APPLICATION NO:
F/2000/1342

LOCATION:
22 - 24 Sandhurst Road, Wokingham.

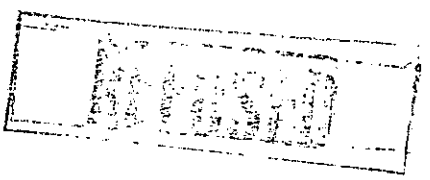
APPLICANT:
Cala Homes (S) Ltd Burgan House

PROPOSAL:
Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Mrs B Polnik**



RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Cala Homes (S) Ltd
Burgan House
The Causeway
Staines
Middlesex
TW18 3PR

Application Number: F/2000/1342

Parish: **WOKINGHAM**

Location: **22 - 24, Sandhurst Road, Wokingham.**

Proposal: **Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)**

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

Reason

1. The proposal would result in an unsatisfactory piecemeal development of the site, as it does not address the use of and access to that part of the garden centre outside the application site. The use and appropriate access to the remaining part of the garden centre should be determined at the same time as any development relating to the front part of the site in the interests of residential amenity of future occupiers of the dwelling and good planning. As such the proposal would be contrary to Policies SBE1/2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan.

Informative

The applicant is invited to discuss possible ways of overcoming the reason for refusal with the Local Planning Authority.

John Mitchell
Development Control Manager
Date: 26/07/2000

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

Date: 27 July 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1342

Location: 22 - 24, Sandhurst Road, Wokingham.

Proposal: Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)

Applicant: Cala Homes (S) Ltd Burgan House.

Case Officer: Mrs B Polnik

The new plans show the following: Turning head for refuse vehicle. Drawing no PD 01A.

For information only.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Still does not comply (refer to comments on F/2000/1338

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 25 July 2000
My ref: BP/F/2000/1338 & 1342

Mr C Law
Cala Homes
Burgan House
The Causeway
Staines
Middx TW18 3PR

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

Dear Mr Law

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 22-24 SANDHURST RD, WOKINGHAM

Further to your letter received on the 21st July 2000, with reference to the above, I have passed a copy of your plan to the Highway Authority for comment. The Highway Authority is not raising a highway objection subject to various conditions. With regard to other issues as you are aware the application has been recommended by officers for refusal on the grounds that it would result in piecemeal development, not addressing the use of and access to that part of the garden centre outside the application site. This issue was discussed during our discussions prior to the submission of the applications. A decision notice will be sent to you in due course.

I hope this clarifies the situation.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Sara Polmk DATE: 12th June 2000

Location: 22-24 Sandhurst Road, Wokingham.

Proposal: Proposed demolition of existing buildings and erection of 5 dwellings. (Duplicate Application)

Application Number: F/2000/1338

In response to your consultation dated 15th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable in general but there are a number of detail landscape comments:

1. The rhododendron boundary to the development at Plot 3 should be retained since this gives a dense screen to the site and especially as the house on Plot 3 is shown as being built forward of the front of the adjacent property no. 26 Sandhurst Road.

2. At the northern boundary at the side of Plot 1, the conifers noted on the drawings as "existing 4.5 metres high" have been cut down to half that height.

3. The rear boundary of the development is noted as the boundary between settlements and the countryside but is designed as an insensitive close-boarded timber fence. This would be improved as a dense hedge of native plant species with some native trees to provide a natural screen. The close-boarded fence could be put on the housing side of this natural boundary.

4. The location of this proposed development is a significant site in the local street scene at 'The Throat'. There are several fine mature oak trees around The Throat, and two or three new oak trees should be included in the plans for this new development.

Proposals for the establishment and maintenance of the new and existing planting should be shown on the drawing.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1338&1342

To: Basia Polnik, Senior Planning Officer

Your Ref: F/2000/1338&1342

Date: 25th July 2000

PLANNING APPLICATIONS F/2000/1338 AND 1342
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 5 DWELLINGS.
WOKINGHAM GARDEN, 22-24 SANDHURST ROAD, BABTIE.

