroom and ensuite and ground floor south east side cloakroom windows in plot 3 of the development hereby permitted shall not at any time be glazed other than with obscured glass. and be permanently so retained thereafter.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the 1st floor rear elevation or above of the dwellings on plot 1, 2 and 3

and the 1st floor side south west side elevation of the dwelling at plot 3 hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

9. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

11. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.

12. The existing vehicular access onto Eastheath Avenue shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

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

turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons

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

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

3. To safeguard the residential amenities of the occupiers of neighbouring properties

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

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

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

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

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

9. In the interests of highway safety and convenience

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

11 & 12. In the interests of highway safety and convenience

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

14 & 15. In the interests of visual amenity

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informatives

1. You are advised, in compliance with *The Town & 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:

   Policies OS1 and EN1 of the Berkshire Structure Plan
   WBE1, WOS2 and WOS3 of the Wokingham District Local Plan (Deposit Draft)
   STV1, SBE1 & SBE2 of the Loddon Area Local Plan

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

3. This permission relates to the application as amended with revised drawing numbers, 7359/01/01A, 7359/01/03A, 7359/01/06A, and 7359/01/09 and 7359/01/08 submitted to the Local Planing Authority on 14th February 2002 showing the repositioning of the driveways and garages and the repositioning and enlargement of the proposed dwelling on plot 1and revised plans 7359/01/02A, 7359/01/04A; 7359/01/05A and 7359/01/07A submitted on 7th May 2002 showing the omission of the rear first floor bedroom window on plot 1 and the 1st floor south west side window on plot 3 and does not approve the proposals as originally submitted.

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 **Fax** 0118 951 0866 **email** info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

PLANNING SERVICES	56075
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DC KEV	ENF
APP	
CNS	
07 MAY 2002	
COPIES TO	ACK:
	FILE:

Ms E Vashi
Planning Services
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1BR

Our Ref: MT/jm/7358/4

3rd May 02

Dear Elaine,

RE: 58 EASTHEATH AVENUE WOKINGHAM

Please find attached 6no copies of our revised drawings for the above project, which we feel, covers all the issues, which you have raised.

If you require any further amendments or require any more information please do not hesitate to contact me.

Yours sincerely,

Mark Taylor
Keen Partnership

CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

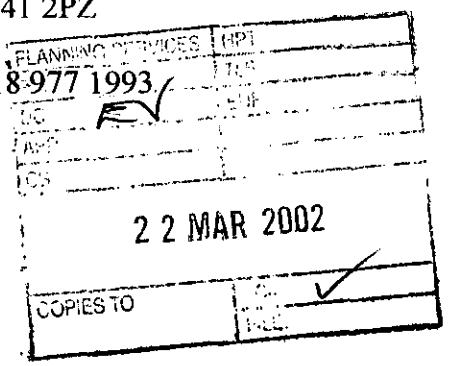
Partners
C D Keen ARICS MBEng M H Groom
VAT no. 614 7583 30

10.

Mr & Mrs Evans
40 Crail Close
Wokingham
RG41 2PZ

0118 977 1993

DNS



Environmental Services Department - Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

19 March 2002

Dear Sirs

Ref: Planning Application F/2001/5540

I refer to your letter of 1st March advising us of the revised plans to build 3 detached houses on the existing site of 58 Eastheath Avenue. I understand that the date of closure for observations is 22nd March but I would like to point out that no revised planning notice has been posted at 58 Eastheath Avenue. As the plans now affect residents of Crail Close even more, with 3 driveways now being sited off Crail Close I believe that it is even more important that my neighbours are publicly made aware of these revised plans. Therefore can I firstly requested that such a notice is clearly displayed and the deadline for comments postponed until after such time as the notice is posted.

The revised development again gives us great concern due to the potential on road parking outside the proposed houses. The entrance to Crail Close is on a 'blind bend' of Eastheath Avenue, as you approach from Molly Millars Lane. Any road parking on the immediate entrance to the Crail Close estate will increase the risk of traffic accidents. In addition there is a bend as you leave Crail Close which is obstructed by fir trees. If cars were parked outside the proposed development, which is very likely, this will cause congestion and potentially accidents. These were the objections that we raised in our previous objection to the plans and rather than improve the situation the revised plans have only succeeded in making the situation worse.

We hope that this application will be considered in light of these comments.

Yours sincerely,

S A Evans

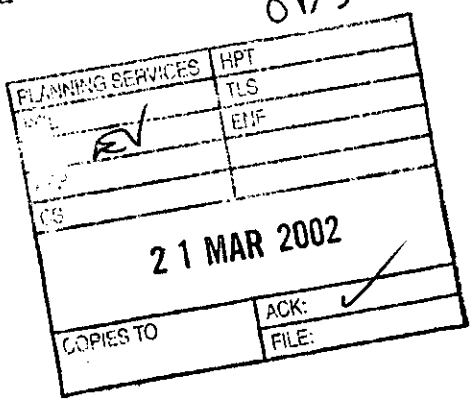
Mr P D and Mrs S A Evans

8.

1 Crail Close
Wokingham
Berkshire RG41 2PZ

Tel. No. 0118 977 1787
Fax No. 0118 977 1515
e-mail: paula.barnard@lineone.net
e-mail: arbarnard@lineone.net

DNS



19th March 2002

Ms E. Vashi
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re: Application Number F/2001/5540 – 58 Eastheath Avenue

Dear Ms Vashi

Thank you for sending me the ***Revised/Additional Plan*** for the above application. As you will have on record, we objected to the original application on 5th January 2002.

I am extremely concerned that the revision to the plans in fact ***increase*** the problems highlighted in my previous letter and now all three driveways face Crail Close at the entry section.

For the purpose of my objection, I will restate the grounds:

1. **Change of Outlook**:
   The proposed development will remove the existing hedging on to which my property overlooks and replaces it with two properties which will be visible from the front of our property. I feel extremely strongly about this as it will significantly alter the setting, seclusion and context of our home.

2. **Traffic Congestion**:
   The revised proposal now has ***three additional*** driveways on to the entry section of Crail Close. The driveways themselves are single width and this will inevitably lead to the occupiers frequently parking on the public road. This stretch of road has recently had double yellow lines added to the first 5 – 10 metres. This was part of a wider yellow lining initiative to remove parked cars from Eastheath Avenue which has already resulted in more casual parking by non-residents on the entry section of Crail Close where this development is proposed. This section of Crail Close is already used for casual parking.

3. **Density**:
The density of the proposed development appears to be out of keeping with the remainder of Crail Close and the surrounding neighbourhood. It seems wholly inappropriate to build three houses on a plot of this size.

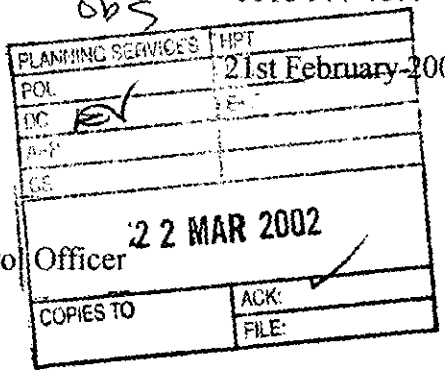
We believe that this proposal is inappropriate for all the above reasons.

Yours sincerely



Mr A.R. Barnard & Mrs. P Barnard

39 Crail Close
WOKINGHAM
RG41 2PZ
0118 977 4677



21st February 2002

Your ref: Elaine Vashi
F/2001/5540

The Development Control Officer
Planning Services
P O Box 157
Shute End
Wokingham

Dear Madam

I refer to the Planning Application No. F/2001/5540 and your subsequent letter dated 1st March 2002 advising me of a revision of the plans of this proposal.

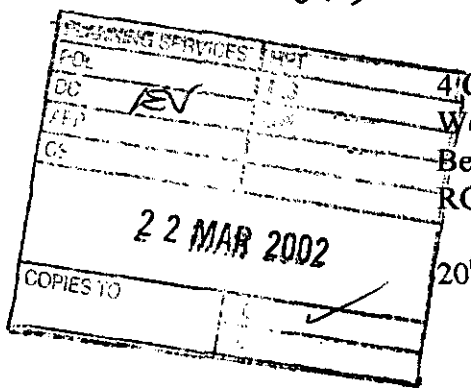
I have examined these plans and find that the revisions do not change my views as previously set out in my letter of 7th January 2002.

Yours faithfully

C J Lucas

7.

DNS



4 Crail Close
Wokingham
Berkshire
RG41 2PZ

20th. March 2002

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham

Dear Sir or Madam,

Reference : Planning Application F/2001/5540

Having reviewed the revised plans for the above referenced application for 58 Eastheath Avenue, I am angry that the issues raised in my previous letter to you have not been addressed and in fact seem to have been completely ignored. In addition to my previous concerns, the situation has deteriorated as there are now three additional driveways proposed for Crail Close instead of two. How can you accept a revised planning application which is considerably worse than the original ? Surely you must realise, after all of the objections that have been raised, that to put three additional driveways on Crail Close is completely unacceptable ?

Therefore, once again I wish to register a strong objection to the above referenced planning application. I request that this time you address my issues and take action to resolve them.

My objections are as follows :

1. **Safety and Traffic Congestion**

- The proposed dwellings are too close to the road and have very limited off-street parking.
- Consequently, there would be cars parked on Crail Close itself, extremely near to the entrance to the street.
- This could limit the access to and from Crail Close to a single lane.
- It would cause serious safety issues particularly for drivers entering Crail Close from Eastheath Avenue on a blind bend. These cars could be forced onto the wrong side of the road and could collide with motorists coming in the opposite direction.
- There is only one entrance to this estate. Building the proposed dwellings so close to the entrance to Crail Close would create a traffic bottle neck.

2. **Invasion of Privacy**

- The area to the front of our property which is currently private would be overlooked by a house, thereby invading our privacy.

- The mature trees and shrubs to the front of our property must not be removed. Can you please put a preservation order on these to prevent them being removed and to maintain our privacy ?

3. Appearance and consequent effect on market value of existing properties

- The proposed dwellings are too close to the road and too close to each other, thereby creating overcrowding.
- They are not in the style of any of the other dwellings and will therefore clash with the existing properties in Crail Close.

4. Precedent

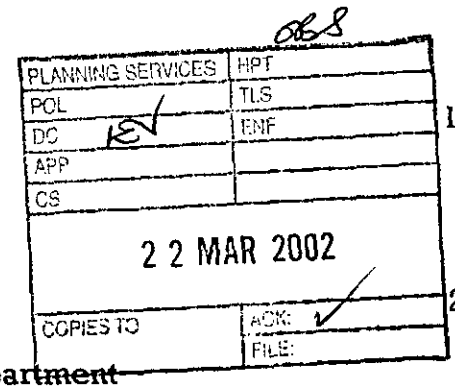
- Approval of this planning application could set a precedent for other similar developments in the area. For example, if a similar development was proposed at 54 Eastheath Avenue the consequent traffic congestion and safety risks would be intolerable. We are not prepared to let this happen.

In summary, we strongly object to this planning application and request that it is completely rejected for the reasons listed above.

Yours faithfully,

Patricia Bull

Mr. and Mrs. I. Bull



10, Thorpe Close,
Wokingham,
Berkshire,
RG41 2PW

22nd.March 2002

Environmental Services Department
Planning Services
Shute End
Wokingham, Berkshire.
RG40 1WR

Reference Planning application number F/2001/5540

Dear Sir/ Madam,

I would like to thank you for the opportunity of responding to the above Planning Application. My previous correspondence to you in relation to this is now repeated here, in italics, followed by my more recent additional comments.

- *Members will recall when the original plans for Crail/ Thorpe Close were submitted, the number of houses allowed was reduced to the present level. This gave all properties a reasonable size plot and an adequate garden, indeed somewhat larger than many new houses.*

- *The implication in the proposed development would mean in effect putting a further two dwellings in this area. This would seem to be a reversal of the original intention. I would be fully in favour of the demolition of the property on Eastheath Avenue and the erection of a prestige dwelling on the land. I would oppose the erection of a further two dwellings for the reason above and for the following.*

The above points remain valid.

- *Eastheath Avenue is used at peak periods as a 'short cut' and although a speed restriction is in force ,it is rarely observed. Indeed the occupancy of the industrial sites in Eastheath Avenue has led to considerable increase in parking, limiting much of the day to a single file drive. I suggest that further building will have a similar effect.*

I appreciate that perhaps in response to suggestions, double yellow line restrictions are now in force in East Heath Avenue and part of Crail Close. This is to be admired, although the speed and use of this road has not diminished.

- *The house in question is on a corner which is at present a potential accident spot and any additional builders lorries and cars would only make the situation worse. The implications for children playing in the area can also be imagined. I consider this a dangerous project and a health and safety hazard.*

In studying the revised plans I note that a brick wall would now be built across the existing entrance. The main effect of this would be to increase the car use in Crail Close, near the entrance with East Heath Avenue. This would increase congestion at peak periods.

- *Should the Council reject this appeal and allow the building of three additional properties, I hope they will restrict any builders access from Crail Close.*

This point becomes even more important.

- *I hope the Council will consider this together with any other letters of opposition to the proposed building project.*

Further considerations valid since the revision of plans are as follows :-

1. The plans show a poor design in garages, quite out of keeping with the quality of the rest of the estate.

2. I consider there is too much 'infill' building in the district even though there may be an apparent shortage of housing.
   Is Wokingham Unitary Council aware of the considerable disturbance that is caused by a major building project such as this? Infill building will benefit a few, but cause anxiety to many. The existing entrance to the Crail Close estate is one of its charms and is one of the main reason why we made our home here. It would not be enhanced by the erection of a brick wall which would be a perfect site for the Graffiti sign writers who have already been at work at residential properties opposite in Eastheath Avenue.

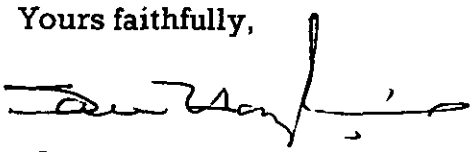
   planting scheme

3. It would now appear that the suggestion is to remove the existing communal hedge, situated at the entrance of the estate. This hedging is currently 'home' to a multitude of birds and wildlife, which will be destroyed if this is removed. I believe that any thing which diminishes the wildlife habitat is to be abhorred.

4. My concerns can be highlighted by the recent destruction of an oak tree situated in Molly Millars Lane, by the junction with Barkham Road. This tree was taken down by the builders, without consultation, even though this tree had a Preservation Order attached to it.

5. My final point is a question - "Why is it necessary to demolish a sound building to erect three in its place if, for no other reason, than one of greed for profit, on the part of both owner and builder"? It is possible to sell houses in this most attractive area without the need to triple the amount of building. Surely other members of the community living here deserve equal rights to a quiet environment in which to raise their families and live. Those young families living near the entrance of the estate are naturally concerned fo the safety for their children, together with the loss of peace and tranquillity, and we fully support their concerns.

Yours faithfully,



[Ian Hampshire]

088

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20 MAR 2002	
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PAUL AND CAROL HUGHES
3 Crail Close
Wokingham
Berkshire
RG41 2PZ
0118 977 1539

18 March 2002

Elaine Vashi
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Vashi

Application number F/2001/5540. 58 Eastheath Avenue, Wokingham

The revised proposal confirms that this is no longer an Eastheath Avenue development. The access to 58 Eastheath Avenue will be closed off and three new access points established on Crail Close. Every resident of Crail Close should be made aware of this proposal and given an opportunity to register their views. The applicant should bear the cost of this additional administrative function.

We strongly object to this application on the grounds of Highway Safety.

The recent parking restrictions in the area have led to more cars parking at the entrance to Crail Close, making this junction particularly difficult.

Crail Close is a cul-de-sac with busy private and commercial traffic throughout the day and evening. The speed limit on the Close is 30mph. Crail Close is a series of bends. For cars entering Crail Close the new development would be on the right. Drivers would see the new access points immediately and take any avoiding action, if necessary.

For cars leaving Crail Close drivers are faced with the hazard of a bend to the left which is impossible to see around. The new access points would be out of view. Drivers would be unable to take avoiding action until the last second.

