APPLICATION NO:
F/2001/4706

LOCATION:
10 Buckhurst Grove, Wokingham.

APPLICANT:
Mr S Renald C/O W M Graham Associates

PROPOSAL:
Proposed erection of one 3 bedroom dwelling.

EARLIEST DATE FOR DECISION: **23/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/10/2001

CASE OFFICER: ~~Farah Humayun~~ Emy Arcuet

REFUSED

RAILEX
Marbleboard

1297

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr S Renaud
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/4706

Parish: **WOKINGHAM**

Location: **10, Buckhurst Grove, Wokingham.**

Proposal: **Proposed erection of one 2 bedroom dwelling.**

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, the reason for which is specified hereunder.

Reason

1. The siting of the proposed dwelling would be out of keeping with the existing layout of Buckhurst Grove and would result in a cramped form of development, detrimental to the character of the surrounding area. Therefore, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as proposed to be amended).

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 Policy EN1.
South East Area Local Plan Policies STV1, STV6, SH1, SBE1, SBE2, SBE5, SBE8, SBE9 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WBE1, WBE11 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 15/01/2002

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.

Applicationo	Name & Address
F/2001/4706	Mr. R.A. Coombs 8 Buckhurst Grove WOKINGHAM RG40 2JR
F/2001/4706	J F Nunn Little Pines 6 Buckhurst Grove Wokingham Berks RG11 2JR
F/2001/4706	David Dean Lakeside House 70A Waterloo Road Wokingham RG40 2JL
F/2001/4706	Mrs Diana Killey 44 Froghall Drive WOKINGHAM. RG40 2LF

App refused letter sent 24/01/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : ~~Farah Humayun~~ Emy Circuit

Application Number : F/2001/4706

Applicant : Mr S Renald C/O W M Graham Associates.

Location : 10, Buckhurst Grove, , Wokingham.
Proposal : Proposed erection of one 3 bedroom dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	yes 23/10 seen on fence at front of site

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/08/2001

Earliest Date for Decision : 23/09/2001

Latest Consultation Date/Site Notice Expiry Date : 23/09/2001

This application will have expired on: 05/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditions
Env. Health - conditions
Landscape - tree protection + service details as conditions + landscaping
W'ham town council - cramped / backfilling out of character / detrimental effect on neighbours

IIII/ Neighbours - lack of privacy / loss of light + additional planting to 44 Froghall Drive damage to services routed across site + sewage disposal (officer note - not planning issues) - loss of amenity to 70a Waterloo Rd due to proximity to boundary -

Planning Issues : should be dealt with by BC com. / overlook No6 + No8 / hazard to pedestrians from additional traffic. / loss of trees / eyesore / insufficient parking / overdev / loss of garden / overbearing. / precise location of TPO tree in relation to proposal

Identified Settlement character and amenities of surrounding area

Revised plans - neighbours - location of TPO tree.
3 additional letters - loss of light + privacy
- taken to account previous objections

F/2001/4706
10 Buckhurst Grove, Wokingham

History: The proposal is for the erection of a detached dwelling, within the garden of an existing two-storey dwelling. There have been several previous applications for similar proposals:

- In December 1998 an application for a two-storey house, on approximately the same site as the current proposal, was refused due to the impact on the character of the area and the amenities of occupants of neighbouring dwellings (98/68619/F)
- In September 1999 a proposal for a two-storey chalet style dwelling, with a ridge height of 7.1 metres and similar siting was withdrawn due to concerns of the landscape officer (99/70178/F). It was considered that its siting would result in the proposed dwelling being overshadowed by existing vegetation, including TPO trees, and, hence, future pressure to remove vegetation that is significant in the local area.
- In December 1999 an application for a two-storey, chalet-style dwelling with a 7.3 metre ridge height and sited further north on the plot was refused due to the impact on the residential amenity of neighbours (99/70513/F).

Appraisal: The site lies within the Identified Settlement of Wokingham and, therefore, residential development is acceptable in principle (SEALP STV1, SH1; WDLPDD WOS2, WH1).

Impact on the residential amenity of neighbouring properties (SEALP SBE2, SBE5; WDLPDD WOS3, WBE1) – The proposed building would have a maximum ridge height of 6 metres and the ridge running parallel to the boundary with 70a Waterloo Road would be 5.4 metres.

The proposed building would be located approximately 3 metres from the boundaries with 70a Waterloo Road and 8 Buckhurst Drive.

The proposed dwelling would be to the north of 6 & 8 Buckhurst Drive and approximately 3 metres from the boundary with No 8. The garage would be adjacent to the boundary with the neighbouring property and it would have a 5.1 metre ridge height with a hip to the side. There would be 16 metres between the corner of the garage and closest part of the neighbouring dwelling (excluding the garage) – this is sufficient to prevent any unacceptable reduction in daylighting and it is not considered that the proposed building would be overbearing. Originally a first-floor window was proposed in the south elevation but, due to concerns regarding overlooking of the rear gardens to the south, revised plans have been submitted with this window relocated in the valley of the roof so no overlooking would occur – bedroom 3 has been combined with bedroom 2 to provide one larger room so the velux would provide a secondary light.

The proposed dwelling would be located to the east of 70a Waterloo Road, approximately 3 metres from the boundary and a minimum of nine metres from the neighbouring property. The distance/siting is sufficient to prevent unacceptable overshadowing/reduction in daylight. One first-floor bathroom window was proposed in the west elevation but it was considered that this would result in a perception of overlooking, even in high level or obscure glazed, so this window has been omitted from the revised plans. Existing vegetation would largely screen views of the proposed dwelling.

The proposed dwelling would be 25 metres from 44 Froghall Drive and over 30 metres from Froghall Manor. Although the proposed dwelling would be to the south of these properties and its main windows, including those at first-floor level, would face northwards, it would be far enough from them to prevent overshadowing/reduction in daylight or an overbearing impact. No requirement for additional planting at the northern end of the site would arise as a result of the proposal.

Impact on the character of the surrounding area (SEALP SBE1, SBE2, SBE8, SBE9, STV6, SH1; WDLPDD WOS3, WBE1, WBE11, WH1) – The Landscape Officer had concerns about the previously withdrawn proposal (99/70178/F) and considered that the siting and design of the proposed dwelling would be likely to result in future pressure for removal of existing vegetation and this would be harmful to the character of the surrounding area. The layout of the dwelling now proposed would be such that the principle windows would be in the north elevation and this would overcome the previous concerns regarding overshadowing. However, the siting of the proposed dwelling would result in a cramped layout, out of keeping with the surrounding area and this would be detrimental to its character.