I have considered the additional plans submitted with the applicants letter dated 19th July 2000 (drg PD01 rev A) and can confirm that the recommended conditions as set out within my memo dated 7th July still Apply.

Many thanks

Tom Callaghan

CALA 125 YEARS 1875-2000



Reply Req

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

CL/lr/214

19th July 2000

Mrs B Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Ref: 2000/1338 & 2000/134 – 22-24 Sandhurst Road, Wokingham

Dear Mrs Polnik

Following my discussions with your highway's officer and their engineering consultants, WSP, and after our telephone conversation of Monday 17th July I enclose the amendment to enlarge the turning-head to accommodate a refuse vehicle on the planning layout PD01A.

I would be grateful if you could confirm in writing, within 7 days of the date of this letter that all highways and development control issues are satisfactory, as you indicated by phone, and that the only outstanding issue remains the red-line area of the application.

Thank you for your attention to these matters.

Yours sincerely

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

cc. T. Callaghan 25/7.

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

APPRAISAL:

General Principle of Development:
STV1 of SEALP; WOS2 of WDLP; PPG1& 3
Site located within settlement boundary where there is a general presumption in favour of development (STV1 of SEALP and WOS2 of WDLP) subject to no adverse impact on character or amenities of area/neighbours.

Remaining Garden Centre Site:
STV1 of SEALP; WBE1 of WDLP; PPG3
Rear part of site, currently outside application site, would remain in commercial use as a garden centre. It is anticipated that the existing greenhouses would be retained. The future use of the site has not been addressed by the application and the proposal would result in the land being land locked with no identified access or beneficial use. A business use could be undesirable in close proximity to residential properties. As such the proposal would result in an unsatisfactory piecemeal development of the site detrimental to residential amenity of future occupiers and good planning and contrary to policies STV1 of SEALP and WBE1 of WDLP.

Impact on character of area/streetscene:
SBE1/2 of SEALP; WBE1 of WDLP
Area generally characterised by detached dwellings with long rear gardens. On the eastern side of Finchampstead Rd/Sandhurst Rd the settlement boundary runs through the rear parts of these gardens. The whole of the application site falls within the settlement boundary. The remaining garden centre land at the rear falls outside the settlement boundary in a rural area, with land beyond being located in the gap. The rear boundary is therefore sensitive as it forms the settlement boundary and proposed 1.8m fence along the majority of this boundary would form a hard edge.

Proposal is such that the higher dwellings (varying between 8.5m-8.95m in height) would be would be to the front and chalet style dwellings (6m in height) to the rear forming a transitional area. The buildings at the rear are the same height as those indicated on planning application 99/70675/F.

In terms of visual impact and character of area 2 storey element considered to be acceptable along the front. Plot 3 would be approx. 1m higher than adjoining house at 26 Sandhurst Rd.

Impact on amenities of neighbouring occupiers:
SBE1/2 of SEALP; WBE1 of WDLP
Plot 1 would be located in a similar position to the existing bungalow although the replacement dwelling would be a 2 storey house. In terms of its impact on 334B Finchampstead Rd whilst the dwelling on Plot 1 would result in some loss of light to windows in the front, rear and side (no windows in flank wall) the loss of light would not be sufficient to warrant refusal on these grounds. First floor windows also exist in the rear elevation of Plot 5 which would cause overlooking although these could be conditioned to be unopenable and obscure glazed as these are secondary windows to bedroom 1. The same applies to Plot 4 in terms of its relationship with 26 Sandhurst Rd. Condition would be also be required to restrict windows in side elevations.

Highway issues: PPG13
No objection in principle subject to no material increase in traffic compared to previous garden centre use. Access road would serve 5 proposed dwellings and existing dwellings at 334,334A and 334B Finchampstead Rd. Adequate on-site parking. Conditions recommended.