Cars driving off the new access points would not see oncoming traffic until the last second. Cars reversing off the new access points would have no time to take any avoiding action whatsoever.

The only course of action must be to reject this application on the grounds of Highway Safety.

Yours faithfully

Paul and Carol Hughes

Recd 10.45AM 20.3.02

4

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DELIVERED BY HAND

March 18, 2002

12 Crail Close
Wokingham, Berks.
RG41 2PZ

Ms. Elaine Vashi
Development Control Officer
Wokingham District Council
Planning Services
P. O. Box 157
Shute End
Wokingham, Berks.
RG40 1WR

Dear Ms. Vashi,

RE: Revised plans
Application Number: F/2001/5540
Site Address: 58 Eastheath Avenue, Wokingham
Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling

Thank you for your letter of 01 March 2002.

We wish to object to the revised plans of the proposed re-development of 58 Eastheath Avenue for the same reasons as those stated in our letter to you dated January 5, 2002 (photocopy attached). Should they be approved, the revised plans would make the safety situation at the entrance of Crail Close even worse than the original plans. Instead of having two properties with single-lane driveways giving onto Crail Close as in the original plans, there would be THREE properties with single-lane driveways giving onto Crail Close, and one of these being extremely close to the junction with Eastheath Avenue. Instead of having two households shuffling their cars in and out of their driveways and parking on Crail Close, we would now have THREE households! THREE households with visitors parking their cars on Crail Close! This is not an improvement! The original plans were not acceptable for safety reasons. The revised plans are a recipe for disaster!

Moreover, we really wonder how three houses could possibly fit on a plot where there is only one house at the moment... We fear that they will look as if they have just been squished in as an afterthought, especially as they seem to be very close to the pavement... Is it because they are too close to the pavement that their front gardens have to be enclosed with brick and timber walls??? The properties on Crail Close do

not have brick walls enclosing their front gardens! Nor do they have joint garages!!! We are really not sure that these properties would fit in with the rest of Crail Close!

For all these reasons we have no choice but to object to the revised plans for the proposed re-development of 58 Eastheath Avenue.

We hope you will take our views into consideration and look forward to hearing from you.

Yours sincerely,

John Eliasson. R Eliasson.

Mr. J. Eliasson and Mrs. R. Eliasson

Photocopy attached (2 pages)

P.S. To be honest, we are also concerned that excessive traffic congestion at the entrance of Crail Close and properties that don't "fit in" would deter prospective buyers and decrease the value of the existing Crail Close properties...

R Eliasson

DELIVERED BY HAND

January 5, 2002

12 Crail Close
Wokingham, Berks.
RG41 2PZ

Ms. Elaine Vashi
Development Control Officer
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham, Berks.
RG40 1WR

Dear Ms. Vashi,

RE: Application Number: F/2001/5540
Site Address: 58 Eastheath Avenue, Wokingham
Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling

We wish to object to the proposed re-development of 58 Easthheath Avenue. We think it would be detrimental to the safety of all the residents of Crail Close as we already have a problem with cars parked on Crail Close on the stretch of road leading to Easthheath Avenue. When we are driving from Crail Close towards Eastheath Avenue and there are cars parked on the side of the road adjoining 58 Easthheath Avenue, we have no choice but to drive in the other lane, and we have often found ourselves face to face with cars turning into Crail Close! Not a pleasant experience! And when we are turning into Crail Close from Eastheath Avenue and there are cars parked on the side of the road adjoining 54 Eastheath Avenue, once again we have to drive in the other lane and because of the bend in the road it is often impossible to see if there are other cars coming from Crail Close. It is a very dangerous spot and we are very concerned that it will be even more dangerous should this proposed development be allowed.

The two proposed houses to be built on Crail Close are 4-bedroom houses with single-lane driveways. The odds are that the new owners will be two-car families. And with single-lane driveways, it means that they will be shuffling their cars in and out of their driveways onto Crail Close, or they will be parking one of their cars on Crail Close on a regular basis. And as it is such a dangerous spot, they will probably be parking their cars partly on the pavement. Moreover, these new Crail Close owners are bound to have visitors from time to time. Where will these visitors park their cars? On Crail Close, of course, as there is nowhere else to park. Parking on Eastheath Avenue is not really an option! And it is quite possible that these visitors will park their cars on the pavement too!

It may be a good thing for cars to be parked on the pavement as they are less likely to have their side mirrors damaged or pulled off, and it is good for the drivers of other cars in a way as they get a bit more space to "overtake" them, but it is certainly not a good thing for pedestrians! Especially not for children! There are a lot of children living on Crail Close or Thorpe Close who walk to school, or ride their bikes on the pavement to go to the letter box on Eastheath Avenue, or wherever it is that they are going to, and they have to use this road. There is no alternative! The same applies to parents and children from neighbouring streets who want to go to Leslie-Sears Park. Parents with children in pushchairs and little children on tricycles should not have to risk their lives because of cars parked on the pavement or because of excessive traffic congestion in a residential area!

We hate to think what the situation would be like during the construction phase... Builders' vans everywhere, huge lorries trying to get in and out of Crail Close and leaving trails of slippery mud everywhere, diggers digging out the road and blocking the way and the view of incoming drivers... It would be only a matter of time before someone gets hurt...

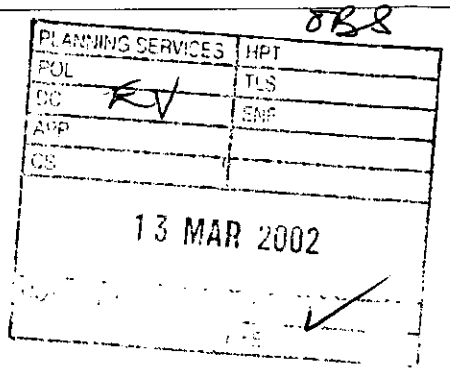
We are also concerned that should the proposed development be allowed to go ahead, then one day maybe the owners of 54 Eastheath Avenue will also apply for planning permission to have their house demolished and their land sold to developers who will be more than happy to squish as many houses as possible on as little land as possible to make as much money as possible regardless of the consequences... A very worrying prospect... Maybe there is a reason why these properties were not included in the Crail Close/Thorpe Close development years ago... maybe at the time it was felt it would be safer for all concerned to keep the entrance to Crail Close as congestion-free as possible...

We hope you will take our views into consideration and look forward to hearing from you.

Yours sincerely,

Mr. J. Eliasson and Mrs. R. Eliasson

Cancel□da



From: WebComments@wokingham.gov.uk
Sent: 10 March 2002 11:27
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: Mr A.E. Cooper
Correspondent_StreetAddress: 11 Thorpe Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 2PW
Correspondent_Telephone: 01189 774385
Correspondent_Email: brenda.cooper@ukonline.co.uk

Comments:

We have already sent objections to the original plans which still stand. Having examined the latest changes to the plans, we would like to comment as follows:- Now all three houses have their driveways into Crail Close & have been moved nearer to the Eastheath Avenue entrance greatly increasing the possibility of an accident, also there will be an increase in the volume of traffic/parking in that area. Perhaps a shared exit for all three properties into Eastheath Avenue, which is well sighted both ways,could be considered.

OKB

PLANNING SERVICES	HPT
FOE	TLS
APP	ENF
CS	

13 MAR 2002

COPIES TO

2 THORPE CLOSE
WOKINGHAM
BERKSHIRE
RG41 2PW

12-3-02

Your Ref Elaine
F/2001/5540 EV

Dear Sirs,

Application Number: F/2001/5540
Site Address: 158, Easthealth Avenue Wokingham
Proposal: Proposed erection of 3 detached dwelling plus demolition of existing dwelling.

Thank you for your revised plans notification dated 1/3/02. We wish to again object to the proposed development of this site on road safety and traffic grounds – these plans are even worse than the original ones, since all three drives now exit onto Coil Close.

We would like to stress that what appears to be a gentle curve on the revised plan drawing as you approach this proposed development along Coil Close is in fact a blind corner. This is dangerous enough at present, but if you put three drives just around a blind corner then the likely consequences are obvious — there are bound to be serious accidents in this area.

We also feel that this proposed development is out of keeping with the rest of the Honeywood estate, and is bound to make the overall "feel" of the estate less attractive.

This site is totally unsuitable for redevelopment and we trust that you will reject this application.

Yours sincerely
C.A. Pennell
(MR. C.A. PENNELL)
E.A. Pennell
(MRS. E.A. PENNELL)

ORS

PLANNING SE...	HPT
POL	
DC EV	ENF
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CS	
11 MAR 2002	
	AOK ✓
	FILE

Dr Hisham P. Saba
2 Crail Close
Wokingham
Berks
RG40 2PZ

Elaine Vashi
Planning officer
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

7.03.2002

Dear Ms Vashi

We have recently received updated drawings/plans for the proposed erection of 3 houses at 58 Eastheath Avenue. Application number: F/2001/5540.

I must say that I remained somewhat bewildered by your department's handling of this whole issue. You will, no doubt, have access to my original complaint dated 28.12.2001 which has as yet had none of the points raised in it addressed. I hope the council will respond to these points and then reject the proposed application. The issues of safety has been reduced by moving the access further up Crail Close, but there remain 2 drives and now they will have all 3 houses spilling in and out of them.

The proposed houses are in no way a part of Eastheath Avenue. They are intended to be part of Crail Close and they are not going to be in keeping with the nature of all the other houses on Crail Close. If the application were granted permission I should have thought that a stipulation that the conifers, separating 58 Eastheath Avenue and No 2 & 4 Crail Close, should be kept standing and maintained high to afford a real separation and privacy.

The entrance to Crail Close, which is already a bottleneck, will become more congested increasing the risk of collision. There is no supporting infrastructure to accommodate the proposed new families who will be moving in. As a local General Practitioner with list sizes, which are already too big, we may well be closing its lists to new patients for the foreseeable future. Whilst this may not appear to be a concern for a planning department it is certainly a concern for local government.

Yours sincerely

Dr H.P.Saba

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 11 April 2002

Location:	58 Eastheath Avenue, Wokingham
Proposal:	Proposed erection of 3 detached dwellings plus demolition of existing dwelling.
Application Number:	F/2001/5540

In response to your consultation dated 1 March 2002 for the above application, the landscape comments are as follows:

The revised drawing shows all the accesses to the properties now coming off Crail Close and Plot 1 closer to this boundary. The existing hedgerow is also shown to be removed which was previously shown to be retained. In order to retain the visual amenity of this part of the road and to reduce the visual impact of the proposed dwellings, as much of the existing hedgerow will need to be retained as possible. However if this is just not possible then it will be necessary for enough space to be retained (approx. 1m) along Crail Close between the properties and the site boundary to enable a hedgerow to be planted. The applicant will need to submit a detailed landscape scheme showing the location of all new planting (trees and shrubs) full species name, size of plant at time of planting and planting densities and/or numbers.

Catherine Brimble

Catherine Brimble
Landscape Architect

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28 MAR 2002	
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ENVIRONMENT AGENCY

Our Ref : SP/2001/005055-2/1
Your Ref : F/2001/5540

Date : 26 March 2002

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

Dear Sir/Madam

ERECTION OF 3 DETACHED DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING 58 EASTHEATH AVENUE, WOKINGHAM, BERKS, RG 41 2PJ

Thank you for your letter dated 1 March 2002, received on 4 March 2002. Please quote the following reference in any correspondence: SU86NW/11/40.

I have no further comments to add to The Environment Agency's previous letter dated 18 January 2002 regarding your consultation reference F/2001/5540, of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454735
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Hicks Develpoment Ltd

ENVIRONMENT AGENCY

Our Ref : SP/2001/005055-1/1
Your Ref : F/2001/5540

Date : 18 January 2002

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

Dear Ms Vashi

ERECTION OF 3 DETACHED DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING AT 58 EASTHEATH AVENUE, WOKINGHAM, BERKS

Thank you for your letter dated 19th December 2001, received on 20th Deceber 2001. Please quote the following reference in any correspondence: **SU86NW/11/40**. 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 David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will

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

present a risk to this proposal.

Presence of a Watercourse

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.

Surface Water Drainage

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 are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing

development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Prevention

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads 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.

Foul Water

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.

Refuse Storage

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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.

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.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

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.

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.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

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

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Keen Partnership

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT | TLS | ENF
21 MAR 2002

Case officer: Elaine Vashi

Application Number: F/2001/5540

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling

Site Address: 58 Eastheath Avenue, Wokingham

Applicant: Hicks Developments Ltd C/O The Keen Partnership

Your observations are required in respect of **the amendments by 22/03/02**

At its meeting on 19 March 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection to the amendments showing repositioning of the driveways & garages

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council

Date: 01 March 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5540

Location: 58, Eastheath Avenue, Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Applicant: Hicks Developments Ltd. C/O The Keen Partnership.

Case Officer: Elaine Vashi

The new plans show the following: Repositioning of driveways & garages, repositioning & enlarging of proposed dwelling on plot 1. Drawing nos: 7359/01/08, 7359/01/01A, 7359/01/02A, 7359/01/05A, 7359/01/03A, 7359/01/06A, 7359/01/04, 7359/01/07.

Comments are required by 22/03/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

Recommend Conditional Approval.

1/ C049, R049.

2/ C122, R122.

3/ C128, R128.

4/ C129, R129.

5/ C131 (INSERT: accessed), R131.

6/ C135 (INSERT '.. existing vehicular access onto Eastheath Avenue...), R135.

7/ C140 (INSERT: Accessed)(INSERT: 7 metres), R140.

NO7

ADM 1/03/02.

Date: 01 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5540

Location: 58, Eastheath Avenue, Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Applicant: Hicks Developments Ltd. C/O The Keen Partnership.

Case Officer: Elaine Vashi

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Comments are required by 22/03/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App No. 5540 (Planaps) / (Ludhouse) Date Rec. 14/2/02.

Location: 58, EASTHEATH AVENUE.

Parish NOKINGHAM

Applicant: HICKS DEVELOPMENT

Description of attached plans REVISED PLANS SHOWING REPOSITIONING OF DRIVEWAYS & GARAGES & REPOSITIONING & ENLARGING DAN OF PROPOSED DWELLING ON PLOT 1

Drawing No's: 7359/01/08 ; 7359/01/01A ; 7359/01/02A; 7359/01/05A; 7359/01/03A 7359/01/06A; 7359/01/04; 7359/01/07; 7359/01/08

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		
	ENVIRONMENT AGENCY		✓

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

NEIGHBOURS: SEE LIST ATTACHED. ✓

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EV.

Consultations Sent by Admin. on 01.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

Ack. Letter sent 11/1

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5540	Dr Hisham P Saba 2 Crail Close WOKINGHAM. RG40 2PZ
F/2001/5540	B.M. Davis 6 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr C.A. & Mrs E.AJ. Pennell 2 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr & Mrs B. Hutton 50 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr J Eliasson Mrs R Eliasson 12 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr N J & Mrs J Dobson 38 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Steve Bates 31 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	S. Chambers 30 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr & Mrs I Bull 3 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	C J Lucas 39 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Glenice and Michael Abel 17 Crail Close WOKINGHAM. RG41 2PZ

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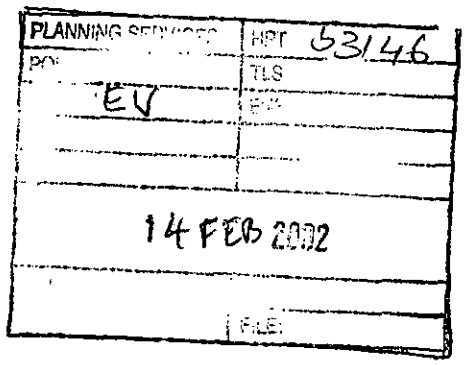
F/2001/5540	Adrian & Sharon Guice 34 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Paul and Carol Hughes 4 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr P D and Mrs S A Evans 40 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr & Mrs G W Knight 41 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr A E Cooper 11 Thorpe Close WOKINGHAM. RG41 2PW
(17) F/2001/5540	Mr A R Barnard Mrs P Barnard 1 Crail Close WOKINGHAM. RG41 2PZ

Mr & Mrs Nanda - 51, Crail Close
Mr & Mrs Lewis - 53, " "
Ms. Thomas - 18, Crail Close.
Mr. Hansby - 48, " "
Mr. Hampshire - 10, Thorpe Close.
~~Dr Saba - 2, Crail Close~~
~~Mr & Mrs Pennell~~
Ms. Vickers - 47, Crail Close
60 & 62 Eastheath Avenue.
37 & 39 Reeves Way.