Neighbours have expressed concerns regarding the precise location of the protected oak tree but the location on the Council's GIS system is not necessarily precise and the landscape officer is satisfied that the distance between the tree and the proposed building would be a sufficient o enable the tree to be successfully retained and, as there would not be any living room windows in the east elevation and the kitchen would have windows in the east and south elevations, it is not considered that overshadowing of the dwelling would be likely to result in pressure for work to the tree in future. The lack of windows to principle rooms in south and west elevations facing onto boundary vegetation would also reduce future pressure to remove these trees/hedges.

Highway Issues (SEALP ST3; WDLPDD WT7) – There is no highway objection, subject to conditions.

Recommendation: conditional approval

T. G Watson

Application No F/2001/4706
Reason for refusal:

The siting of the proposed dwelling would be out of keeping with the existing layout of Buckhurst Grove and would result in a cramped form of development, detrimental to the character of the surrounding area. Therefore, the proposal is contrary to policies EN1 of the Berkshire Structure Plan, SBE1 and SBE2 of the South East Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as proposed to be amended).

Informative N16
SEALP STV1, STV6, SH1, SBE1, SBE2, SBE5, SBE8, SBE9, ST3
WDLPDD WOS2, WOS3, WH1, WBE1, WBE11, WT7
BSP EN1

RECORD OF SITE VISIT

SITE ADDRESS: 10 Buckhurst Grove Wokingham.

APPLICATION NUMBER: F/2001/4706

OFFICER: ~~Farah Humayun~~ Emily Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

residential – detached s/sr, chalet + 2sr & 2sr flats

3. DESCRIPTION OF SITE/BUILDING

enclosed garden area

4. RELATIONSHIP TO ADJOINING PROPERTIES

main impar on 10a, 8 & 10 Buckhurst Grove

5. SITE CONSTRAINTS

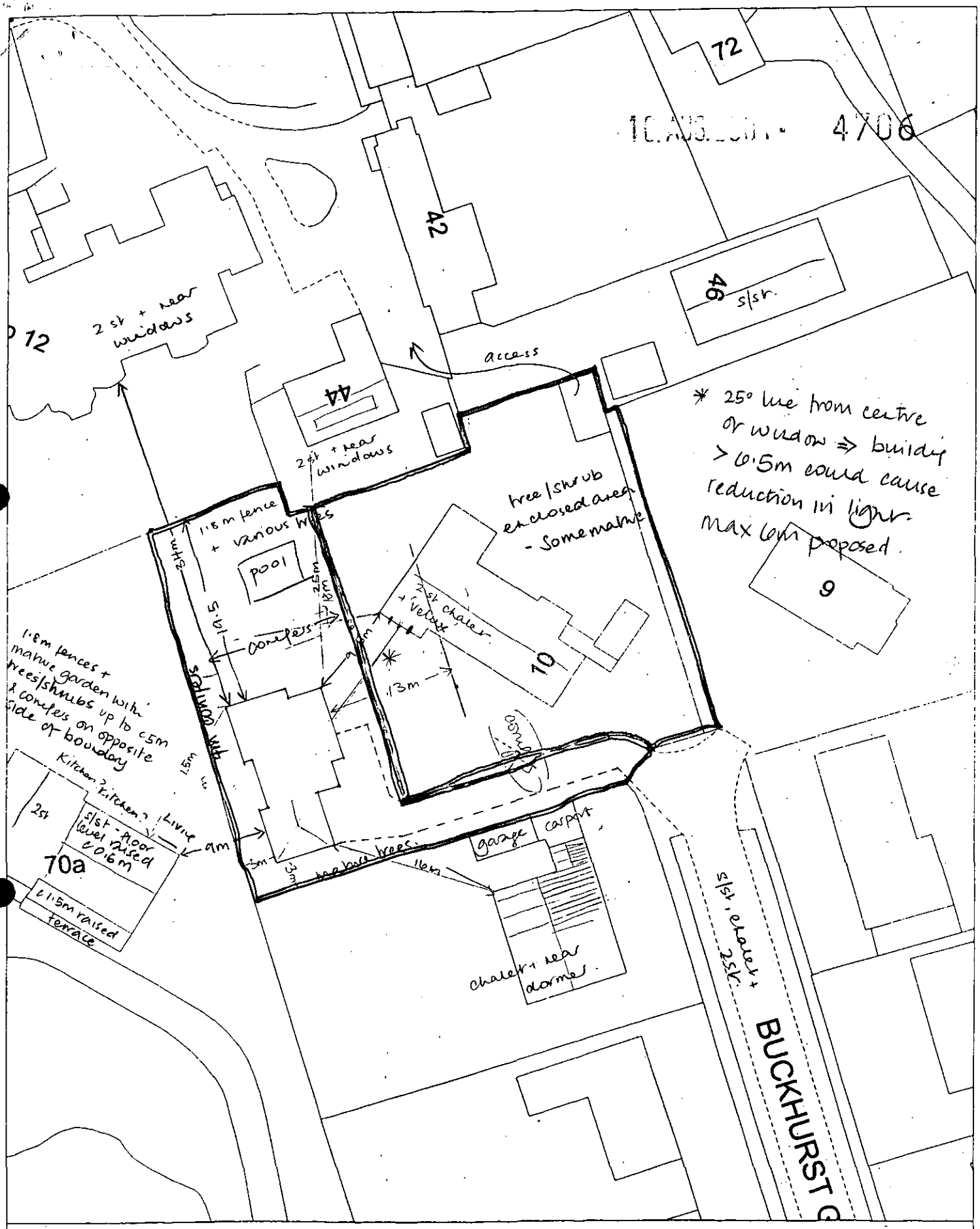
TREES yes - mature veg including TPO trees.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



PROPOSED · **Site Plan, Scale: 1 to 500**

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Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council, Licence No. LA086134
Date: 5 November 1998