RECOMMENDATION: REFUSE

Application Number F/2000/1342
~~Conditions~~/Reasons for Refusal

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

F/2000/1342
F/2000/1338

REASONS FOR REFUSAL:

1. The proposal would result in an unsatisfactory piecemeal development of the site, as it does not address the use of and access to that part of the garden centre outside the application site. The use and appropriate access to the remaining part of the garden centre should be determined at the same time as any development relating to the front part of the site in the interests of residential amenity of future occupiers of the dwelling and good planning. As such the proposal would contrary to policies SBE1/2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan.

Informative:

The applicant is invited to discuss possible ways of overcoming the reason for refusal with the Local Planning Authoirity.

RECORD OF SITE VISIT

SITE ADDRESS: 22 - 24 Sandhurst Road Wokingham.

APPLICATION NUMBER: F/2000/1342

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ facing Sandhurst Rd *

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential - detached dwellings. Ribbon development along Finchampstead Rd/Sandhurst Rd. Front within settlement boundary rear either rural or gap.

3. DESCRIPTION OF SITE/BUILDING

Garden centre with detached bungalow. Nbrs closed down.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES	Mainly along boundaries
ACCESS/PARKING	refer to plan
LEVELS	condition required
BOUNDARY TREATMENT	No. 334B 1.8m CB fence with shrubs
OTHERS	planted within appln. site. No. 26 Sandhurst Rd.

* Site Notice for duplicate appln. not up (F/2000/1342) although neighbours notified by letter.

Received by Wokingham District Council

Application No: F/2000/1342

Proposal:
Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)

Location:
22 - 24, Sandhurst Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 May 2000

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1338

To: Mike Thorp, Planning

Your Ref:

Date: 26th October 2000

PLANNING APPLICATION F/2000/1338 1342 2229
PROPOSED RESIDENTIAL DEVELOPMENT AT WOKINGHAM GARDEN CENTRE, FINCHAMPSTEAD ROAD, WOKINGHAM.

Further to our recent discussion concerning the above planning applications, I thought it necessary to set out clearly the Highway Authority's position. As you know the Highway Authority did not object to the sub standard access arrangements as the traffic generated by the residential development was unlikely to exceed that generated by the original garden centre use. However, I understand that a parcel of land to the rear of the development has been retained by the original land owner and still has lawful permitted use a garden centre. If this use were to resume once the development is completed, the total generated traffic could far exceed that associated with the site originally. This would clearly be detrimental to highway safety and free flow of traffic.

Whilst it still may be the case that the traffic generated by the combined uses would not represent a material increase in traffic, this information has not been submitted.

Many thanks

Tom Callaghan.

Tel. (0118) 974 6448 (Direct Line)
Date. August 11, 2000
My ref: F/2000/1338
Your ref:

file copy

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

F J Symes
8 Stoppers Hill
Brinkworth
Chippenham
Wilts
SN15 5AW

Dear Sir/ Madam

REF: Planning Applications F/2000/1338 & 1342

SITE: 22-24 Sandhurst Rd, Wokingham

I have been passed your letter of the 8th August.

We have been informed by The Planning Inspectorate that Cala Homes have lodged an appeal against the decision on F/2000/1338. As an interested party, you will be informed of the details in due course.

Any further enquiries specifically about the appeal should be addressed, in the first instance, to me.

The case officer for both applications is Mrs B Polnik, who should be able to assist with other information. Her direct line number is 0118 974 6450.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

8 STOPPERS HILL
BRINK WORTH
32887 CHIPPENHAM
WILTS
SN 15 5AW
TEL. 01666-510342

PLANNING SERVICES | HPT
POL | ILS
DC
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CS
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FILE

PLANNING DEPT
W.D.C.

Dear Sirs,

8TH AUG 2000

Ref PLANNING APPLICATIONS

F/2000/1338
F/2000/1342.

with reference to the above Planning applications which have been refused. as I have an interest in adjacent ground would you kindly advise me if either of the above Planning applications go to appeal.

Thanking you,

Yours faithfully,

F. J. Symes

F. J. SYMES

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1342

Applicant : Cala Homes (S) Ltd Burgan House.