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 *Fax* 0118 951 0866 *email* info@keenpartnership.co.uk

THE KEEN PARTNERSHIP



Elaine Vashi
Wokingham District Council
Planning Services
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1BR

Our Ref: MG/jm/7358/3
Your Ref: F/2001/5540

11th February 02

Dear Elaine,

RE: 58 EASTHEATH AVENUE WOKINGHAM

Further to our meeting on 5th February 02 with yourself, Steve Hicks and Jamie Flatman I have now amended the scheme to reflect the issues discussed.

It is my understanding that the general principle of 3 detached properties is acceptable, however the Highways Department have raised the issue of amending Plot 1 to close the existing access and create a new access off Crail Close.

Although this is a technicality as the existing property was originally served off East Heath Avenue and the intentions were not to alter the existing access. The revised proposal will now provide an opportunity to improve what was potentially a poor existing arrangement.

In addition to revising the access to Plot 1 I have repositioned the access to Plots 2 & 3 to combine the drives as recommended by yourselves.

To accommodate the revision to the access to Plot 1 the existing building has been rotated to accommodate the garden to back onto East Heath Avenue. In doing so this provides additional garden and therefore I have utilised some of the space to accommodate additional area to the building.

The scheme has been carefully designed to reflect the scale and proportions of the existing properties in Crail Close.

I trust that the amended scheme is now to your approval and you will support the scheme when it achieves the next committee.

However if there are any final queries please do not hesitate to contact me as soon as possible as time is of the essence.

Yours sincerely,

Mark Groom
Keen Partnership

CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom P J Maisey
Associate
N A Blunt BSc (Hons) ARICS
VAT no. 614 7583 30

24

OBS

PLANNING SERVICES	HPT
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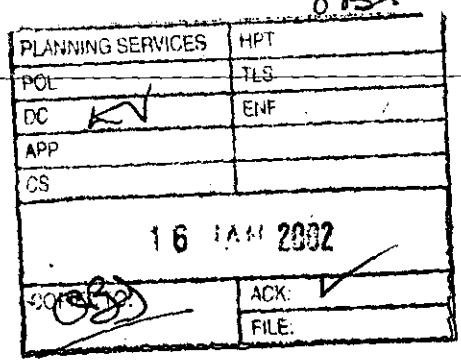

EV

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 16 January 2002 08:23
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: Elizabeth Vickers
Correspondent_StreetAddress: 47 Crail Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 2PZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

As I was reading the proposed plans for the development of three new houses at the entrance to Crail Close, I was very concerned to see that there are one or two driveways planned here.
As a resident of this area, I know that there is a large amount of traffic that passes into and out of this close daily, as well as numerous children that walk this way also. At this moment in time there are no cars that park at the entrance to Crail Close and I fear that the housing development would lead to parked cars becoming a problem here.
Three of my four children walk to and from school every day and have to cross the road at the area of the proposed houses. Having cars enter and leave the suggested driveways, vans and other vehicles stopping and sometimes parking here and the frequent flow of traffic, all make the prospect of a serious accident far more likely.
My children's safety is of the utmost importance to myself and therefore I must oppose the planning application.

KV 658

1 Crail Close
Wokingham
Berkshire RG41 2PZ

Tel. No. 0118 977 1787
Fax No. 0118 977 1515
e-mail: paula.barnard@lineone.net
e-mail: arbarnard@lineone.net

PLANNING SERVICES	HPT
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09 JAN 2002	
COPIES TO	ACK. ✓
	FILE:

5th January 2002

Ms E. Vashi
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Re: Application Number F/2001/5540 58 Eastheath Avenue

Dear Ms Vashi

Thank you for advising me of this application of which I would have been unaware as no notice has been posted.

I am writing to object in the strongest terms to the above application to site three detached dwellings on the existing site of one dwelling. My objections are based on the following:

1. **Change of Outlook**:
The proposed development will remove the existing hedging on to which my property overlooks and replaces it with two properties which will be visible from the front of my house. I feel extremely strongly about this as it will significantly alter the setting in which my property stands, changing its context substantially.

2. **Traffic Congestion**:
The proposal will create two additional driveways on to the entry section of Crail Close. The driveways themselves are single width and this will inevitably lead to the occupiers frequently parking on the narrow entry section of Crail Close causing traffic congestion. The proposal does not provide for adequate off street parking as all three houses have single drives and given the narrow nature of Crail Close this will inevitably lead to greater traffic congestion at the junction with Eastheath Avenue.

3. **Loss of Parking**:
The section of Crail Close where this development is proposed is often used by service vehicles and visitors to Crail Close and this proposal will lead to the loss of a facility used by existing residents.

4. **Density**:
The density of the proposed development appears out of keeping with the remainder of Crail Close. This is an already over densely populated area with modern houses and very little 'open' space for children to play and car parking facilities.

5. **Precedent for Further Development**:
Should permission be granted to this development at 58 Eastheath Avenue then it would open up the possibility of a similar application from 56 Eastheath Avenue, opposite to 58 creating further over population in an already crowded development.

I believe that this proposal is inappropriate for all the above reasons. I also consider that the timing of the application at the Christmas holiday period and the absence of a displayed planning notice has been done to avoid drawing attention to a development which will give rise to considerable local opposition.

Yours sincerely

P. Barnard

Mr A.R. Barnard & Mrs. P Barnard

EV 668 22

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09 JAN 2002	
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Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 08 January 2002 15:39
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: Mr A.E. Cooper
Correspondent_StreetAddress: 11 Thorpe Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 2PW
Correspondent_Telephone: (0118) 9774385
Correspondent_Email: brenda.cooper@ukonline.co.uk

Comments:

We wish to object to the proposal of three additional houses at the entrance to Crail Close for the following reasons :-
The planning application notice has only just been displayed which does not give sufficent time for objections to be researched fully. However our initial feelings are as follows:-

Entrance to Crail Close is already an 'accident waiting to happen' due to the narrow unsited entrance, exacerbated by cars parking on the left hand side opposite the proposed houses mostly during working hours, & by traffic leaving the estate.

Exit from plots two & three at the beginning of another hazardous area, caused by the bend in the road, is something we could do without!

Our third objection is purely cosmetic in as much as the elevations shown in the plans do not mimic the existing, very attractive, Bryant Homes & that the front gardens will be fenced & not open plan.

Finaly, should the plans be approved, how long will it be before the similar property on the other side of Crail Close is acquired by the developers further adding to the problems listed above? !!!!

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10 JAN 2002	
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Wednesday, 09 January 2002

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

Dear Sirs

Application Number F/2001/5540 Site Address 58 Eastheath Avenue, Wokingham

We would like to objection to the above planning application.

There has not been a planning Application Notice displayed at the above address.
The congestion will be increased as it is built. There is a very small entrance in to Crail Close and if more houses are built then it will be almost impossible to get in/out of the entrance.
There will be an increased risk of car accidents as cars emerge from the new development.
There are a large number of Children on the estate and a lot more that come to the park walking, with all these children it would increase the risk to their safely.

Yours faithfully

J Knight. G W Knight

Mr & Mrs G W Knight

41 Crail Close, Wokingham, Berkshire. RG41 2PZ.

Ian Jordan

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
0 8 JAN 2002
COPIES TO: | ACK: ✓
FILE:

From: WebComments@wokingham.gov.uk
Sent: 07 January 2002 14:06
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

OBJ

EV

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: Paul and Carol Hughes
Correspondent_StreetAddress: 3 Crail Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 2PZ
Correspondent_Telephone: 0118 977 1539
Correspondent_Email: hugpal@supanet.com

Comments:

This application has major implications for Crail Close as two additional houses have been proposed for an established location.
The design will not be in keeping with the existing houses which are now all over fifteen years old.
The two additional driveways onto Crail Close will add to more congestion.
Crail Close is a series of blind bends. This proposed development will add more cars to an already busy road. We can envisage major traffic problems when cars are parked on the road out of view of traffic driving out of Crail Close. You only have to see the road to realise the problems.
The two proposed developments will lead to loss of privacy for those houses in the immediate vicinity.
Where would the construction vehicles be parked? If they are not blocking the entrance to Crail Close they would severely impair driving on a very sharp corner of Eastheath Avenue.
The general public, other than those to have received letters from you, in the immediate vicinity have no knowledge of this application as there is no planning notice on display.
We are strongly opposed to this development.

888

PLANNING SERVICES	HPT
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08 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

EV

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 07 January 2002 22:21
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: Adrian & Sharon Guice
Correspondent_StreetAddress: 34 Crail Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 2PZ
Correspondent_Telephone: 0118 9771534
Correspondent_Email: guice@breathemail.net

Comments:

We have only just been notified of this application by neighbours as their is no application notice on display.
Development is on entrance to road which already suffers from dangerous parking which can only be increased by extra houses right on the corner of the road.
I believe the current 50 yards of roadway before houses commence was originally designed by the developers and approved by the council to avoid parked cars and the danger of children playing coupled with cars pulling in/away from drives on the corner of the road leading to injury or loss of life. Common sense does not support a development of this type being approved.

18

17 Crail Close
Wokingham
Berks. RG41 2PZ

6th January 2002

Attn Elaine Vashi
Development Control Officer
WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

PLANNING SERVICES | HPT
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08 JAN 2002
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Dear Sirs

Ref: Appl.No: F/2001/5540 - 58 Eastheath Ave., Wokingham

The above Planning Application has recently been drawn to our attention by near neighbours to the said development.

Firstly, we do feel that nofication of this development should have been circulated throughout the estate as it is access into Crail Close which is causing concern and affects all residents of what is virtually a large cul-de-sac.

Councillors need to be made aware of the extreme danger which ALREADY EXISTS at the entrance into Crail Close from Eastheath Avenue. The sharpness of the bend at this point causes almost blind access into Crail Close when turning right from Eastheath Avenue, requiring traffic to turn quickly and without delay, as oncoming cars approaching down Eastheath Avenue cannot be seen unil actually at the bend. The addition of extra driveways so near to the entrance would create an extra hazard. In fact, we have frequently thought that double yellow lines should be placed at the entrance to Crail Close to prevent vehicles parking around the corner at this presently clear area, as an added safety precaution for cars turning in.

Another point we would like to mention is that, from the sketches provided, the intended houses do not appear to be in keeping with the existing estate with regard to design and style.

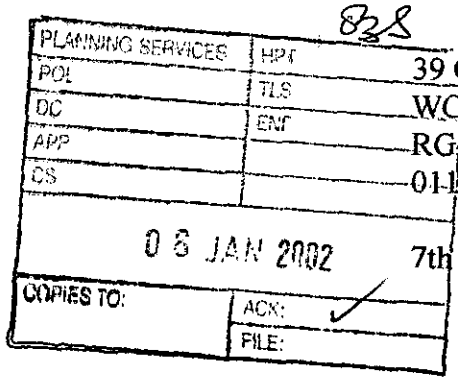
It has also been drawn to our attention that the necessary Planning Application Notice has not been on display.

We do hope that particular attention is paid to these details when this Application is considered. We do NOT feel that this development should be allowed on the grounds of safety.

Yours faithfully

Glenice Abel pp M. Abel

Glenice and Michael Abel



39 Crail Close
WOKINGHAM
RG41 2PZ
0118 977 4677

7th January 2002

Your ref: Elaine Vashi
F/2001/5540

The Development Control Officer
Planning Services
P O Box 157
Shute End
Wokingham

Dear Madam

I refer to the Planning Application No. F/2001/5540 and would make the following observations.

The Honeywood Estate comprising Crail Close and Thorpe Close was completed in 1987 and represented at the time the latest planning practice in terms of its layout, accommodation standards and environmental treatment.

To interpose two houses of very different standards and appearance into a key point on this estate would appear to me to be quite out of keeping with the original design, and therefore a bad planning move.

A more serious objection arises from the siting of the two access points on to Crail Close which to those leaving the estate are approached around a blind bend. Access to and from the estate is at best not ideal bearing in mind the sharp curve in Eastheath Avenue at its junction with Crail Close. Safety is already hampered on occasions by casual and thoughtless parking at this end of Crail Close

With the minimal space shown on the planning application for the accommodation of cars, there will inevitably be more regular parking in this length of Crail Close with the attendant risks to the regular traffic from the estate and to the numerous children who frequent the road.

Finally I would like to express my surprise and concern that only those householders adjacent to the site were notified of the proposal when quite clearly every single property on the estate has a vital interest.

Yours faithfully

C J Lucas

16

838

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08 JAN 2002	
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	FILE:

4 Crail Close
Wokingham
Berkshire
RG41 2PZ

4th. January 2002

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham

Dear Sir or Madam,

Reference : Planning Application F/2001/5540

I wish to register a strong objection to the above referenced planning application, for the reasons stated below :

1. **Traffic Congestion in Crail Close and beyond**

- There is only one entrance to this estate, which is used by all properties in Crail Close and Thorpe Close (some 70 homes in total). Building the proposed dwellings so close to the entrance to Crail Close would create a traffic bottle neck, with passing cars having to avoid cars entering or leaving these new properties, and also cars which would undoubtedly be parked on the road.
- As the proposed dwellings are so close to the road and have very limited off-street parking, there would be cars parked on Crail Close itself, extremely near to the entrance to the street. This could limit the access to and from Crail Close to a single lane, thereby causing cars to queue to enter or leave the street. It would also cause serious safety issues particularly for drivers entering Crail Close from Eastheath Avenue on a blind bend. These cars could themselves be forced onto the wrong side of the road, or could collide with motorists coming in the opposite direction who have been forced onto the wrong side of the road.
- The occupiers of the proposed dwellings would have to use the already crowded Finchampstead or Barkham Roads to travel anywhere. The Finchampstead Road in particular is totally congested in rush hour and this problem will be exacerbated by any additional traffic.

2. **Safety**

- The access points (i.e driveways) to the proposed dwellings will be situated too close to other established driveways in the vicinity, namely numbers 1, 2 and 4 Crail Close. One driveway in particular is proposed to border on numbers 2 and 4 Crail Close – any car reversing out of this driveway would be coming blindly onto Crail Close and could collide with cars leaving the other properties, or with through traffic. Pedestrians would also be at risk and, as parents of young children, this is of obvious concern to us.
- On street parking would create a dangerous situation for motorists entering Crail Close from Eastheath Avenue on a blind bend (as detailed in point 1 above).

3. Invasion of privacy
When we purchased our property at 4 Crail Close, one of the main reasons was the location. Our property currently overlooks trees and shrubs to the front and therefore has privacy and a sense of spaciousness. If the proposed development goes ahead and if any of these trees are removed, we could instead be facing a brick wall on a new house and a driveway immediately adjacent to our property, with cars driving in and out all of the time in front of us. Obviously this will invade our privacy and, by changing the outlook from our house, will affect our quality of life.

4. Appearance and consequent effect on market value of existing properties
The entrance to an estate and the appearance of the houses in it can influence the market value of all of the properties. Crail Close is a mature development with well positioned and well spaced houses. In contrast, the dwellings proposed in this planning application will be positioned too close to the road and too close to each other, thereby creating overcrowding. They will not be in the style of any of the other dwellings and will therefore clash with the existing properties in Crail Close. Ultimately, this will affect the market value of our property and financially we cannot afford for this to happen.

5. Over development of Wokingham
We are becoming increasingly concerned at what we perceive to be the over development of Wokingham and its amenities. We would like to see the standard of living in this thriving town being maintained, but the growing number of housing developments is threatening this and causing congestion in every area of our lives, from traffic through to waiting lists for use of what should be standard amenities.

6. Precedent
Existing residents in Crail Close are concerned that approval of this planning application would set a precedent for other similar developments in the area. For example, if a similar development was proposed at 54 Eastheath Avenue the consequent traffic congestion and safety risks would be intolerable.

7. No planning application displayed
As of the date of this letter, no planning application notice has been displayed at 58 Eastheath Avenue.