Application Number F/2001/4706
Conditions/~~Reasons for Refu~~sal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	(5YR)
02	C012	R012	(materials)
03	C049	R049	(garage)
04	C050	R050	(underground services).
05	C122	R122	(parking/turning)
06	C131	R131	(access before dept)
07	C137	R137	insert dwelling (parking).
08	C070	R070	(hrs of construction)
09	C150	R150	
10	C151	R151	
11			prior to commencement of the development hereby approved,
			details of service routes shall be submitted to and
			approved in writing by the LPA and the services
			shall be constructed in accordance with the approved details
		Reason	To ensure that the protected tree can be successfully retained
12			as for 11 but delete "service routes" and insert
			"hard surfacing"
		as for 11	
13	C100	R100	(site levels)
14	C044	R044	at first floor level or above in the south, east and west elevations
15	C040	R040	(remove PD)
1	N02		21/11/01, 101B, omission of the bathroom window, bedrooms 2&3 combined to form one room and the velux window to what would have been bedroom 3 relocated in the valley of the roof.
2	N04		
3			The tree protection measures submitted in relation to condition 9 should conform to BS 5837: trees in relation to construction
4	N07		

Informative for approvals ~~① N02 [illegible] 29/11/01, alteration to the internal [illegible]~~

N16 ~~reduce the number of bedrooms to 2, omission of the velux windows from the bathroom relocation of the window of former bedroom 3 to the roof valley ② N04~~

5 ~~LODDON AREA LOCAL PLAN POLICIES~~:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SH1, SBE1, SBE2, SBE5, SBE8, SBE9, STV6, ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WH1, WBE1, WBE11, WT7

~~GREEN BELT LOCAL PLAN POLICIES~~:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

Tel: 0118 974 6479

Date: 4 Jan '02

My ref: F/2001/4706

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2001/4706
10, Buckhurst Grove, , Wokingham.
Proposed erection of one 3 bedroom 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 **Emy Circuit** on **0118 974 6479.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

T. G Welton

pp Principal Development Control Officer

Tel: 0118 974 6479

Date: 4 Jan '02

My ref: F/2001/4706

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/4706
10, Buckhurst Grove, , Wokingham.
Proposed erection of one 3 bedroom 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 **Emy Circuit** on **0118 974 6479**. 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 14 January 2002

Yours faithfully

D G Wilson

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4706**
10, Buckhurst Grove, , Wokingham.
Proposed erection of one 3 bedroom dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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

Date: 04 December 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4706

Location: 10, Buckhurst Grove, Wokingham.

Proposal: Proposed erection of one 2 bedroom dwelling.

Applicant: Mr S Renald C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: Alterations in internal layout to reduce number of bedrooms to 2, omission of velux window to bathroom and relocation of velux window in former bedroom 3, now bedroom 2 to roof valley. Drawing no 2203-101B.

Comments are required by 14/12/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/4706 (Planaps) / (Ludhouse) Date Rec. 29/11/01

Location: 10 Buckhurst Grove

Parish Wokingham

Applicant: Mr S Renaud

Description of attached plans Alterations in internal layout to reduce number of bedrooms to 2, omission of velux window to bathroom and relocation of velux window in former bedroom 3, now bed 2 to roof valley

Drawing No's: 2203-101B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: 44 Frogmall Drive, 70A Waterloo Rd, 6 Buckhurst Drive 28

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description delete 3 bedroom + insert 2 bedroom

CASE OFFICER EXU

Consultations Sent by Admin. on 04.12.P5

Yellow - Part One Copy
Green - Officer's Copy

Rec'd 12.10 pm 29-11-01

PLANNING SE 50447
POL
DC CC
APP
SS
29 NOV 2001
TO.

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2203/wmg/cm

28 November 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

REVISED PLAN

4706 1

For the attention of Miss E Circuit

Dear Miss Circuit

LAKE VIEW 10 BUCKHURST GROVE WOKINGHAM

With reference to our recent discussions please find enclosed 4 copies of Dwg. No. 2203 – 101B.

We trust that the changes are as required and we look forward to hearing from you in due course.

Yours sincerely

W M Graham

Enc

Recd 8.30AM 1.11.01

49376

Etc

01 NOV 2001

ACK:

FILE:

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2203/wmg/cm

31 October 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of Miss E Circuit

Dear Miss Circuit

LAKE VIEW 10 BUCKHURST GROVE WOKINGHAM

With reference to the above and application No. F/2001/4706, as discussed, we have changed the window for bedroom No. 3.

Please find enclosed 4 copies of Dwg. No. 2203 – 101A with the change marked in red on one copy of the drawing.

We trust that you find this satisfactory but should you require any further details please do not hesitate to contact us.

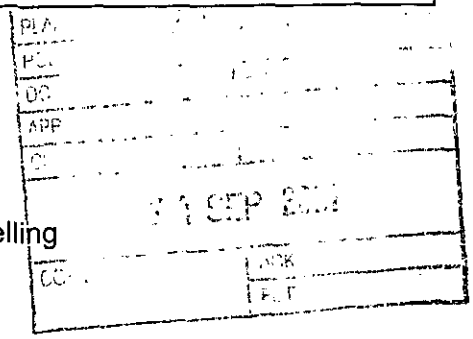
Yours faithfully

W M Graham

Enc

Spoke to Bill Graham 23/11
to send revised plans Monday
① omit bathroom window
② omit bed 3 window + change internal layout to enlarge bed 2 + provide stone.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Emy Circuit

Application Number: F/2001/4706

Proposal: Proposed erection of one 3 bedroom dwelling

Site Address: 10 Buckhurst Grove, Wokingham

Applicant: *Mr S Renald C/O W M Graham Associates*

Your observations are required in respect of this application **by 23/09/01**

At its meeting on 18 September 2001, the Planning & Transportation Committee resolved to make the following observation.

Object on the following grounds:

- **cramped form of development**
- **backfilling that is inappropriate to the character of the area**
- **detrimental effect on neighbouring properties**

SIGNED: _____ **DATE:** 20/09/01

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 11 September 2001

Location:	10 Buckhurst Grove, Wokingham
Proposal:	Proposed erection of one 3 bedroom dwelling.
Application Number:	F/2001/4706

In response to your consultations dated 30 August 2001 for the above application, the tree and landscape comments are as follows:

The location of the proposed dwelling within the site is acceptable in relation to the protected oak tree within the grounds of 10 Buckhurst Grove.

The applicant will need to submit a drawing showing the location of the protective fencing around the oak tree accordance with BS 5837: Trees in relation to construction.

The applicant will also need to provide details of the service routes to the proposed dwelling so that they avoid being located under the tree canopy. Details of the hard surfacing for the footpath and car parking should also be provided.