Location : 22 - 24, Sandhurst Road, , Wokingham.
Proposal : Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)

Site Notice Displayed ? :

YES	NO	DATE
✓		5.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.6.00

Date Registered : 19/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

- Highway Authority : no objection subject to no material increase in traffic using the site and conditions.
- Landscape Architect : proposal acceptable in general subject to landscaping scheme, retention of rhododendron boundary on plot 3, dense hedge to rear and tree planting.
- Town Council : no objection subject to satisfactory highway considerations
- Letters of representation : 2 letters of objection. These can be summarised as follows:

Planning Issues :

- loss of light
- increased overlooking / loss of privacy
- proposal would set a precedent
- concern over highway safety
- increased traffic during rush hours
- detrimental to character of area (beyond building line)

- Finchampstead Parish Council : prefer to see more affordable homes and site classified as 'brownfield'

LOCATION :

Site itself is located within the settlement boundary of Hokinghom (STV1 of SEALP and WOS2 of WOLP) Land immediately to rear is located in rural area (C2 of BSP, SV2 of SEALP and WCC1 of WOLP). Golf course beyond which is located in gap (SC1 of SEALP, WCC2 of WOLP and C6 of BSP.

RELEVANT PLANNING HISTORY:

Site has been used as a garden centre for a number of years (in excess of 15 y/s.) includes detached bungalow to south. Garden centre has now closed down. Rear parcel of land which was part of garden centre to be retained by owner is excluded from application site. This area is outside the settlement boundary and was the subject to an objection to SEALP. Inspector concluded that this land should remain o/s settlement boundary and should not be included in separation of settlements/gap. Objection also received to WOLP contested that this land should be included within settlement boundary.

99/70675/F Appln. for redevelopment of garden centre with 6 dwelling.
Currently in abeyance.

PROPOSAL: (Duplicate appln. received F/2000/1338)

Demolition of existing bungalow and buildings and erection of 5 dwellings. Rear part excluded from appln.

PLOT 1	5 bed. house + attic room	8.85m high (adj 8.6m high 334B)
2	4 bed house	8.5m high
3	4 bed house + attic room	8.95m high (adj 26 79m high)
4	4 bed chalet style	6m high
5	-11-	

Proposed access would serve the 5 dwellings in addition to the 3 existing dwellings to the north (334, 334A + 334B)

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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1342

Proposal: Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate application).

Site Address: 22 - 24 Sandhurst Road, Wokingham.

Applicant: Cala Homes (S) Ltd

Your observations are required in respect of this application by **05/06/2000**

At their meeting on 23 May 2000, the Planning & Transportation Committee considered this application and resolved:

that there be no objection , subject to satisfactory highways considerations.

SIGNED: _____ **DATE:** 01/06//00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1338&1342

To: Basia Polnik, Senior Planning Officer

Your Ref: F/2000/1338&1342

Date: 7th July 2000

PLANNING APPLICATIONS F/2000/1338 AND 1342
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 5 DWELLINGS.
WOKINGHAM GARDEN, 22-24 SANDHURST ROAD, BABTIE.

As set out in our previous comments for the residential development of this site (PA 99/70657/F) dated 21/12/99, there is no objection in principle to the proposed residential development subject to conditions. However, it should be stressed that this recommendation is based on the fact that there will be no material increase in traffic using the site, compared with that associated with its use as a garden centre.

Recommended conditions

1. Notwithstanding the plans submitted, the access road and its junction with Sandhurst Road shall be constructed in accordance with details to be submitted to and approved by the LPA. All details shall accord with the standards contained within the Berkshire Design Guide and include visibility splays of 4.5x120 metres at the junction with Sandhurst Road on land within the control of the applicant, and junction radii of ~~7.5~~ 10.5 m metres.
2. SC 23 Insert parking/garaging/turning
3. SC 33 Construction vehicles parking
4. SC 34 Mud on Road

Many thanks

Tom Callaghan

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256 or 0118 - 9793684 (If urgent)
FAX NO. 0118 - 9730515

PLANNING SERVICES	HPT 30292
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07 JUN 2000	
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5 June 2000