In summary, we strongly object to this planning application and request that it is rejected for the reasons listed above.

Yours faithfully,

Patricia Bull

Mr. and Mrs. I. Bull

038

Carol Hurst

PLANNING SERVICES	HPT
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07 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

From: Ian Jordan
Sent: 06 January 2002 09:57
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, January 06, 2002 10:05:21 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: s chambers
Correspondent_StreetAddress: 30 crail close
Correspondent_Address2:
Correspondent_Town: wokingham
Correspondent_County: berkshire
Correspondent_PostCode: rg41 2pz
Correspondent_Telephone:
Correspondent_Email:

Comments:

1/Planning notice has not been observed e.g. planning application notice has not been visibly displayed.
2/Proposed development is right on the junction of Crail Close entry/exit so traffic congestion will only worsen.
3/Parked cars in the road along Crail Close are already an issue causing potential traffic incidents.This development will increase the problem.
4/Increased safety risk to children playing in the area.
5/Increased risk of traffic accidents as cars emerge from the proposed development.
6/Style of the properties is not in keeping with any of the existing designs on the estate.The layout,the fencing bordering the road etc. are all inconsistent with the 71 existing properties.
7/Additional noise during Construction will be significant issue to residential dwellings close by.
8/Significant number of pedestrians use Crail Close not only residents but others to access Lesley Sears Park.The Construction will cause congestion and inconvenience to these people.

888

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04 JAN 2002	
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	FILE:

WOKINGHAM UNITARY
Aiming for Excellence

Carol Hurst

From: Ian Jordan
Sent: 04 January 2002 13:31
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Friday, January 04, 2002 1:38:45 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5540
Correspondent_FullName: Steve Bates
Correspondent_StreetAddress: 31 Crail Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 2PZ
Correspondent_Telephone:
Correspondent_Email: steve.bates@accurate.co.uk

Comments:

I wish to object to the proposed development on the grounds that the 2 properties whose drives join Crail Close are single width. The reason for this is that most occupiers of such properties have at least 2 cars, and so they would inevitably end up parking vehicles on the road, or worse, obstructing the pavement. This would impact all the residents of Crail close as this is the only entrance to the Crail close estate.
I would be happy with the development if the drives were wide enugh for 2 cars + space for a car door to open.

POSITIVE ABOUT DISABLED PEOPLE

0B8

13.

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07 JAN 2002	
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	FILE:

Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

38 Crail Close
Wokingham
Berkshire RG41 2PZ

January 5, 2002

Home Tel. (0118) 9771545
Mobile (07799) 661694
Office (01276) 602681
Email njd@compuserve.com

Dear Sirs,

Re: Planning Application Number F/2001/5540 – 58 Eastheath Avenue, Wokingham

We write in opposition to this application, and request that it be refused by the planning committee. We consider the proposed development should not be approved for the following reasons:-

- The density of housing in the vicinity of the junction of Crail Close and Eastheath Avenue is already very high
- The corner of Eastheath Avenue at the junction with Crail Close is already very dangerous, especially when proceeding in a northerly direction from Molly Millars Lane and turning right into Crail Close. Any increase in the level of traffic or parked vehicles in this vicinity can only make this situation worse
- The entrance to Crail Close is already often "cluttered" by parked vehicles making entry and exit from Crail Close dangerous. The proposed development would be bound to exacerbate this problem with visitors to the proposed houses parking in the road outside them
- It would set a precedent for such developments, and it would make similar development on the other side of the Crail Close/Eastheath Avenue junction more likely, further compounding the problems identified above.

Moreover, there has been no planning application notice displayed, and we have only found out about this application through communications from neighbours who have received your letter (I did not).

All things considered, we feel that there is a significant risk that the area around the proposed development would become significantly more dangerous for motorists, pedestrians, and children who play in the vicinity.

However, should the planning committee be minded to approve the application, could we request that such approval be accompanied by a stipulation that the area along both sides of the entrance to Crail Close, up to and beyond the end of the proposed development, be made a no-parking zone, marked with double-yellow lines, to alleviate the parking problems referred to above.

We would be grateful if you could write to us and let us know the outcome of this application when it has been determined.

Yours Sincerely

N J Dobson

Mr. N.J. & Mrs. J.Dobson

12

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	FILE: RG41

DELIVERED BY HAND

January 5, 2002

12 Crail Close
Wokingham, Berks.
RG41 2PZ

Ms. Elaine Vashi
Development Control Officer
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham, Berks.
RG40 1WR

Dear Ms. Vashi,

RE: Application Number: F/2001/5540
Site Address: 58 Eastheath Avenue, Wokingham
Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling

We wish to object to the proposed re-development of 58 Easthheath Avenue. We think it would be detrimental to the safety of all the residents of Crail Close as we already have a problem with cars parked on Crail Close on the stretch of road leading to Easthheath Avenue. When we are driving from Crail Close towards Eastheath Avenue and there are cars parked on the side of the road adjoining 58 Easthheath Avenue, we have no choice but to drive in the other lane, and we have often found ourselves face to face with cars turning into Crail Close! Not a pleasant experience! And when we are turning into Crail Close from Eastheath Avenue and there are cars parked on the side of the road adjoining 54 Eastheath Avenue, once again we have to drive in the other lane and because of the bend in the road it is often impossible to see if there are other cars coming from Crail Close. It is a very dangerous spot and we are very concerned that it will be even more dangerous should this proposed development be allowed.

The two proposed houses to be built on Crail Close are 4-bedroom houses with single-lane driveways. The odds are that the new owners will be two-car families. And with single-lane driveways, it means that they will be shuffling their cars in and out of their driveways onto Crail Close, or they will be parking one of their cars on Crail Close on a regular basis. And as it is such a dangerous spot, they will probably be parking their cars partly on the pavement. Moreover, these new Crail Close owners are bound to have visitors from time to time. Where will these visitors park their cars? On Crail Close, of course, as there is nowhere else to park. Parking on Eastheath Avenue is not really an option! And it is quite possible that these visitors will park their cars on the pavement too!

.../2

DELIVERED BY HAND

January [illegible], 20[illegible]

[illegible]
Wokingham Berks.
RG41 2PZ

Mrs. Elaine Vaski
Development Control Officer
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham, Berks.
RG40 1YR

Dear Ms. Vaski

Re: Application Number [illegible]
Site address: [illegible]
Proposal: [illegible]
[illegible]

[illegible]

[illegible]

It may be a good thing for cars to be parked on the pavement as they are less likely to have their side mirrors damaged or pulled off, and it is good for the drivers of other cars in a way as they get a bit more space to "overtake" them, but it is certainly not a good thing for pedestrians! Especially not for children! There are a lot of children living on Crail Close or Thorpe Close who walk to school, or ride their bikes on the pavement to go to the letter box on Eastheath Avenue, or wherever it is that they are going to, and they have to use this road. There is no alternative! The same applies to parents and children from neighbouring streets who want to go to Leslie-Sears Park. Parents with children in pushchairs and little children on tricycles should not have to risk their lives because of cars parked on the pavement or because of excessive traffic congestion in a residential area!

We hate to think what the situation would be like during the construction phase... Builders' vans everywhere, huge lorries trying to get in and out of Crail Close and leaving trails of slippery mud everywhere, diggers digging out the road and blocking the way and the view of incoming drivers... It would be only a matter of time before someone gets hurt...

We are also concerned that should the proposed development be allowed to go ahead, then one day maybe the owners of 54 Eastheath Avenue will also apply for planning permission to have their house demolished and their land sold to developers who will be more than happy to squish as many houses as possible on as little land as possible to make as much money as possible regardless of the consequences... A very worrying prospect... Maybe there is a reason why these properties were not included in the Crail Close/Thorpe Close development years ago... maybe at the time it was felt it would be safer for all concerned to keep the entrance to Crail Close as congestion-free as possible...

We hope you will take our views into consideration and look forward to hearing from you.

Yours sincerely,

Mr. J. Eliasson and Mrs. R. Eliasson

PLANNING SERVICES	HPT
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0 4 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

6 Thorpe Close
Wokingham
Berkshire
RG41 2PW

Tel 0118 979 3330

4 January 2002

Wokingham District Council
Planning Services
Shute End
Wokingham

Dear Sirs

Planning Application F2001/5540

I wish to lodge a strong objection to the above planning application and wish to have the underlisted points taken into account at the planning hearing.

1 The access points to the proposed dwellings will cause extra traffic hazards to an already overloaded road.

2 Eastheath Avenue is already an overcrowded road with uncontrolled parking outside commercial properties at both ends.

3 Eastheath Avenue is used as a short cut between Finchampstead Road and Molly Millars Lane due to the heavily conjested access roads to the town centre caused in part by the unacceptable mix of commercial and residential properties.

4 The junction of Crail Close with Eastheath Avenue is on a blind bend which already causes problems and to add extra traffic and accesses to properties into this situation would be dangerous.

For the above reasons I wish the application to be rejected.

Yours faithfully

B M Davis.

10

2, THORPE CLOSE
WOKINGHAM
RG41 2PW
3/1/2002

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04 JAN 2002

COPIES TO: ACK: FILE:

Dear Sirs,

Application Number: F/2001/5540

Site Address: 58, Eastheath Avenue

We wish to object to the above planning application which involves the erection of 3 dwellings to replace the 1 existing dwelling.

During the 15½ years in which we have lived on the "Honeywood" estate, we have witnessed many "near misses" on the stretch of road in Crail Close which leads into our estate – these have been caused by a combination of irresponsible parking and people driving too fast. If you add two new driveways into this area, together with an increased number of cars parked at the entrance to Crail Close, it is inevitable that at some point in the future there will be traffic accidents and possibly even fatalities as a result of this proposed development. We hope that you will reject this application.

Yours sincerely
C A Pennell
E A Pennell
(Mr C. A. & Mrs E. A. PENNELL)

OBS

9

To : Ms.Elaine Vashi.
Development Control Officer.

[illegible] SERVICES	HPT
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0 4 JAN 2002	
COPIES TO:	ACK: ✓
F/2001/ 5540	FILE:

50, Crail Close,
Wokingham,
Berkshire.
RG41 2PZ.

Your ref : **F/2001/5540.**

3rd.January, 2002.

Dear Madam,

Application number : F/2001/5540
Site Address : 58, Eastheath Avenue, Wokingham.
Proposal : Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

My first thought was what do we have to do to stop these people ? Are they so devoid of common sense and common decency that they attempt to shove these proposals through the Planning stage without any thought, consideration or foresight as to the final outcome of their ill-devised, money-grubbing schemes ? Perhaps it is a trait particular to Wokingham that, besides being over stretched already, these nincompoops feel they need "a slice of the action " !

My next concern was in connection with the timing of the application. Surely it has to be regarded as pretty underhand when most of the time allotted for digestion would be overshadowed by the Christmas and New Year breaks. This surely draws attention to the developers' realisation that, to have the slightest chance of success, they would have to sneak the proposals through when peoples' minds were concentrated elsewhere.

Finally, let us concentrate on the non-viability of the whole suggestion.

1. The development is NOT a development on Eastheath Avenue. It is mainly concentrated on Crail Close.

2. Be that as it may, the **traffic upheaval** on EITHER road during a period of **construction**, namely right on the tangent of one of the most dangerous bends on Eastheath Avenue OR immediately adjacent to the most blind of the bends along Crail Close, would obviously be totally undesirable.

3. We should evaluate the **unacceptable facets** of this scheme with respect to the large local increase in transient traffic, obstruction, congestion and inherent danger to pedestrians after possible completion of the project.
This applies, not only at the busiest section of Crail Close, but along the whole of Eastheath Avenue and includes its junctions with Finchampstead Road and Molly Millars' Lane. There is no further reason here for me to expand on already **well-known traffic blackspots**.

4. If one considers the calculated increase in the number of resident cars (6-9), visitors, delivery vehicles and the like using a very small section of Crail Close,a mere 50 metres, for both **access** and **on-street parking**, it will very soon become impossible to approach the Crail/Eastheath junction with **any degree of certainty or safety.**

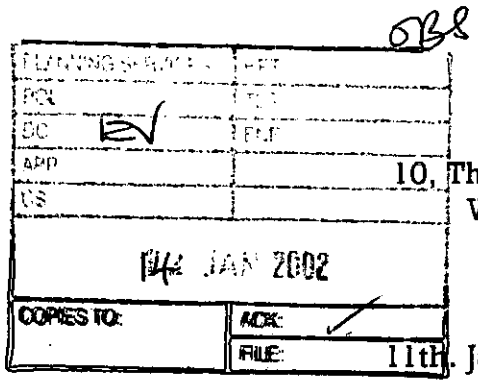
5. Any development allowed here of course would not be the end of the matter. This would then obviously **create precedent** for the possible development of the East side of the Crail Close entrance.

6. A minor point, I'm sure, but as this would be a development on Crail Close, should not the design of the proposed dwellings bear some resemblance to the existing properties ? They palpably do not.

7. We therefore recommend total rejection of the Proposal and any Variations to follow.

Yours truly,

Mr.and Mrs.B.Hutton.



10, Thorpe Close,
Wokingham,
Berkshire,
RG41 2PW

11th January 2002

Environmental Services Department
Planning Services
Shute End
Wokingham, Berkshire.
RG40 1WR

Reference Planning application number F/2001/5540

Dear Sir/ Madam,

Members will recall when the original plans for Crail/ Thorpe Close were submitted, the number of houses allowed was reduced to the present level. This gave all properties a reasonable size plot and an adequate garden, indeed somewhat larger than many new houses.

The implication in the proposed development would mean in effect putting a further two dwellings in this area. This would seem to be a reversal of the original intention. I would be fully in favour of the demolition of the property on Eastheath Avenue and the erection of a prestige dwelling on the land. I would oppose the erection of a further two dwellings for the reason above and for the following.

Eastheath Avenue is used at peak periods as a 'short cut' and although a speed restriction is in force it is rarely observed. Indeed the occupancy of the industrial sites in Eastheath Avenue has led to considerable increase in parking, limiting much of the day to a single file drive. I suggest that further building will have a similar effect.

The house in question is on a corner which is at present a potential accident spot and any additional builders lorries and cars would only make the situation worse. The implications for children playing in the area can also be imagined. I consider this a dangerous project and a health and safety hazard.

Should the Council reject this appeal and allow the building of three additional properties, I hope they will restrict any builders access from Crail Close.

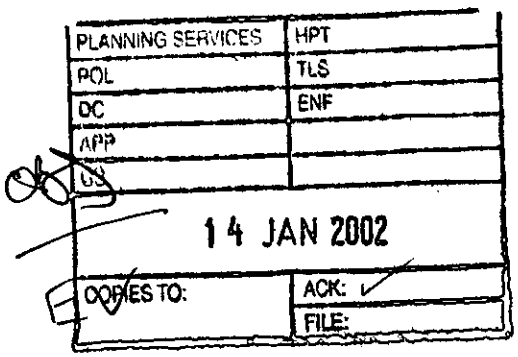
I hope the Council will consider this together with any other letters of opposition to the proposed building project.

Yours faithfully,

[Ian Hampshire]

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 11 January 2002 14:45
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



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NatureofEmail: Object
ApplicationNumber: f/2001/5540
Correspondent_FullName: Geoff Hornsby
Correspondent_StreetAddress: 48 Crail Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 2PZ
Correspondent_Telephone:
Correspondent_Email: ghornsby@imanage.com

Comments:

I am writing to comment about the proposed development of three houses at the entrance to Crail Close. My concern centres on vehicle access to the Close. Two of the houses are shown as having drives leading onto Crail Close. These drives are shown as allowing parking for two cars but each car being parked in a line. The effect of this is two force the drivers to "shuffle" cars on and off the drive. The practical outcome of this then becomes a car left on the road for ease. My concern is that by parking outside the houses it would force cars leaving the close onto the wrong side of the road and directly into the path of cars driving off Eastheath Avenue into the Close. I would therefore oppose the development of these houses unless the design was modified to provide side by side parking for two cars.