A landscape scheme needs to be submitted for the proposed planting giving details of full species name, size of plant at time of planting and planing densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Recd 1.40PM 19.9.01

FH 0858

44 Froghall Drive
Wokingham
Berkshire
RG40 2LF

Ref: F/2001/4706

19th September 2001

19 SEP 2001
COPIES TO: ACK: ✓
FILE:

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

Dear Ms Huymayun,

Thank you for your letter dated 30th August 2001 re the proposed erection of one 3-bedroom dwelling at 10 Buckhurst Grove.

Please consider my following objections to the proposed development:

- Lack of privacy
- Loss of light
- Planting of extra trees

My reasons for the objections are as follows:

Whilst I appreciate that the large Oak tree has a preservation order attached to it the other trees and bushes do not and they are only 6 1/2 metres from my back windows. The unkempt canopy is a great deal closer. The proposed building and planting of extra trees in the only open space in the already dense wall of trees and foliage surrounding my garden would reduce my light even more.

The plans I viewed at Shute End do not include my extension. There is a large Conifer tree, next to the proposed site of the new trees, which is only approximately 4 metres from the windows.

At the moment I get little or no direct sunlight for long periods during the day. The last of the light is blocked at 16:00. Considering the garden is south facing this is already unsatisfactory and I would not want the situation made worse. Under these circumstances I would like to request that you come and view my position from within my garden so you can appreciate first hand the lack of light and the close proximity of all existing dwellings, trees and bushes.

I look forward to hearing from you soon with regard to an inspection.

Yours sincerely,

D. M. Killey

Diana Killey (Mrs)

Cc: Senior Planning Officer

By HAND.

The Senior Planning Officer,
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End,
WOKINGHAM,
BERKSHIRE.

Recd 1.40pM 19.9.01

FH OBS

PLAN:	
POL:	
19 SEP 2001	
COPIES TO:	ACK:
	FILE:

44 Froghall Drive
Wokingham
Berkshire
RG40 2LF

Ref: F/2001/4706

19th September 2001

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

Dear Ms Huymayun,

Thank you for your letter dated 30th August 2001 re the proposed erection of one 3-bedroom dwelling at 10 Buckhurst Grove.

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The plans I viewed at Shute End do not include my extension. There is a large Conifer tree, next to the proposed site of the new trees, which is only approximately 4 metres from the windows.

At the moment I get little or no direct sunlight for long periods during the day. The last of the light is blocked at 16:00. Considering the garden is south facing this is already unsatisfactory and I would not want the situation made worse. Under these circumstances I would like to request that you come and view my position from within my garden so you can appreciate first hand the lack of light and the close proximity of all existing dwellings, trees and bushes.

I look forward to hearing from you soon with regard to an inspection.

Yours sincerely,

D M Killey

Diana Killey (Mrs)

Cc: Senior Planning Officer

By Hand.

Rec'd 1.40pm 19.9.01

Ms. Farah Humayun,
Planning Services
P.O. Box 157
Shute End,
Wokingham,
Berkshire.

EXC 0851

SERVICES	HPT
	TLS
	ENF

13 DEC 2001

SO:	ACK: ✓
	FILE:

44 Froghall Drive
Wokingham
Berkshire
RG40 2LF

Ref: Emy Circuit
F/2001/4706

6th December 2001

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

Dear Ms Circuit,

Thank you for your letter dated 4th December 2001 re the proposed erection of one 2-bedroom dwelling at 10 Buckhurst Grove.

Please consider my following objections to the proposed development:

- Loss of privacy
- Loss of light
- Planting of extra trees

My reasons for the objections are as follows:

Whilst I appreciate that the large Oak tree has a preservation order attached to it the other trees and bushes do not and they are only 6 1/2 metres from my back windows. The unkempt canopy is a great deal closer. The proposed building and planting of extra trees in the only open space in the already dense wall of trees and foliage surrounding my garden would reduce my light even more.

The plans I viewed at Shute End do not include my extension. There is a large Conifer tree, next to the proposed site of the new trees, which is only approximately 4 metres from the windows.

At the moment I get little or no direct sunlight for long periods during the day. The last of the light is blocked at 16:00. Considering the garden is south facing this is already unsatisfactory and I would not want the situation made worse. Under these circumstances I would like to request that you come and view my position from within my garden so you can appreciate first hand the lack of light and the close proximity of all existing dwellings, trees and bushes.

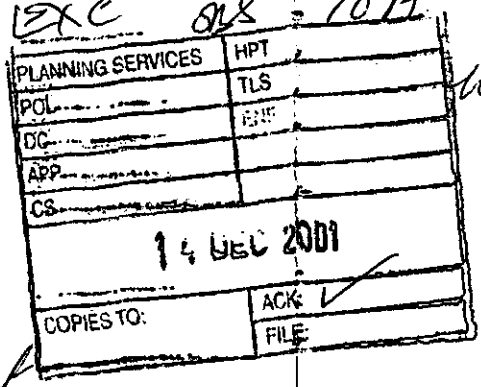
I look forward to hearing from you soon with regard to an inspection.

Yours sincerely,

D. M. Killey

Diana Killey (Mrs)

Cc: Senior Planning Officer



EXC ons - 70A Waterloo Road
Wokingham
Berks
RG 40 2JL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK ✓
	FILE

Dear Emy Circuit,

Application No F/2001/4706
10 Buckhurst Grove

I came to see you at your office last Monday 10th Dec. but was told you were not available.

I phoned this morning (Wed 12th) and we told that you were on leave until next Monday

I wanted to discuss this revised application and to make sure that my objections as stated in my letter of 9/9/01 are taken into account when considering the revised application. I enclose a further copy.

I was sorry not to be able to talk to you.

Yours Sincerely

David Dean

Copy

Lakeside House,
70A Waterloo Road,
Wokingham, RG40 2JL.
0118 9781 317

9/9/1

Dear Ms Circuit,

Application No. F2001/4706, 10 Buckhurst Grove

My wife and I are deeply concerned by this planning application. Our main worry is that the sewage pipe, mains water pipe, telephone cable and electricity supply to our house are routed across the proposed building site. We are concerned that damage might occur during building and there would be a problem with access to the supplies if repair or replacement was needed at some time in the future. Our water supply is metered and the meter is in Buckhurst Grove in the pavement outside number 10, therefore any damage to this supply beyond the meter could be our liability and could result in enormous bills. Our deeds give us right of access to maintain and repair these services. How will we be able to do this?