FAX TO:

Mrs B Polnik, Case Officer
Development Control
Environmental Services Dept
Wokingham District Council
P O Box 153
Shute End
WOKINGHAM
Berks
RG40 1WL

Dear Mrs Polnik,

ADJOINING PARISH CONSULTATION - APP.NO.F/2000/1338 22 - 24 SANDHURST ROAD, WOKINGHAM. PROPOSED DEMOLTION OF EXISTING BUILDINGS AND ERECTION OF 5 DWELLINGS

The Parish Council is grateful to be given the opportunity to comment on the above application which is proposed on a site adjoining this Parish, and would comment as follows:

The Parish Council would prefer to see small, more affordable homes built on this site and would also point out that this site is classifeid as a "brown field" site in accordance with the South East Area Local Plan.

Yours sincerely

C. S. Cole

Mrs Cherry Cole
The Clerk

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 12 May 2000

Application Number: F/2000/1342

Proposal: Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)

Parish: WOKINGHAM TOWN

Site Address:
22 - 24, Sandhurst Road, , Wokingham.

Applicant:
Cala Homes (S) Ltd Burgan House.

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).

Comments – as for proposal F/2000/1338

Signed: _____ **Print name:** A. LINNELL

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 15 May 2000

Application Number: F/2000/1338

Proposal: Proposed demolition of existing buildings and erection of 5 dwellings (Duplicate Application)

Parish: WOKINGHAM TOWN

Site Address:
22 - 24, Sandhurst Road, , Wokingham.

Applicant:
Cala Homes (S) Ltd Burgan House.

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

✓ below as applicable;

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

Comment.

The proposal is generally acceptable in highways terms subject to appropriate conditions. However the proposed turning head adjacent to plots 4&5 is sub-standard.

The applicant should either amend proposals to include a standard turning area, or else demonstrate that a refuse vehicle could successfully negotiate the area currently shown.

Signed: A. Linnell **Print name:** A. LINNELL

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~91,99~~

Start date: 19 APR 200[illegible]	Map No. 91 Site 0.29
Officer: BP	Application No. F/2000/1342
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING ~~DWELLINGS~~ BUILDINGS AND ERECTION OF 5 DWELLINGS (DUPLICATE APPLICATION)

Location: 22-24 SANDHURST ROAD

Parish: WOKINGHAM Ward: Descott 12.5.2000

Applicant: CALA HOMES (S) LTD

Fee Received 950-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plot 3 - plan handed plot 5 - " "	requested to follow 9/5	
6	Floor plans		√ received 10/5	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-apps attached to duplicate application

NEIGHBOURS:

S/N: 330, 332, 334, 334a, 336b, 336 Finchampstead Rd
3, 22, 24, 26, 28 Sandhurst Road
9 Merryweather Close
3, 3a Kiln Ride
Growings & Wokingham, 245 Finchampstead Rd
Roseberry, Kiln Ride

BY Hand 10/05/2000

CALA 125 YEARS 1875-2000

10 MAY 2000

CALA HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

DQ/lr/99

9th May 2000

Mrs Hurst
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

19.APR.2000* 1342

Dear Mrs Hurst

RE: 22-24 SANDHURST ROAD, WOKINGHAM

Following our telephone conversation please find enclosed 6 copies of PD04 and 06 showing plots 3 and 5 in the correct "hand".

Yours sincerely

David Quevillart BSc (ARCH)
ARCHITECTURAL MANAGER

Enc

CALA
125 YEARS
1875-2000

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

Our ref: DQ/lms/89
17th April 2000

Planning Department
Wokingham D
istrict Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

RE: 22-24 SANDHURST ROAD, WOKINGHAM

Please find enclosed 2 sets of duly completed application forms, 2 sets of drawings, 2 certificate A's and 2 cheques for £950 (nine hundred and fifty pounds) each, for our duplicate application for 5 houses at the above address.

If you have any queries please do not hesitate in contacting the writer.