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23 JAN 2002	
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WOKINGHAM UNITARY
Aiming for Excellence

Ian Jordan

From: Susan Verdin
Sent: 24 January 2002 14:53
To: Ian Jordan
Subject: FW: Ref F/2001/5540

We have received this email via the general WDC address, if you can help, please can you arrange a response and copy it to me for our logging system.

Thank you
Susan Verdin
Wokingham District Council
Website: www.wokingham.gov.uk

SJ

EV

-----Original Message-----
From: JAYNEMTHOMAS@aol.com [SMTP:JAYNEMTHOMAS@aol.com]
Sent: Thursday, January 24, 2002 10:11 AM
To: wokinghamdc@wokingham.gov.uk
Subject: Ref F/2001/5540

I have just returned from Holiday to find the apllication notice and would like to make a few comments. How 3 houses are going to be squashed into a small area like that is beyond me but the point I would like to make is that the corner of Crail Close is such a danger spot without any building going on. This is a blind corner with caution taken every day but if extra building work is going to be carried on, the extra traffic is going to create a lot of problems, even accidents. There are a lot of children in this close and we thought when we moved to this area it was an established close. As there is only one entrance to Crail Close, building right on the corner is very inconvient to everyone living here. The extra time to go to work etc will have to be taken into account and the blockage of traffic to turn into the close is going to build up. The cars already speed around the corner on Eastheath now as it is. There should be speed bumps but besides the point, It is a truely bad idea purely because of the danger and of all the mess that goes with it for all the months ahead. People use this road for the park every day and it is hard enough to cross that road now without further hassle. I hope along with all other residents, you will listen to our views and stop this rediculous idea as its going to upset alot of people.

Yours sincerely, Jayne Thomas of No. 18 ? IS WHAT !? CRAIL CLOSE

JHEILA,

I'VE ASKED FOR THIS PERSON TO CONFIRM THEIR ADDRESS IN FULL.

I THINK ITS 18 CRAIL CLOSE, WOKINGHAM, RG41 2PZ

BUT I'LL LET YOU KNOW IF IT ISN'T

Ian.

POSITIVE ABOUT DISABLED PEOPLE

5

Mr and Mrs J Lewis
53 Crail Close
Wokingham
Berkshire
RG41 2PZ

OBS

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Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Wokingham 9 January 2002

For the attention of: Elaine Vashi - Application number F/2001/5540
Site Address: 58 Eastheath Avenue, Wokingham

Dear Madam

It has come to our attention that there is a proposed development at number 58 Eastheath Avenue. We are very concerned about the application, specially as the application is for three houses.

May I list some of our concerns:

- We have never seen a planning application notice on display.
- There will be an incredible amount of traffic while building work is going on, and afterwards. Considering three houses will have two cars each.
- There will be more cars parked on the pavement evenings and weekends.
- Building work increases the risk of accidents considerably. It will be very worrying for us as we walk our dog along that road.
- The risk for traffic accidents will increase as cars emerge from the new houses on to Crail Close.

We strongly object to this building project.

Yours sincerely

John Lewis
Ilona Lewis

J. & I. Lewis

OBJ

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	FILE:

Mr and Mrs A Nanda
51 Crail Close
Wokingham
Berkshire
RG41 2PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Wokingham 9 January 2002

For the attention of: Elaine Vashi - Application number F/2001/5540
Site Address: 58 Eastheath Avenue, Wokingham

Dear Madam

It has come to my attention that there is a proposed development at number 58 Eastheath Avenue. We are very concerned about the application, specially as the application is for three houses.

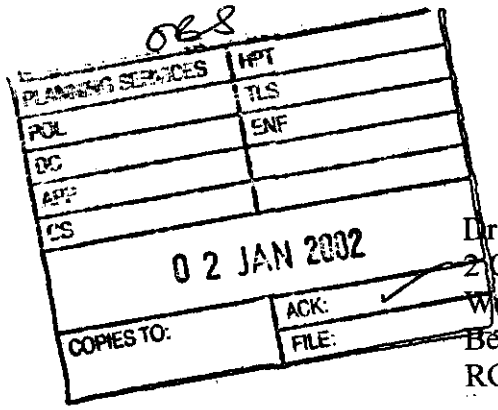
May I list some of our concerns:

- We have never seen a planning application notice on display.
- There will be an incredible amount of traffic while building work is going on, and afterwards. Considering three houses will have two cars each.
- There will be more cars parked on the pavement evenings and weekends.
- My eleven year old daughter will have to walk to and from the school bus along that part of Crail Close. Building site traffic increases the risk of accidents considerably. It will be very worrying for all the school children and their parents when they walk to the bus along that road.
- The risk for traffic accidents will increase as cars emerge from the new houses on to Crail Close.
- Eastheath Avenue and Crail Close crossing is already very dangerous when coming from Molly Millars Road.

We strongly object to this building project.

Yours sincerely

Ashish Nanda
Gerlinde Nanda



Dr Hisham P. Saba
2 Crail Close
Wokingham
Berks
RG40 2PZ

Elaine Vashi
Planning officer
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

28.12.2001

Dear Ms Vashi

We received the notice of planning application F/2001/5540 last week and we are very concerned.

The first point to make is that there is no bright orange planning application form on show either at 58 Eastheath Avenue or on Crail Close where the proposed exits are meant to be. The proposed houses will be amazingly "compact" and they will certainly not be in keeping with the rest of Crail Close estate, which will certainly make the whole appearance rather untidy once complete.

The proposed exit to one of the houses will be immediately on the side of our driveway and that will pose a definite risk to my children and the children of Number 4 Crail Close when they are playing at the front and on the pavement. The risk of collision between the new owners cars and ours will be greatly increased as they reverse their cars out onto Crail Close at the same time as we try to get out of our driveway.

The limited space available for parking at the new houses is also of concern as there could be at least 3 cars from the new houses all parked on Crail Close making for increased congestion and traffic nuisance. Finally I should like to add the point about the lack of available resources in the community to handle a potential influx of an extra 12 persons into the area when I know that all available medical end educational facilities are stretched to near breaking point.

Yours sincerely

Dr H. P. Saba

Elaine Vashi

From: chris cooper [cacooper@iee.org]
Sent: 05 January 2002 19:02
To: Elaine.Vashi@wokingham.gov.uk
Subject: Planning Application F/2001/5540; 58, Eastheath Avenue, Wokingham

Planning Application F/2001/5540; 58, Eastheath Avenue, Wokingham

We have received your notification of the application made on behalf of 58, Eastheath Avenue, Wokingham.

We are against this application proceeding and offer the following reasons:

- The junction of Crail Close and Eastheath Avenue is particularly dangerous and there have been numerous accidents. Luckily, to date, these have been minor and restricted to vehicle damage. We frequently have to clear accident debris from our frontage.
- It is noted that in the proposed development two of the properties have single drive access to Crail Close. Vehicles must therefore either reverse in or out of the drives as there is no room to turn off-road.
- With 2 cars per household it is likely that parking in Crail Close will occur near to the junction with Eastheath Avenue
- It is probable, with the style of housing proposed, that there will be more than 2 cars per household.
- The first existing properties in Crail Close, more than 50m from the junction with Eastheath Avenue, have either a space for off-road multiple parking, turning or a double width drive.
- It is also noted that no red planning application notification sheets have been posted in the vicinity of 58, Eastheath Avenue thus denying wider visibility of the intent.

We trust that the Planning Department will not allow monitary gains by a builder and one householder to receive preference over existing residents.

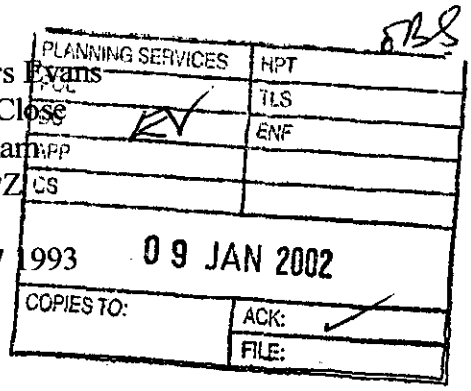
Chris and Pam Cooper

52, Eastheath Avenue

dated 5 January 2002

Mr & Mrs Evans
40 Crail Close
Wokingham
RG41 2PZ

0118 977 1993



Environmental Services Department - Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

07 January 2002

Dear Sirs

Ref: Planning Application F/2001/5540

Following a recent conversation with a neighbour we understand that there is a proposal to build 3 detached houses on the existing site of 58 Eastheath Avenue. We were extremely concerned to hear about this proposal given the fact that there has not been a notice clearly displayed at the property of the planning application. We believe that a planning application notice should be clearly displayed in the first instance. Also any deadline for comment on this proposed development should be delayed until after such suitable period from the date of posting such notice.

The proposed development gives us great concern regarding the potential on road parking outside the proposed houses. The entrance to Crail Close is on a 'blind bend' of Eastheath Avenue, as you approach from Molly Millars Lane. Any road parking on the immediate entrance to the Crail Close estate will increase the risk of traffic accidents. On the small number of occasions that cars, such as the window cleaner's van or delivery vehicles, do park in this area, it does cause congestion and could potentially result in accidents. Also traffic emerging from the proposed 3 houses will again increase the flow of traffic onto the Crail Close entrance and 'blind bend' area.

We hope that this application will be considered in light of these comments.

Yours sincerely,

S A Evans. P D Evans

Mr P D and Mrs S A Evans

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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: F/2001/5540

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling

Site Address: 58 Eastheath Avenue, Wokingham

Applicant: Hicks Developments Ltd C/O The Keen Partnership

Your observations are required in respect of this application **by 11/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the grounds that the development is cramped and out of character with the area.

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council

ENVIRONMENT AGENCY

Our Ref : SP/2001/005055-1/1
Your Ref : F/2001/5540

Date : 18 January 2002

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

Dear Ms Vashi

ERECTION OF 3 DETACHED DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING AT 58 EASTHEATH AVENUE, WOKINGHAM, BERKS

Thank you for your letter dated 19th December 2001, received on 20th Deceber 2001. Please quote the following reference in any correspondence: **SU86NW/11/40**. 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 David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

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

Presence of a Watercourse

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.

Surface Water Drainage

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 are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as

possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Prevention

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads 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.

Foul Water

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.

Refuse Storage

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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.

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.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

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.

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.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

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

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Keen Partnership

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

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 14 January 2002

Location:	58 Eastheath Avenue, Wokingham
Proposal:	Proposed erection of 3 detached dwellings plus demolition of existing dwelling.
Application Number:	F/2001/5540

In response to your consultation dated 19 December 2001 for the above application, the landscape comments are as follows:

Part of the site is covered by a TPO. The trees that are protected are the oak, ash and holly found in the vegetative screen on the north western boundary of the site with no. 60 Eastheath Avenue. These trees are growing on a slight embankment that is defined on the site side by a low retaining wall. The wall will need to be retained as part of the development to avoid disturbance to the trees.

The existing hedgerow along the south eastern boundary of the site with the access road into Crail Close consists mainly of conifers. Although part of it is shown to be retained alongside plot 1, it is unlikely that this will be possible as the proposed dwelling will only be approximately 1m from the boundary and therefore may require the removal of much of the hedgerow to build the dwelling. In removing the existing vegetation along this boundary it will open up the views into the site with the dwellings and garages being visually dominant within the street scene. The visual impact will be exaggerated as the proposals is for 3 large properties on a small narrow site, leaving very little room for amenity planting to help incorporate these large dwellings into the street scene.

Catherine Brimble

Catherine Brimble
Landscape Architect

☎ 0118 974 6379 (Direct Line)

Monday, 07 January 2002

Keen Partnership
The Courtyard
Edingburgh Road
RG30 2UA

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5540

Address: 58 Eastheath Avenue, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To provide a level approach in accordance with the requirements of Part M2 (para 6.13)
2. To ensure that the access into the dwelling consists of an accessible threshold in accordance with the provisions detailed in Part M2 (para 6.21)
3. That the principal entrance door has a minimum clear opening width of 775mm
4. That switches and socket outlets are located so that they are easily reachable.
5. That the provision of the entry level WC meets the requirement of Part M3(1) (para 10.3). The existing plans do not appear to demonstrate adequate clearance between toilet bowl and hand basin (min 750mm required). Distance between hand basin and opposite wall also appears to be too narrow (min 700mm recommended).

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider making all entrances/exits to the property level access.
2. To consider making entrance/exits from bathrooms open outwards.
3. To consider adopting design features associated with Lifetime homes to improve the flexibility of the proposed structures.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Elaine Vashi - WDC Planning Dept.

HIGH[redacted] CONSULTATION SHEET

From: Elaine Vashi **Date:** 19 December 2001

Application Number: F/2001/5540

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Parish: WOKINGHAM TOWN

Site Address:
58, Eastheath Avenue, , Wokingham.

Applicant:
Hicks Developments Ltd. C/O The Keen Partnership.

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

✓ below as applicable;

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

KATE fuller - yellow lines.
Impact upon st scene

Comment.

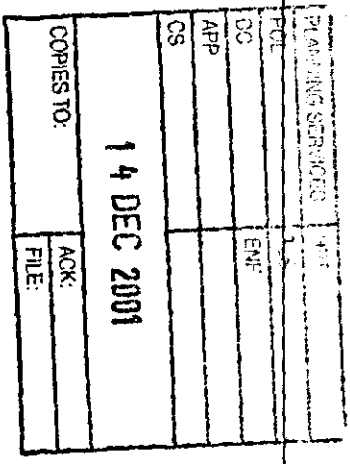
It is a good opportunity to remove the access onto Eastheath Avenue, which is in close proximity to the junction with Crail Close.
Therefore highways request a revised plan showing the access relocated to the rear of plot 1 onto Crail Close.
In addition to this I would like to see the access to Plot 3 moved so that it is adjacent to the access for Plot 2. This would improve visibility to the right when emerging onto Crail Close.

Signed: _____ **Print name:** Adam Gagging 07/01/02

The Courtyard Edinburgh Road
Reading Berkshire RG30 2UA
Telephone 0118 951 0855
Fax 0118 951 0866
email info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

With compliments



Architectural design

Building surveyors

Project managers

Building engineers

CONSTRUCTION MONITORING

PARTY WALL MATTERS

SAP CALCULATIONS

CONDITION & MEASURED SURVEYS

PLANNING SUPERVISORS

COMPUTER AIDED DESIGN

PLANNING APPEALS

PRESENTATION DRAWINGS

constructionline

The Association of BUILDING ENGINEERS

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

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

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 58 EAST HEATH AVENUE WOKINGHAM

I give notice that *(b)* HICKS DEVELOPMENTS LTD

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* DEMOLISH EXISTING BUNGALOW + ERECTION OF 3NO DETACHED HOUSES

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157 SHUTE END WOKINGHAM RG40 1WR.

by *(f)* 2/1/02.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed [signature]