The sewage is a further worry because we have a delay tank and pump system which I understand was put in because the fall to the mains in Buckhurst Grove necessitated this. I imagine the problem would occur for the proposed house also.

The proposed site is very close to our boundary with the consequent loss of amenity and privacy.

This is the fourth planning application for the proposed site in less than three years and as far as all the neighbours are concerned it is a very sensitive issue which I feel should at least be dealt with by committee rather than by delegation. At the time of writing there is no red notice of the planning application visible on the property.

I would be very willing to meet you to discuss these matters.

Yours sincerely,

David Dean

David Dean

Ms Emy Circuit,
Planning Officer,
PO Box 157,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

PLANNING SERVICES | HPT
POL
DC
APP
CS
13 DEC 2001

Emy Circuit,
Environmental Services Department
Wokingham District Council,
Shute End,
Wokingham,
PO Box157
RG40 1 WR.

8 Buckhurst Grove
Wokingham
RG40 2JR
0118 9786327

12/12/01

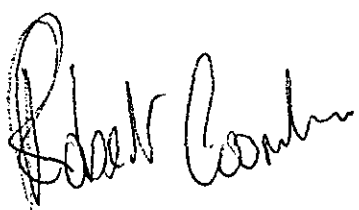
Re: Objection to planning application F2001/4706.

Dear Ms Circuit :

There is an important error in the proposed plans as the large oak tree (with TPO) is shown much further away from the proposed development than is actually the case. If you take WDC's 1:1250 plan dated 21/8/01 showing the trees with TPO in relation to buildings you can clearly see it is much closer to the proposed development than on the applicants plan marked 2203/100. I have also attached an aerial photograph to back up this assertion. By my calculations the mature Oak's real position will mean that it will be touching/overlapping with the proposed development's front door. This would be a very unsatisfactory arrangement as there would be pressure to heavily prune the oak or fell it to prevent future subsidence with consequent loss of visual amenity and detrimental effect on the surrounding area. Please reassess the impact on the mature oak having pegged out the proposed development on the ground. It appears that the oak will be far too close to the proposed site for its future well being.

Please find enclosed an aerial photograph showing actual position of the oak and an estimate of the position of the planned dwelling.

Sincerely,



Robert Coombs

F2001/4706

PLANNING SERVICES	HPT
	TLS
	ENF

13 DEC 2001

COPIES TO:	ACK:
	FILE:

PROPOSED DWELLING TOO CLOSE TO OAK.

TPO'd OAK

T34 MATURE OAK CLOSER TO PROPOSED DEVELOPMENT THAN SHOWN ON PLAN.



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

DEC 2001

COPIES TO:	ACK:
	FILE:

8 Buckhurst Grove
Wokingham
RG40 2JR
0118 9786327

12/12/01

Neil Etherington,
Environmental Services Department
Wokingham District Council,
Shute End,
Wokingham,
PO Box157
RG40 1 WR.

Re: Objection to planning application F2001/4706. 10 Buckhurst Grove.

Dear Ms Circuit : ?

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Robert Coombs

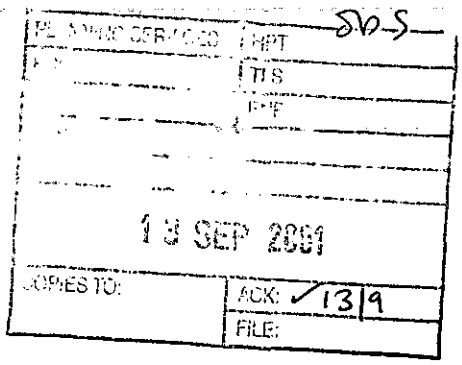
F2001/4706

PROPOSED DWELLING TOO CLOSE TO OAK.

TPO'd OAK T34 MATURE OAK CLOSER TO PROPOSED DEVELOPMENT THAN SHOWN ON PLAN.



Exc



Lakeside House,
70A Waterloo Road,
Wokingham, RG40 2JL.
0118 9781 317

9/9/1

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I would be very willing to meet you to discuss these matters.

Yours sincerely,

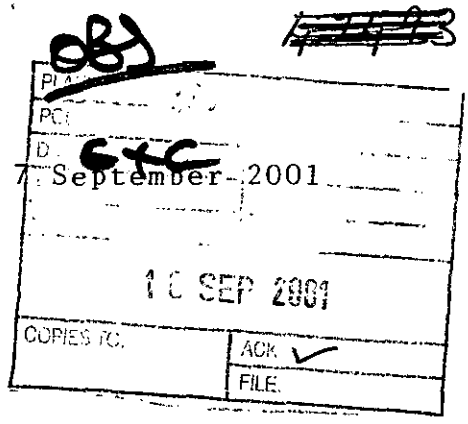
David Dean.

David Dean

Ms Emy Circuit,
Planning Officer,
PO Box 157,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Little Pines
6 Buckhurst Grove
Wokingham
Berkshire RG11 2JR

o1189 783346



Ms Emy Circuit
Planning Officer
Wokingham District Council

7 September 2001

Dear Ms Circuit

APPLICATION F20014706

Please see attached letter written to Wokingham Planning Officer in December 1998 opposeing a previous planning application. My feelings are the same for the above new application.

Yours faithfully

J.F.NUNN

Little Pines
6 Buckhurst Grove
Wokingham, Berks
RG40 2JR

4th December 1998

Mr. Bhavash Vashi,
Planning Officer,
Environmental Services Dept,
Planning Services,
P.O. Box 157
Shute End,
Workingham RG40 1WR

Reference 98/68619/F

Dear Sir,

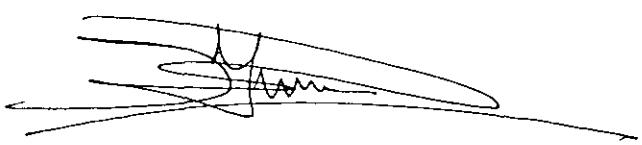
Proposed Erection of Detached Dwelling with Integral Garage at No. 10 Buckhurst Grove

Thank you for your letter dated 24.11.98 regarding the above, which I oppose, as a two storey house with 4 bedrooms crammed in a small area is totally out of keeping with the other dwellings in the area and would overlook the rear part of my bungalow and garden, reducing my privacy.