Yours faithfully

David Quevillart BSc (ARCH)
ARCHITECTURAL MANAGER

19.APR.2000* 1342

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME ADDRESS POST CODE	19.APR.2000* 1742 CALA HOMES (SOUTH) LTD BURGAN HOUSE THE CAUSEWAY, STAINES TW18 3PR Tel. No. 01784 460033
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	22-24 SANDHURST ROAD WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.4047 ha.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLISHION OF EXISTING BUILDINGS NOS 22 & 24 & ERECTION OF 5 No HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1250 1:~~2500~~ Location Plan ✓ 250 1:~~500~~ Block Plan ✓ 1:100 Elevations ✓ 1:100 Floor Plan ✓ Other
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐ CONSTRUCTION OF NEW BUILDING ✓ OTHER	ALTERATION or EXTENSION ☐ DEMOLITION ✓
9. What type of Planning application are you applying for?	RESERVED MATTERS ☐ Go to Question 10. OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10. FULL PERMISSION ✓ Go to Question 11. TEMPORARY PERMISSION ☐ State period required. Go to Question 11. RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11. VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.	
10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐ MEANS OF ACCESS ☐	SITING ☐ DESIGN ☐ LANDSCAPING ☐

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

GARDEN CENTRE & RESIDENTIAL BUNGALOW.

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

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

~~YES~~ / NO

SOAKAWAY

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

('DESIGNED' TO PART M)

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 950

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF CALA HOMES (SOUTH) LTD DATE 17-4-2000

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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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

+ 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.

(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).

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . [signature] . . . . . .

On behalf of . . . CALA HOMES (SOUTH) LTD . . . . . .

Date . . . . 17-4-2000 . . . . . .

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

NORTH SIDE OF 244 SANDHURST ROAD/HANDPOST CORNER

E

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
T.P.111	2873	28.6.49	Dwellinghouse for occupation by the owner	13.10.49C			
~~36407~~ 36408	36407		RETROSPECTIVE APPL. PART GARAGE TO BOWLING CENTRE (WOK. GARAGE CENTRE)	26.9.90	GA		
	36408		GREENHOUSE "	26.9.90	GA		

(1) ADDRESS 22 Sandhurst Road (WOKINGHAM GARDEN CENTRE) PARISH Wokingham E

PLOT No. Shop (Childs - Cadby - Wokingham garden centre) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
WOK. BORO TP537-3472	Mr L. Cadby	Office and bedroom over	9.4.53	App A
TP560-3502	Mr L Cadby	do (Roof revised)	11.6.53	App A
TP572-3512	Mr L Cadby	Garage + ext of store	9.7.53	App A
TP785	Hill + Sherwin Ltd	Fence advertisement (10x3'6")	7.9.54	- C/
B/R/116/68	Mr S.G. Le Gray	2 storey extension at rear and alterations including use	~~26~~ M.10 68 ~~7.9~~	App C/
R/48/69-7570X	Mr Le Gray	Shop awning on front	5.6.69	App A
R/23/71-8231X	Mr Le Gray	Car port on E side	26.2.71	App C/
09113	MR C HUSSEY	HARDSTANDING; STORAGE, DISPLAY; NEW VEH. ACCESS	28-9-78	N/A R
10018	"	RESITE BDN. CENTRE	15.3.79	N/A R
10800	"	UR. FLOOR TO OFFICE; 1st FLOOR TO OFFICE	5.7.79	N/A R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 157

DRAINAGE

091074

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(2) WOKINGHAM GARDEN CENTRE

ADDRESS 22 SANDHURST ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23113	Wok. Garden Centre	Covered display area	23.7.84	APP N
21998	"	"	23.8.84	N/A C
BR24213	"	OPEN SIDED COVERED AREA	15.6.85	APP N/
23151	"	"	24.4.85	N/A C
26072 ?	"		8.9.86	CA
BRA 1067 ?	"	EXHIBITING GREENHOUSE	8.7.86	APP
36407	" RETRO. APPL.	PART GARDEN NO. 24 AS GARDEN CENTRE	26-9-90	CA
36408	"	GREENHOUSE	26-9-90	CA
99/70675/F				