† On behalf of HICKS DEVELOPMENTS LTD

Date 12.12.01

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

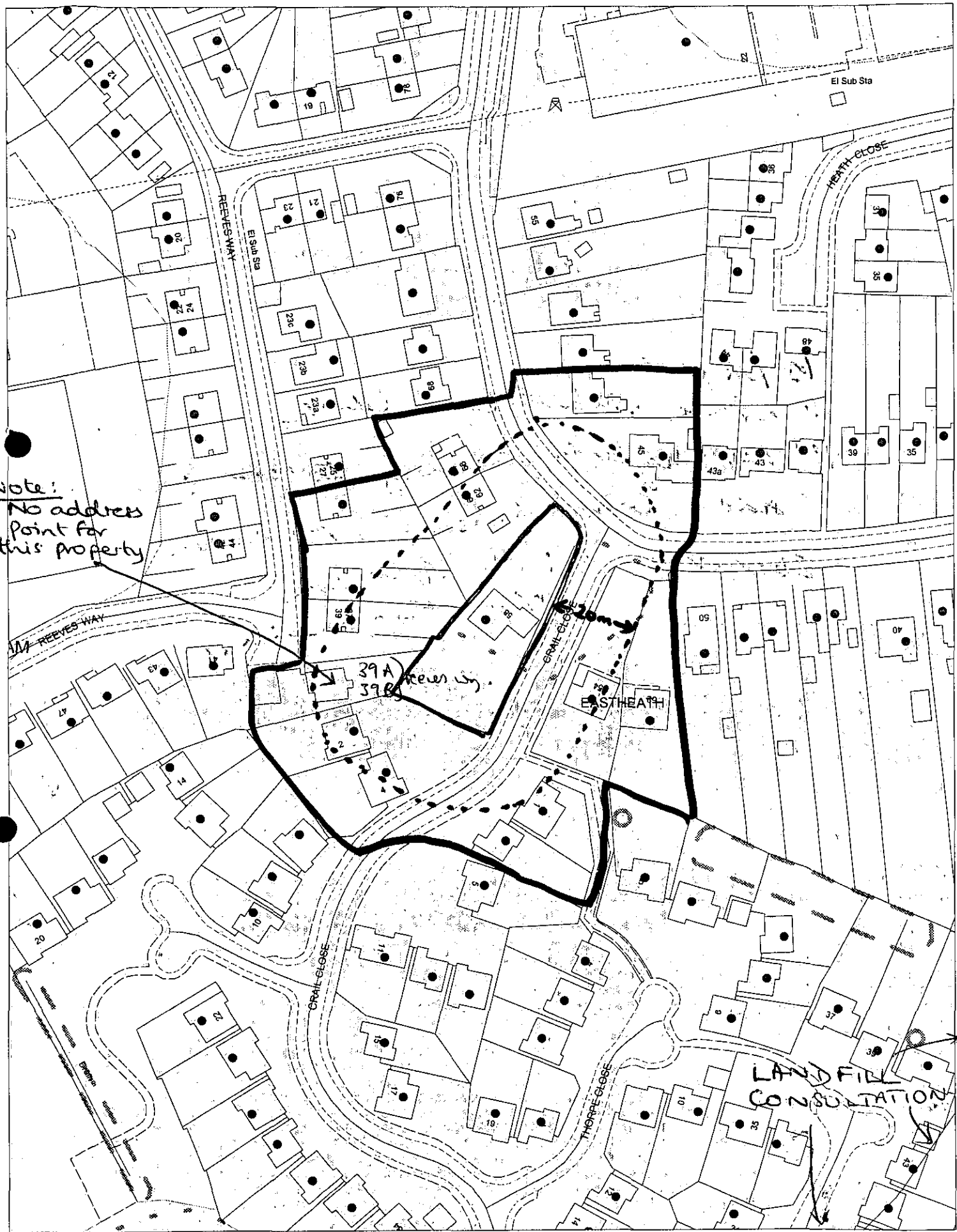
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

17. DEC. 2001 • 5540



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Development Control Section, Environmental Services, Wokingham District Council.
30 November 2001 Scale: 1 : 1250

N W E S

1 ½ flat garden
1.8 m fence with ~~East~~ Coral Clark
12' high Leylandii screening to rear &
side houses to rear not visible
2 bedroom & 1 obs glazed
1st floor rear window

Ack. Letter sent 11/1/02

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5540	Dr Hisham P Saba 2 Crail Close WOKINGHAM. RG40 2PZ
F/2001/5540	B.M. Davis 6 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr C.A. & Mrs E.AJ. Pennell 2 Thorpe Close WOKINGHAM. RG41 2PW
F/2001/5540	Mr & Mrs B. Hutton 50 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr J Eliasson Mrs R Eliasson 12 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr N J & Mrs J Dobson 38 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Steve Bates 31 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	S. Chambers 30 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr & Mrs I Bull 3 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	C J Lucas 39 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Glenice and Michael Abel 17 Crail Close WOKINGHAM. RG41 2PZ

WOKINGHAM UNITARY
Aiming for Excellence

F/2001/5540	Adrian & Sharon Guice 34 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Paul and Carol Hughes 4 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr P D and Mrs S A Evans 40 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr & Mrs G W Knight 41 Crail Close WOKINGHAM. RG41 2PZ
F/2001/5540	Mr A E Cooper 11 Thorpe Close WOKINGHAM. RG41 2PW
(17) F/2001/5540	Mr A R Barnard Mrs P Barnard 1 Crail Close WOKINGHAM. RG41 2PZ

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~28 NOV 2001~~ Valid 17 DEC 2001

Officer: EV | Application No. F/2001/5540

Map No. 83 Site 0.12

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF 3 DETACHED DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING

Location: 58 EAST HEATH AVENUE

Parish: WOKINGHAM Ward: EVENDONS

Applicant: HICKS DEVELOPMENTS LTD

Fee (2) Received ~~380~~-00 Required 570-00 Additional 190-00 requested 5/12 Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	~~Reqd~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Reqd - showing adjacent 1:500	5/12	✓ 17 DEC 2001
3	Forms unsigned			
4	Correct S 66 certificate	Serve notice on WDC re new crossovers?	5/12	✓ 17 DEC 2001
5	Elevation plans	Garage plans + elevations required.	5/12	✓
6	Floor plans	Plot 2 front elevation does not tie in with ground or first floor plans. Chimney not shown on all elevs		17 DEC 2001
7	Metric scale disclaimer	Plot 3 1st side elevation - 2 bedroom windows missing (+ chimney)	5/12	✓
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

2 x s/N (Crail Close + Eastheath Avenue) + See map
+ Pls include site inside red line

17 DEC 2001 554

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 *Fax* 0118 951 0866 *email* info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

17 DEC 2001

Mrs C Hurst
Development Control Admin
Wokingham District Council
Planning Services
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1BR

Our Ref: MG/jm/7358

12th December 01

Dear Mrs Hurst,

RE: 58 EASTHEATH AVENUE WOKINGHAM

Please find enclosed Planning Application that takes into account the additional information required.

1. I have now enclosed a 1:500 scale block plan indicating the surrounding properties
2. I have now served Notice on Wokingham District Council for the dropped kerb which is now included on Certificate B enclosed.
3. I have now provided the correct fee of £570.00 enclosed.
4. I have now provided plans and elevations of the proposed garages.
5. I have now amended plot 2 elevations to reflect the plans.
6. I have now amended plot 3 floor plans by removing the additional 1st floor window.

I have also shown all the chimneys to all the elevation treatments.

I hope that everything is now satisfactory and the application will proceed, however if you do have any queries please do not hesitate to contact me.

Yours sincerely,

Mark Groom
Keen Partnership
CC Jamie Flatman – Hicks Developments

CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom P J Maisey
Associate
N A Blunt BSc (Hons) ARICS
VAT no. 614 7583 30

Recd 2.45PM 27.11.01

17.DEC.2001 * 5540

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

1. APPLICANT'S NAME: HICKS DEVELOPMENTS LTD
ADDRESS: 15 HEADLEY ROAD WOODLEY
POST CODE: RG5 4JB PHONE: 9867354

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: KEEN PARTNERSHIP
ADDRESS: THE COURTYARD EDINGBURGH ROAD
POST CODE: RG30 2UA PHONE: 0118 9510855

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: 58 EAST HEATH AVENUE WOKINGHAM

4. WHAT IS THE APPLICATION FOR ?
Give brief details and state for what purpose this site and any buildings will be used.
DEMOLISION OF EXSTING BUNGALOW & ERECTION OF 3 NO DETATCHED HOUSES

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1.10

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: 7359/01 – 08 SITE 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	

17.DEC.2001 * 5540

1769b

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

SEE PLAN

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.

BRICK PLINTH
TILE HANGING | BRICK WALLS
CLAY TILED ROOF

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.

BRICK & TIMBER 1.8m & 0.9m WALL TO CRAIL CLOSE BOUNDARY – 1.8M CB FENCE BETWEEN DWELLINGS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO 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

TO PLOT 1
SEE PLAN TO PLOT 2 & 3

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

YES FLUSH THRESHOLDS

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	3 /	*	/	*	/	*
BUNGALOW	/	*	/	*	1 /	*
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.

£380.00

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 [signature] ON BEHALF OF HICKS DEVELOPMENTS DATE 27/11/01

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".

1769/a

SECTION 66 CERTIFICATE

Application No. 17.DEC.2001* 5540

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 the accompanying application, nobody, except the applicant, was the owner of (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 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
MRS. V.C EDMENSEN	56 EAST HEATH AVE WOKINGHAM.	27/11/01.
WOKINGHAM DISTRICT COUNCIL	SHUTE END WOKINGHAM	12.12.01.

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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 . . . M Harvey . . . . . .

On behalf of . . HICKS DEVELOPMENTS . . . . . .

Date . . . 27.11.07 . . . . . .

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

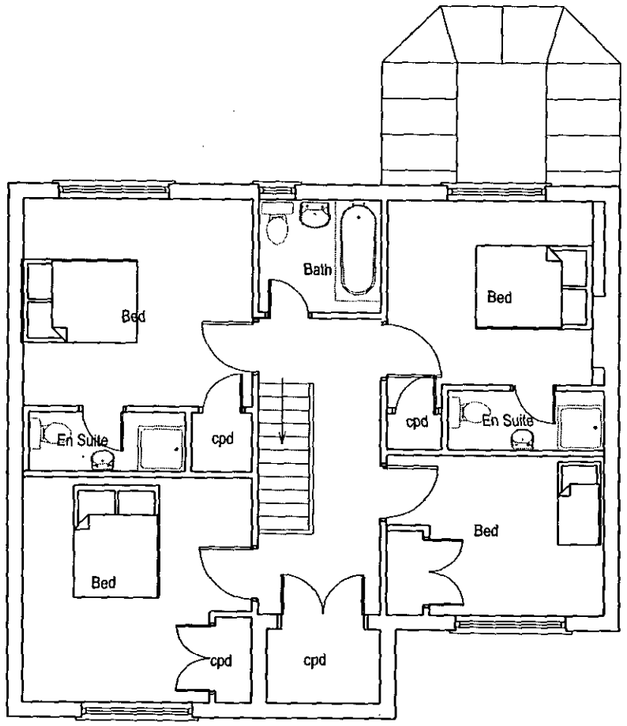
PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
20464			67 HOUSES & ROAD IMPROVEMENTS (BELMONT HOUSE) TO SOUTH		18.10.64 RC		
22306			71 " "		18.10.64 GS		
2471							
F/2000/2089			Royal mail				

PLOT 1 - No 54
PLOT 2 - No 54 PLOT 3 - ~~No~~ 58 LAND BETWEEN NOS. 50 and 60 EASTHEATH AVENUE PLOTS 1 - 3

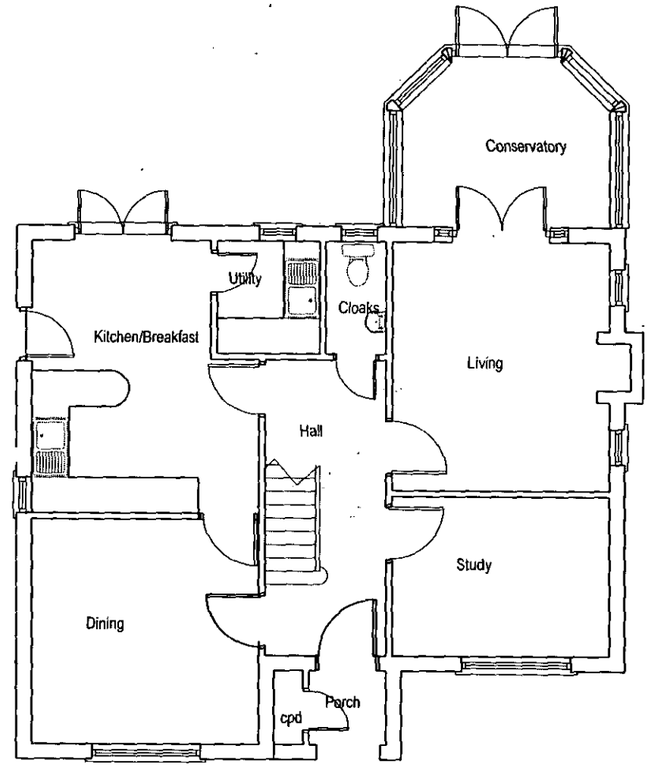
PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
			T.P.O. 106				
B/O/32/71		10.6.71	Land between 50 & 60 Eastheath Avenue - erection of 3 dwellinghouses	10.8.71 C			
O/53/72			Res Dev / Miss E N Baker	14/9/72 R			
04090			O/L 3 chalet type hses + garages + Car Ports (Theaton & Co)	15.4.76 C/A			
04595			" 3 HSES + GARAGES BETWEEN 50 + 62 (")	10.6.76 C/A			
	BR 4624		" " " " " (")		17.12.56 25.5.76 App	ECLIPSED	
05141			CARAVAN ON SITE ADS "	26.8.76 T.P. 31.8.77			
	BR 6322		double garage PLOT 1 "		31.3.77 APP		
06264			" PLOT 1 "	9.6.77 C/A			
	BR 11915		STORM PORCH (MR. P. THORPE)		18.9.79 APP.		
15587			RES DEV AT REAR (LAING)	8.5.81 R			
16[illegible]			RES. DEV. AT REAR (LOCUS)	17.12.81 R			
11714			(MISS E BAKER) ACCESS BETWEEN 54 + 56 FOR RES DEV AT REAR 7 ACRES	22.11.79 R			
11715			" " 4 "	22.11.79 R			
	BR 12755		UTILITY ROOM NO. 54 (MR. B. MUCKLOWD)		29.2.80 APP.		
909			" " "	10.4.80 C/A			

REVISED PLAN

5540



Plot 2
First Floor Plan



Plot 2
Ground Floor Plan

APPROVED
14 FEB 2002

0 10 20 30 40 50 60 70 80 90 100
0 2 3

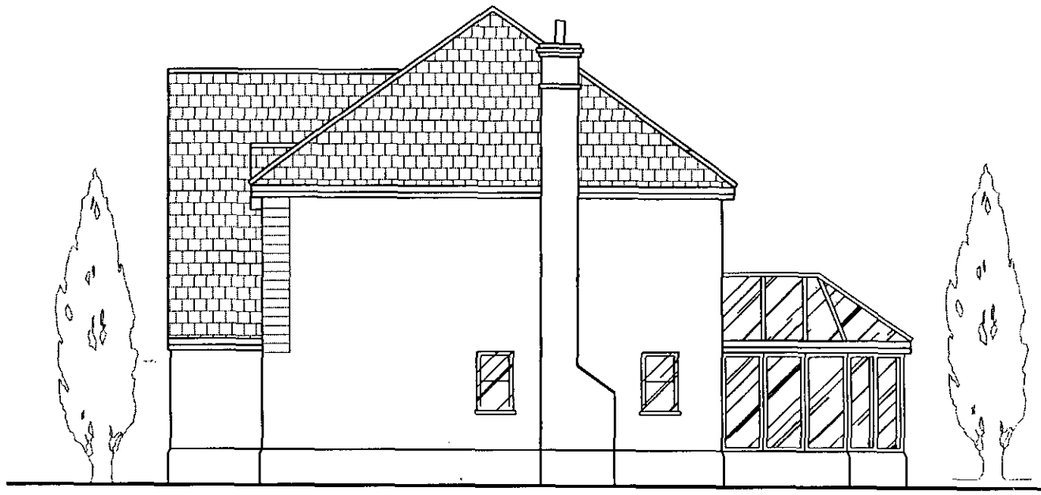
KEEN PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866
E-MAIL: INFO@KEENPARTNERSHIP.CO.UK

REVISION: NOTES: DATE:

CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Plot 2 Floor Plans	DRAWING NO.:	7359/01/03A