As you are no doubt aware, Buckhurst Grove is a narrow cul-de-sac with limited turning at the bottom end where the drive exits exist from Nos. 8, 10, 9 &7 and is frequently used in error by cars thinking The Grove is Priest Avenue.

As the proposed dwelling includes a garage, which I presume will mean extra traffic all emerging into a very small area, this must be an added danger to pedestrians with extra motor vehicles using this area.

Yours faithfully,



J.F. Nunn

ES OBS

8 Buckhurst Grove,
Wokingham
RG40 2JR

September 4, 2001

PLANNING SERVICES	LIFT
POL	TLS
DC	ENF
AHP	
CH	
- 5 SEP 2001	
COPIES TO:	ACK: ✓
	FILE:

Ms Emy Circuit,
Planning Officer,
Wokingham District Council,
Shute End,
Wokingham,
PO Box 155
RG40 1WW.

Re: Objection to planning application F20014706 (Proposed house in back garden of 10 Buckhurst Grove).

Dear Ms Circuit :

Our property (8 Buckhurst Grove) adjoins the proposed development. We are significantly affected by this proposal. We believe the application should be refused on the following grounds:

a. Loss of amenity and enjoyment of our garden. The two storey building will be close up to our garden boundary and will be an eyesore due to the removal of trees (apple trees and conifers are shown to be removed).

b. Lack of privacy. There is a large window in our first floor that overlooks our rear garden and will look directly into the proposed property.

c. Unacceptable increase in on street car parking due to insufficient parking spaces.

d. Detrimental increase in car traffic and a danger to young children playing at the end of the cul-de-sac of cars entering and leaving the access to the property.

e. Over development of the site. There will be a significant loss of garden area to the host property. The increase in house density is out of keeping with the surrounding area.

f. Overbearing position of the development in relation to number 8 Buckhurst Grove and 70a Waterloo Road.

I hope you can take into consideration my objections and refuse planning permission on this application at the earliest opportunity.

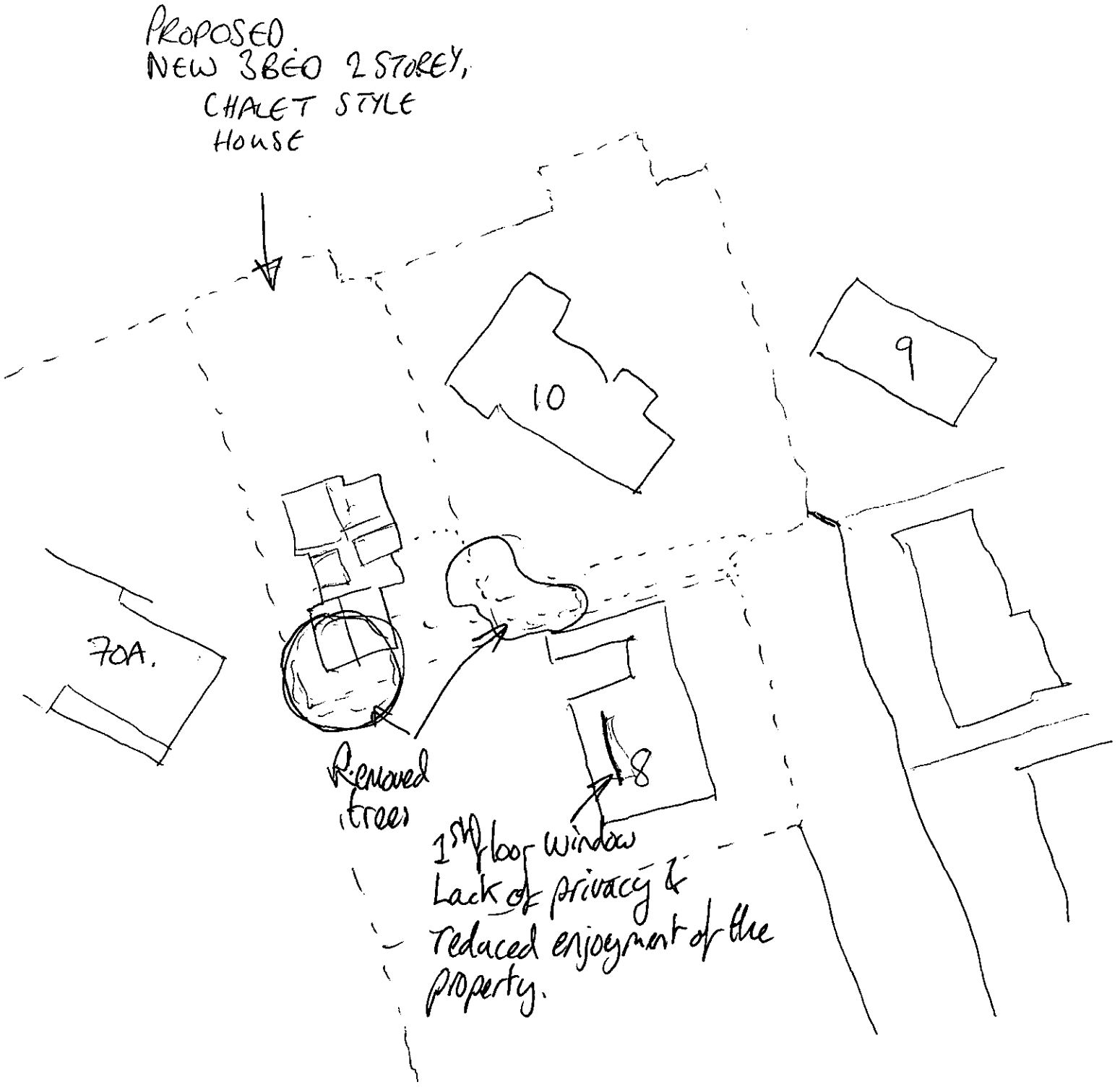
Sincerely,

Robert Combs

MR R.A. COMBS

F/2001 4706.

P. OFFICER = EMY CIRCUIT.
0118 9746479.



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Emy Circuit Development Control	Your Ref:	F/2001/4706
From:	John Mullaney Environmental Heath	My Ref:	
		Date.	September 4, 2001

PROPOSED: ERECTION OF 1 3 BED DWELLING

LOCATION: 10 BUCKHURST GROVE, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 regarding hours of construction are attached should planning consent be granted.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: ~~Farah Elmsayun~~ Emy Circuits **Date:** 30 August 2001

Application Number: F/2001/4706

Proposal: Proposed erection of one 3 bedroom dwelling.