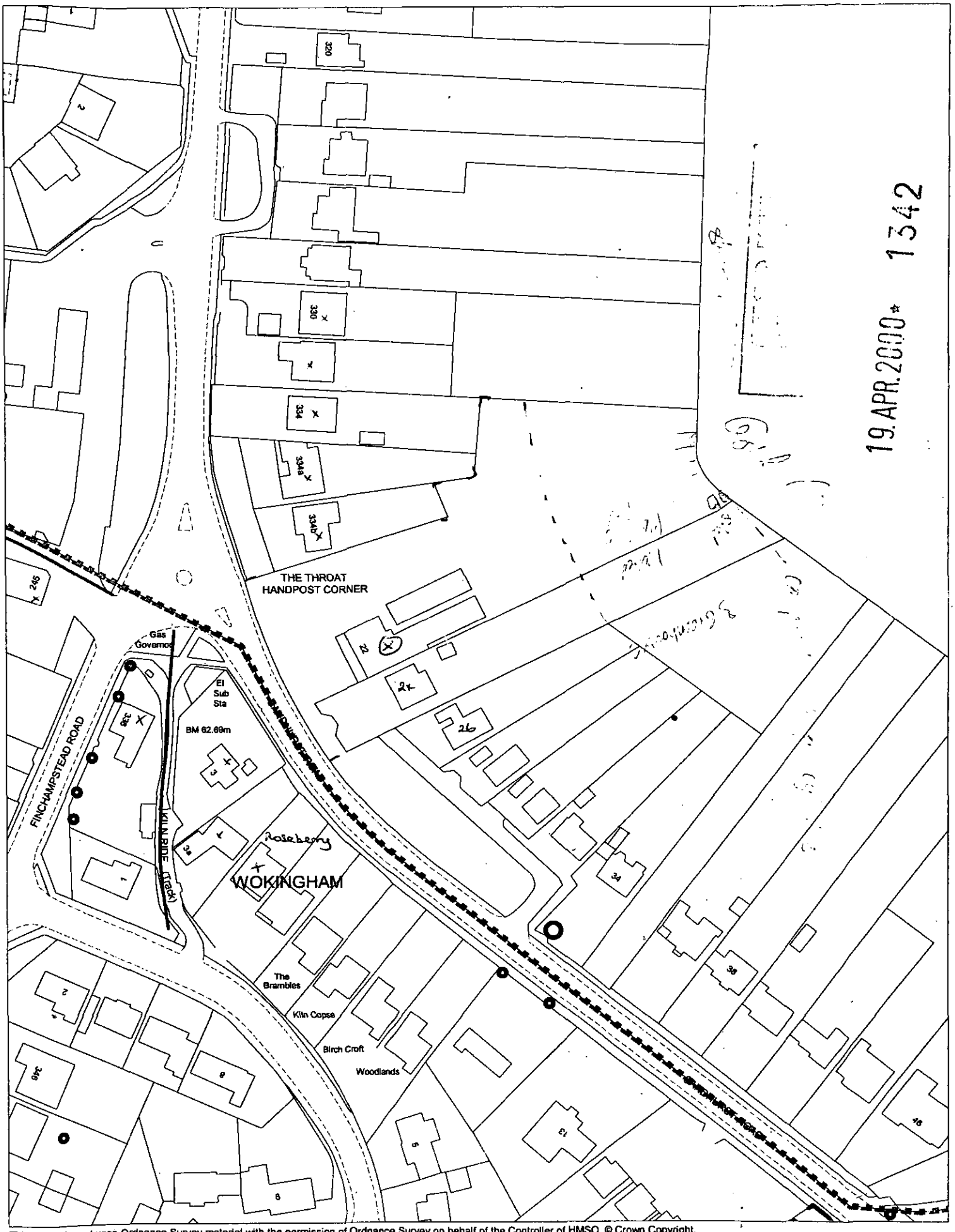
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
4 May 2000

Scale: 1 : 1250

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