13/8/02

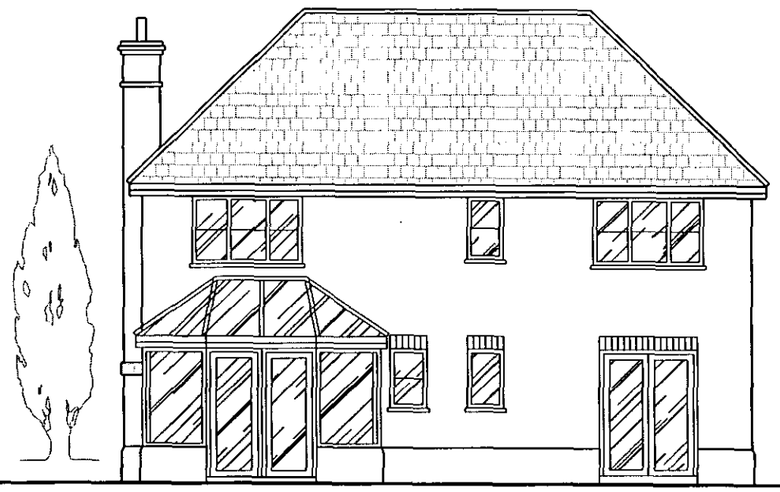
REVISED PLAN
5540



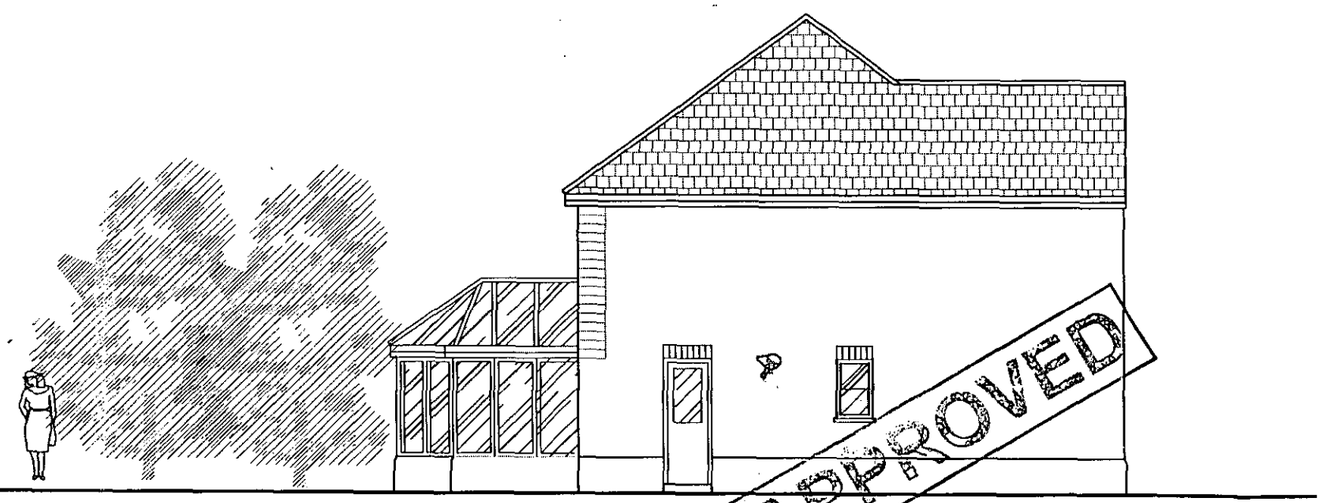
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

APPROVED
14 FEB 2002

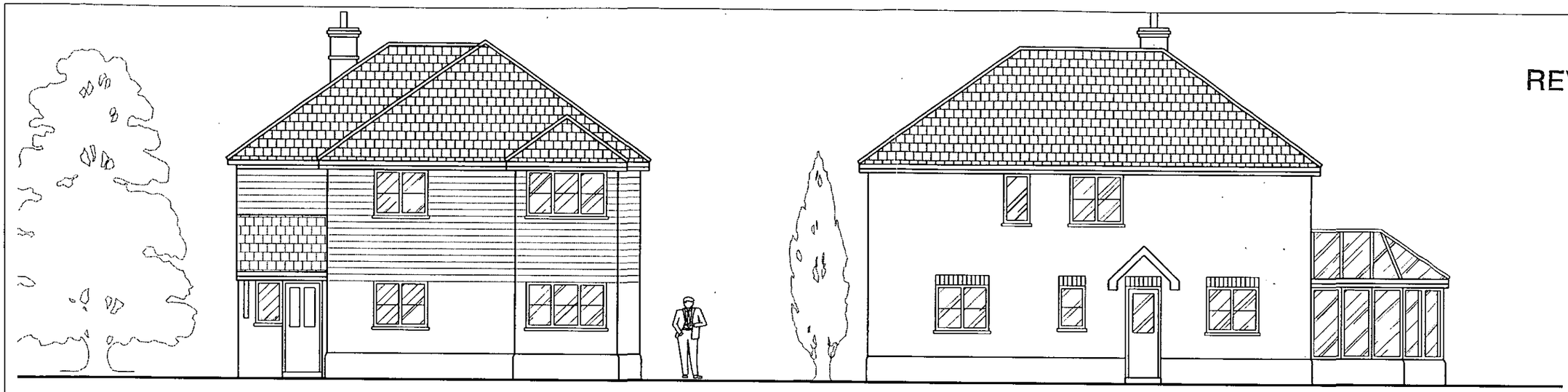
REVISION: DATE:
NOTES:

KEEN PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866
E-MAIL: INFO@KEENPARTNERSHIP.CO.UK

CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Plot 2 Elevations	DRAWING NO.:	7359/01/06A

CD 13/9/02

REVISED PLAN
5540



Front Elevation

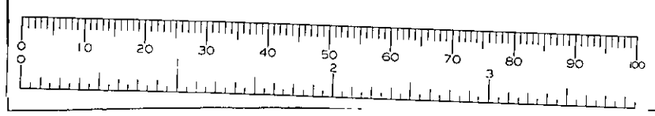
Side Elevation



Rear Elevation

Side Elevation

14 FEB 2002



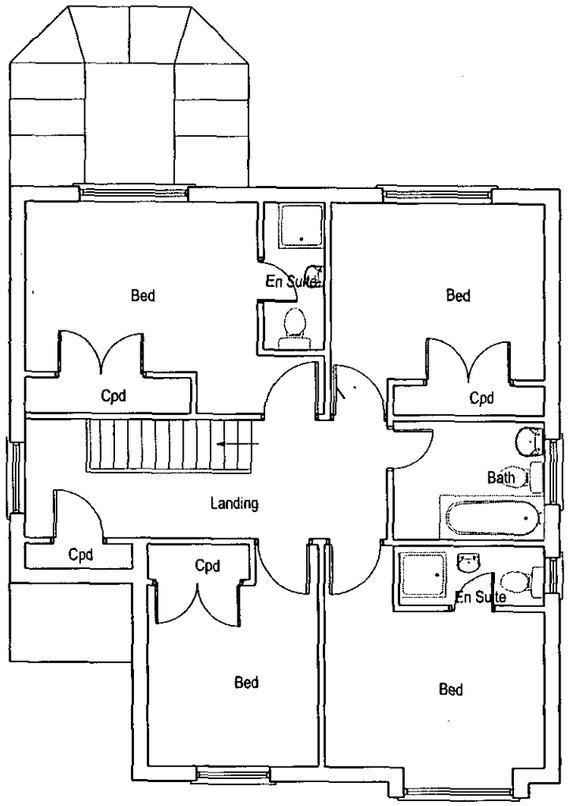
KEEN PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866
E-MAIL: INFO@KEENPARTNERSHIP.CO.UK

REVISION: DATE:
NOTES:

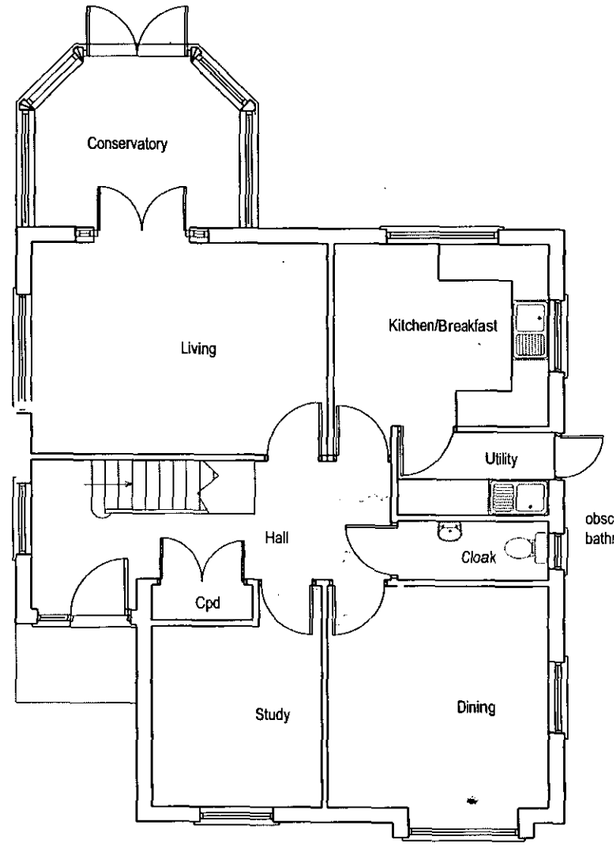
CLIENT:	Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Plot 3 Elevations	DRAWING NO.:	7359/01/07

REVISED PLAN

5540



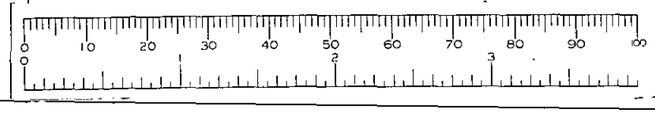
Plot 3
First Floor Plan



obscure glazing to bathroom/ensuite

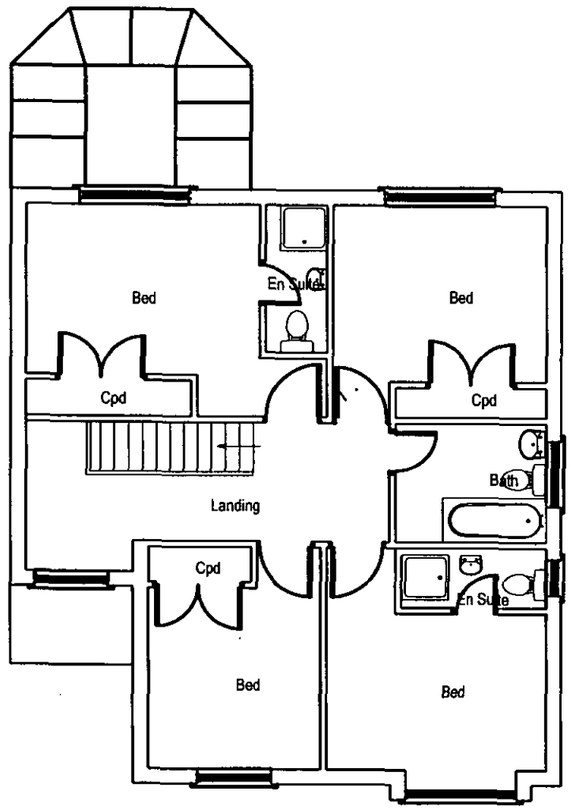
Plot 3
Ground Floor Plan

SUPERSEDED
14 FEB 2002

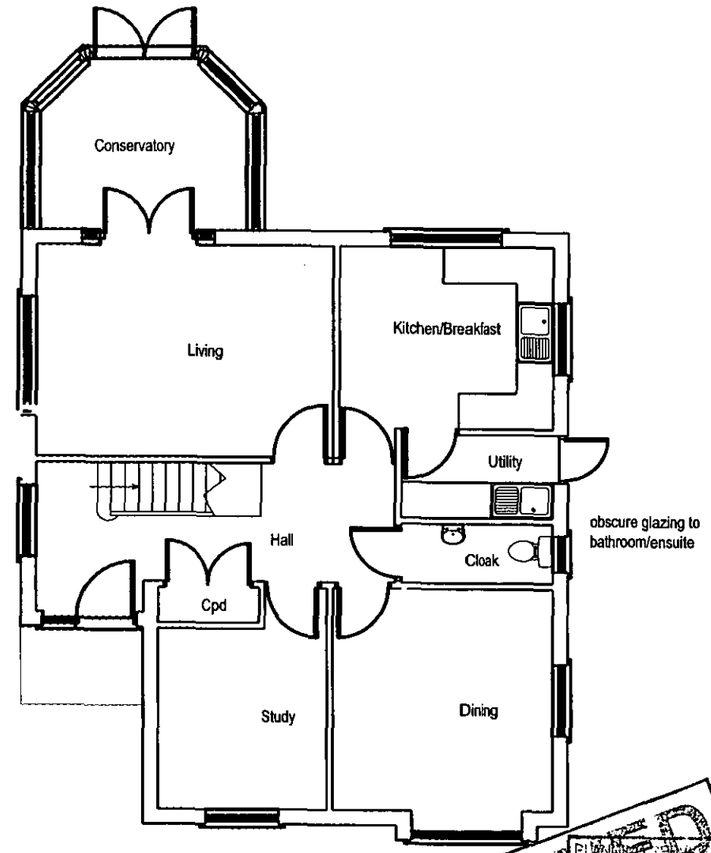


KEEN PARTNERSHIP
TEL: 0118 9510855
FAX: 0118 9510866
E-MAIL: INFO@KEENPARTNERSHIP.CO.UK

REVISION: NOTES:	DATE:		
CLIENT: Hicks Developments Ltd		SCALE: 1/100	DATE: Nov 2001
JOB TITLE: 58 East Heath Avenue Wokingham		DRAWN BY/CHECKED BY:	X
DRAWING TITLE: Plot 3 Floor Plans		DRAWING NO.:	7359/01/04



Plot 3
First Floor Plan



Plot 3
Ground Floor Plan

APPROVED

PLANNING CONTROL	INT
BC	FLR
DC	ENF
APP	
CS	

07 MAY 2002

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	FILE:

REVISION: A DATE: 3-05-02 NOTES: Windows updated

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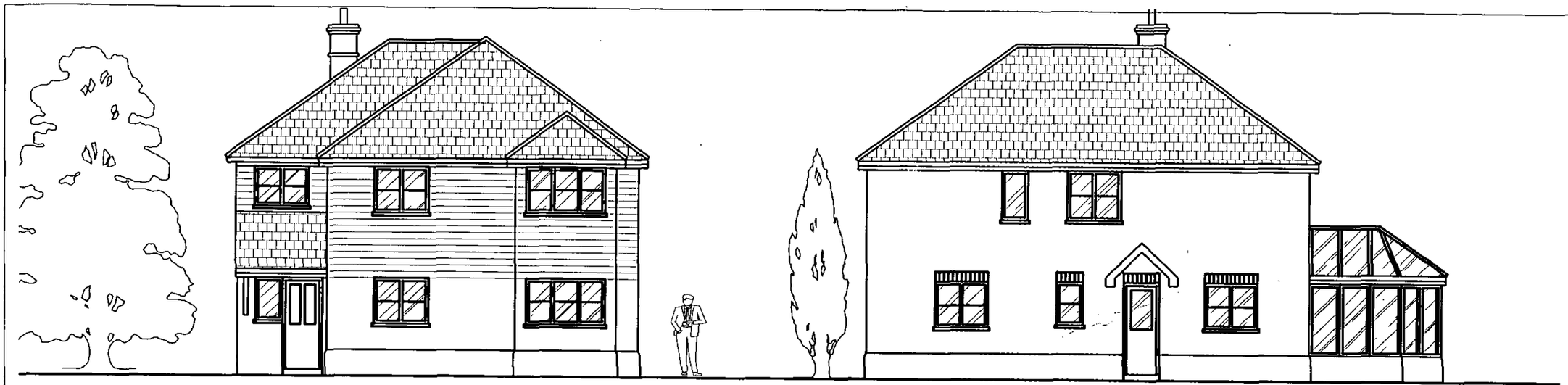
CLIENT:	Hicks Developments Ltd.	SCALE: 1:100	DATE: Nov 01
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	MT
DRAWING TITLE:	Plot 3 Floor Plans	DRAWING NO:	7359/01/04A

23/8/02



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

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PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS	

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REVISION: A DATE: 3-05-02 NOTES: Windows updated