Parish: WOKINGHAM TOWN

Site Address:
10, Buckhurst Grove, , Wokingham.

Applicant:
Mr S Renald C/O W M Graham Associates.

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

✓ below as applicable;

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

1, C049, R049
2, C122, R122
3, C131, R131.
4, C137(INSERT: dwelling), R137.

NOT.

Signed: _____ **Print name:** Adam Coggins 3/9/01

Received by Wokingham District Council

Application No: F/2001/4706

Proposal:
Proposed erection of one 3 bedroom dwelling.

Location:
10, Buckhurst Grove, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4706 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/09/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

30 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 AUG 2001

Officer: EXC | Application No. F/2001/4706

Map No. 16 Site ...0.18.....

Easting: ..... Flood P'In .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF ONE 3 BEDROOM HOUSE.

Location: 10 BUCKHURST GROVE

Parish: WOKINGHAM Ward: Wescott

30-8-01

Applicant: ~~MR~~ MR S RENAUD

Fee (4) Received 190-00 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 ✓			
6	Floor plans ✓			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.8.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees : TPO on site .....
Conservation Officer .....
Environmental Health ✓ .....
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 : .....

Rail Track ✓ .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

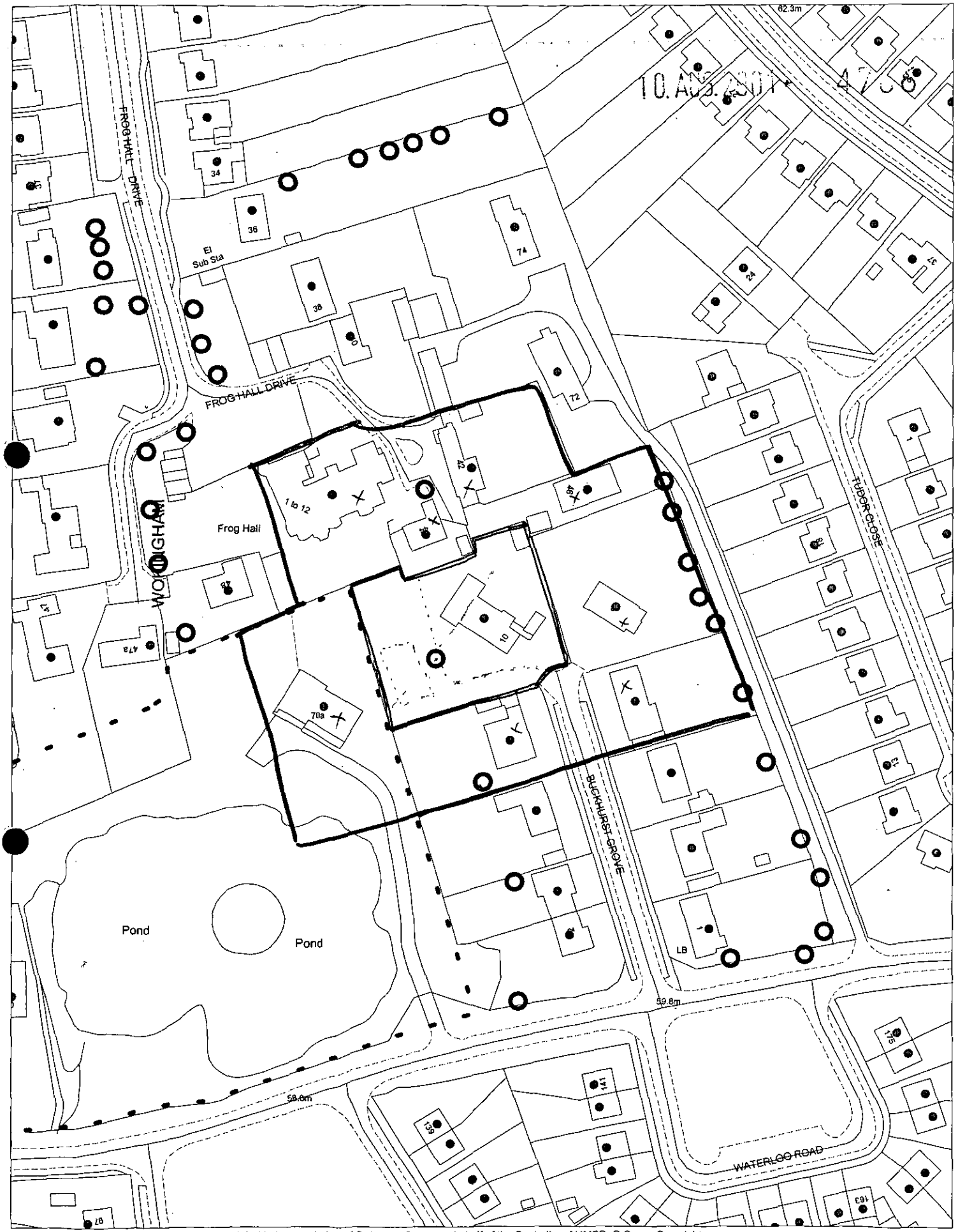
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

S/N + see map
+ Include names & addresses on attached sheet



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

21 August 2001

Scale: 1 : 1250

N
W E
S

10. AUG. 2 6

applicationo	Name and address
99/70513/F	Mr D Dean Lakeside House Wokingham Berks RG40 2JL
99/70513/F	D Thompson 9 Buckhurst Grove Wokingham Berks RG40 2JR
99/70513/F	Mr & Mrs D Killey 44 Froghall Drive Wokingham Berks RG40 2LF
99/70513/F	Mr & Mrs M Wallis 8 Buckhurst Grove Wokingham Berks RG40 2JR
99/70513/F	Mr D Smith 8 Froghall Manor Wokingham Berks RG40 2LF

Application
Refused letters
sent 7.12.99

Recd 4.15pm 8.8.01

10 AUG 2001 • 4706

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2203/wmg/cm

8 August 2001

10 AUG 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

LAND AT LAKE VIEW 10 BUCKHURST GROVE WOKINGHAM

With reference to the above please find enclosed a completed Town Planning application comprising the following: -

a) Planning Application Part 1
b) Section 66 Certificate
c) Fee note for £190 (cheque enclosed)
d) OS extracts
e) Dwgs. Nos. 2203 – 100 & 101

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

CERTIFICATE A

10.AUG.[illegible] 4706

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.