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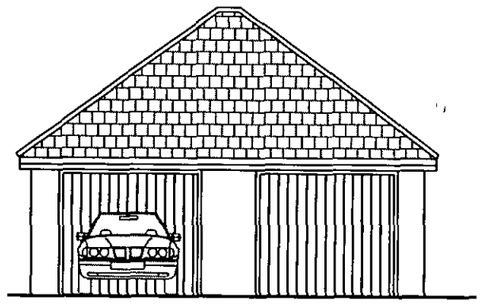
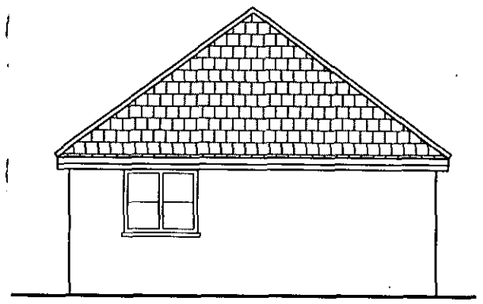
CLIENT: Hicks Developments Ltd.		SCALE: 1:100	DATE: Nov 01
JOB TITLE: 58 East Heath Avenue Wokingham		DRAWN BY/CHECKED BY: MT	
DRAWING TITLE: Plot 3 Elevations		DRAWING NO: 7359/01/07A	

13/8/02

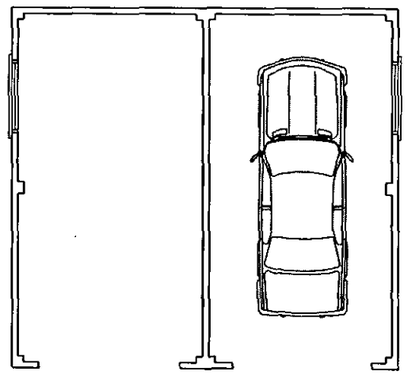
REVISED PLAN
5540



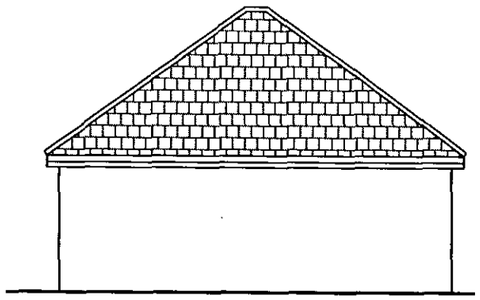
Front Elevation



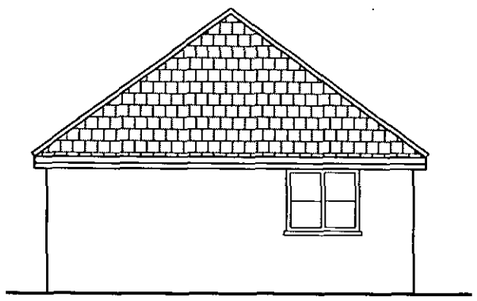
Side Elevation



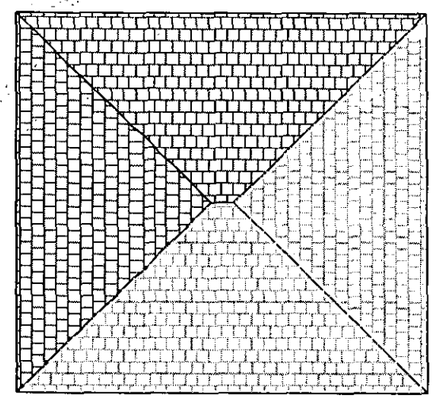
Garage Floor Plan



Rear Elevation



Side Elevation



Roof Plan

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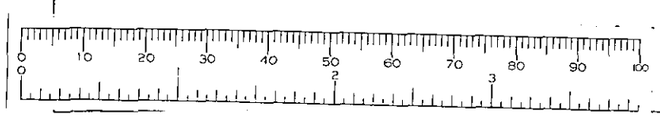
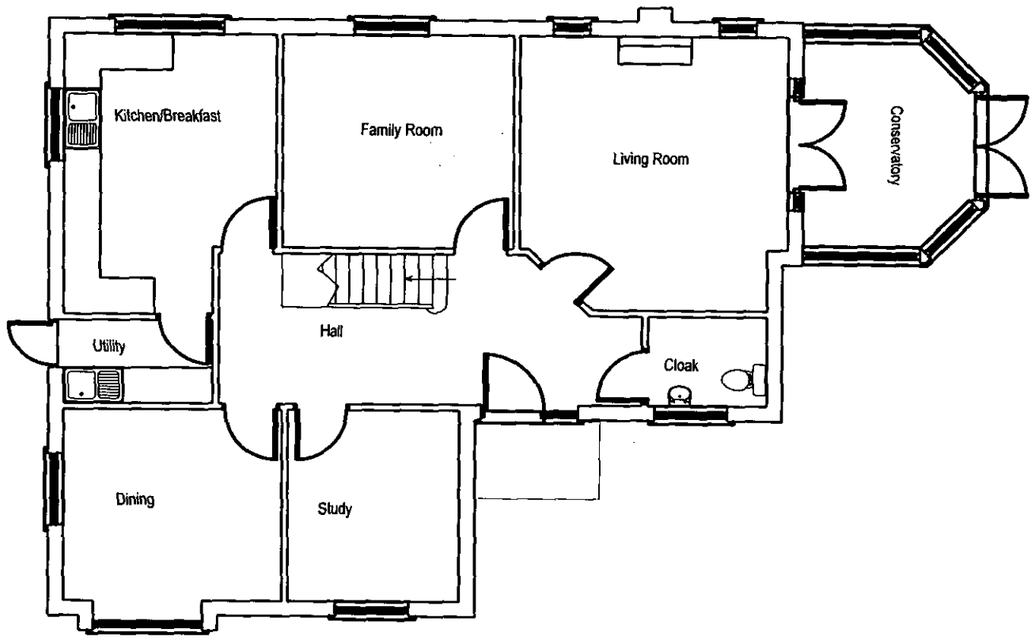


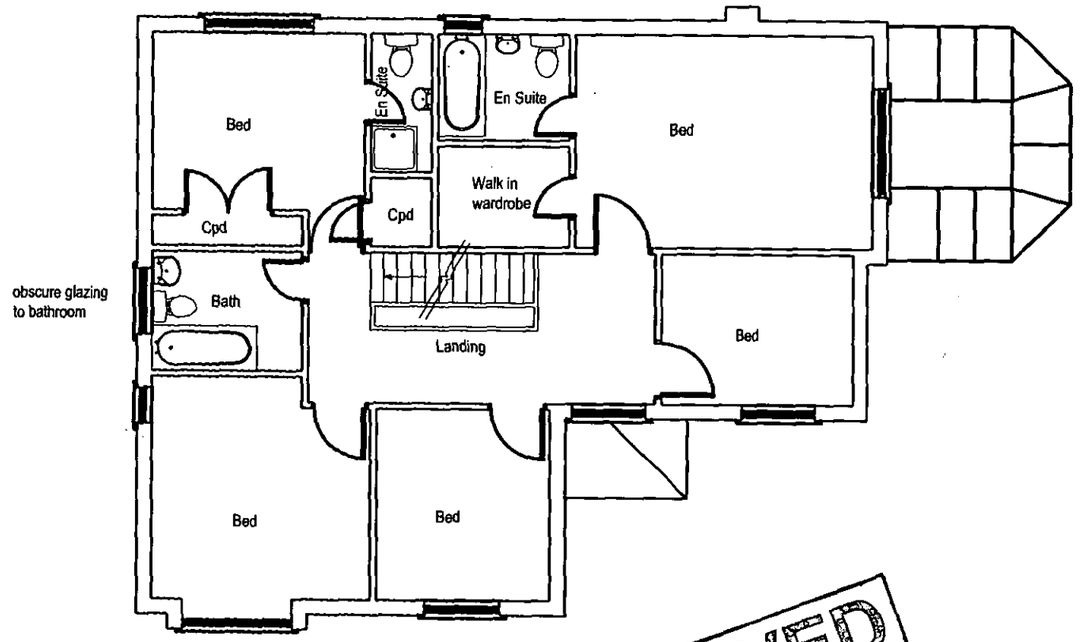
KEEN PARTNERSHIP TEL: 0118 9510855 FAX: 0118 9510866 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Hicks Developments Ltd	SCALE: 1/100	DATE: Nov 2001
	JOB TITLE: 58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY: X	
	DRAWING TITLE: Plot 2 & 3 Garage Plan/Elevations	DRAWING NO.: 7359/01/09	

REVISION: NOTES: DATE:

CD 13/2/02



Plot 1
Ground Floor Plan



Plot 1
First Floor Plan

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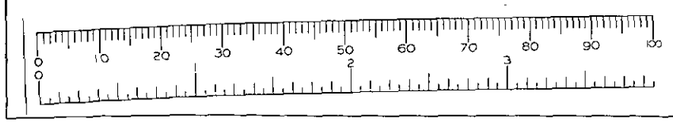
PLANNING SERVICES	HIPT
POL	TLS
DC	ENF
APP	
CS	

07 MAY 2002

ACK:



REVISION: A DATE: 3-05-02 NOTES: Windows updated

KEEN
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TEL:0118 9510855
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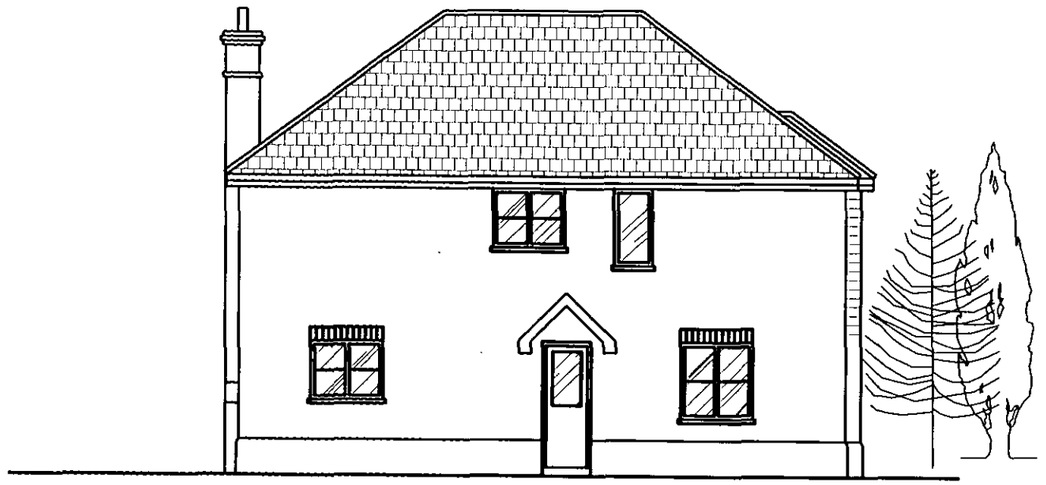
CLIENT:	Hicks Developments Ltd.	SCALE: 1:100	DATE: Nov 01
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	MT
DRAWING TITLE:	Plot 1 Floor Plans	DRAWING NO:	7359/01/02A

CD 73/8/52



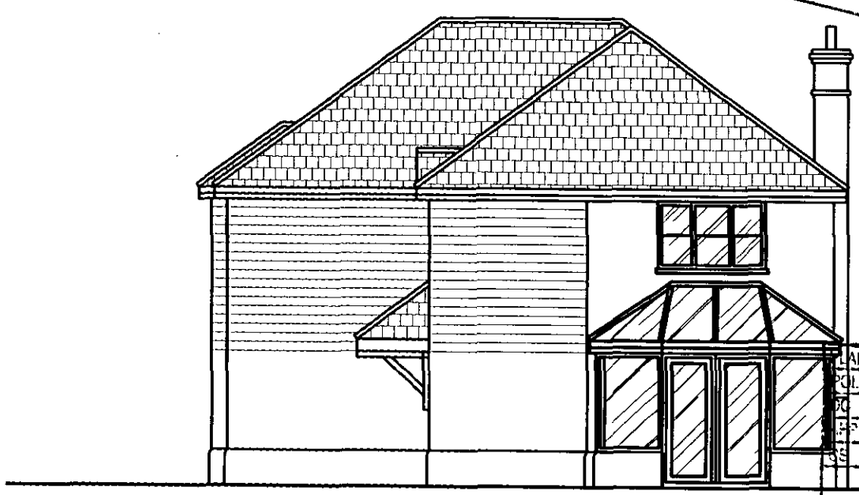
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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LANNING SERVICES	HPT
POL	TLS
DO	ENF

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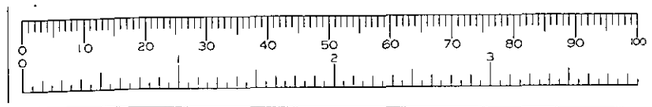
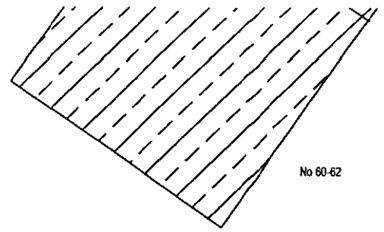
CLIENT:	Hicks Developments Ltd.	SCALE: 1:100	DATE: Nov 01
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	MT
DRAWING TITLE:	Plot 1 Elevations	DRAWING NO:	7359/01/05A



REVISED PLAN

5540



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14 FEB 2002

0 10 20 30 40 50 60 70 80 90 100

0 2 3

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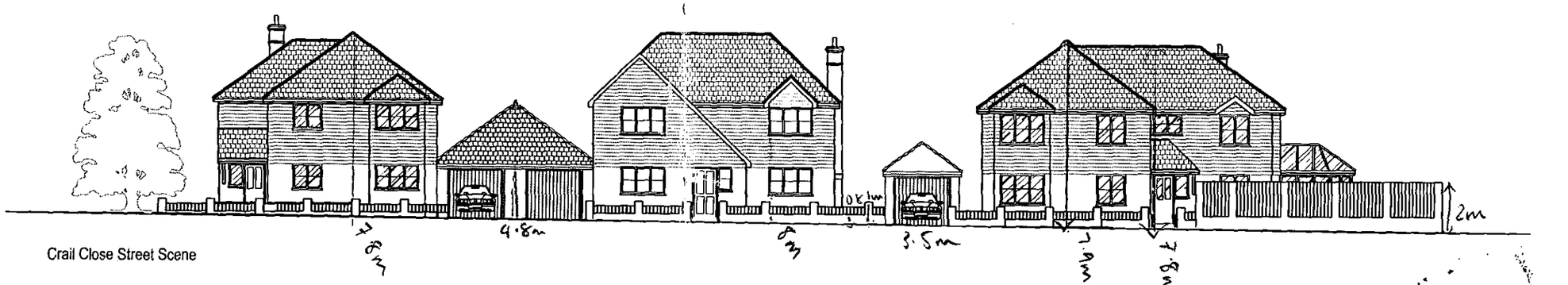
REVISION NOTES: DATE:

CLIENT:	Hicks Developments Ltd	SCALE: 1/200	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Site Plan	DRAWING NO.:	7359/01/01A

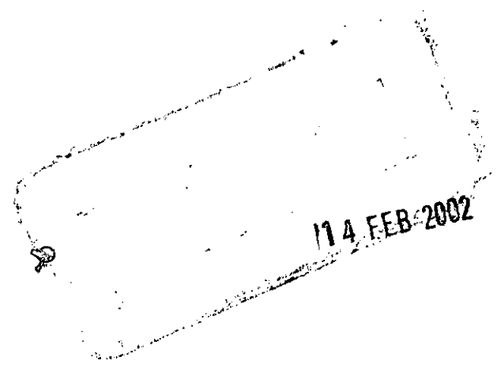
THIS PLAN
ALSO RELATES.
TO DRAINAGE
LAYOUT. HOWEVER A
CONDITION REQUIRING
THESE DETAILS HAS
NOT BEEN INCLUDED IN
THE DECISION NOTICE.

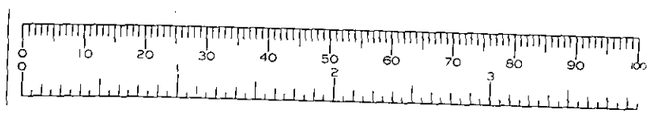
REVISED PLAN

5540



Crail Close Street Scene





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REVISION: DATE:
NOTES:

CLIENT:	Hicks Developments Ltd	SCALE: 1/200	DATE: Nov 2001
JOB TITLE:	58 East Heath Avenue Wokingham	DRAWN BY/CHECKED BY:	X
DRAWING TITLE:	Street Scene	DRAWING NO.:	7359/01/08