- 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) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

(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).

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 . . . . . W M Graham Assoc.

On behalf of . . . . MR S RENAUD

Date . . . . . 7 August 2001

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

(1) LAKE VIEW

ADDRESS 10 BUCKHURST GROVE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/96/64 - 14/9/64	Hughes	Extension to bungalow	24/9/64	C
O/71/65 10/12/65	Hughes	Erect 1 det bungalow & garage at rear	23/12/65	K
B/19/66 15/4/66	Hughes	Erect 1 bungalow & garage at rear (46 Froghall Drive)	28/4/66	
O/5/66 14/2/66	Hughes	Erect - ditto -	24/2/66	C
O/58/73 6/9/73	Luffs.	O/A to erect house in grounds	18/10/73	K

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 4/60

DRAINAGE

091074

(2) ADDRESS 10, BUCKHURST GROVE PARISH WOK

PLOT No. LAKE VIEW ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02269	Mrs H Jimenez	Part of Ground as playgroup	20. 3. 75	N/A 31.3.76 TP
02465 -	"	ROOF CONVERSION	15. 5. 75	N/A C/A
BR 20722	MR. M. ALDRIDGE	"	7.6.83	APP N/
96/64219/F	"	F/S. & S/S. EXTENSIONS	17.11.96	C/A
FP96/5974	MR. S. REWAUD	S/ST. HT & FR. HT.	20.12.96	APP
98/68619/F	"	Det Dwelling + Integral Garage	23.12.98	R
99/70178/F				
99/70513/F	"	Erect Dwelling + Garage	3.12.99	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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 10.AUG.2001 * 4706

1.	APPLICANT'S NAME	MR S RENAUD
	ADDRESS	C/O THE AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ PHONE 0118 977 0464
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND AT LAKE VIEW 10 BUCKHURST GROVE WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of a detached 3 bed. chalet style house with integral garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.19ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2203 - 100 & 101

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	☐		

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 GARDEN

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

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

NON AFFECTED

14. STATE EXTERNAL MATERIALS TO BE USED.

RED-BROWN BRICK RED TILES
HARDWOOD WINDOWS

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

FENCING AND LANDSCAPING AS SHOWN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS SHOWN

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 6 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

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

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

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

£190

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 W M Graham Associates ON BEHALF OF Mr S Renaud DATE 07.08.2001

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

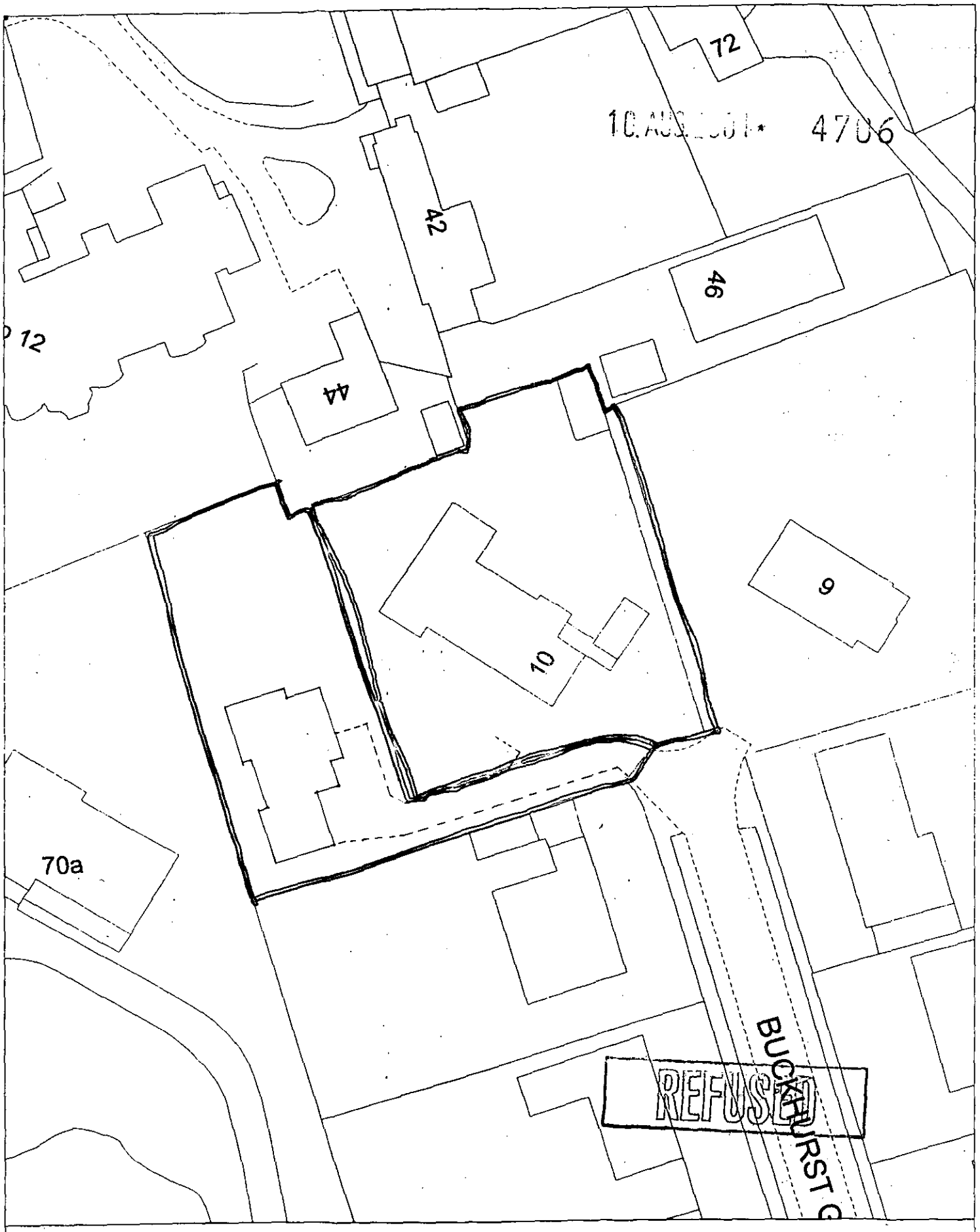
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



PROPOSED **Site Plan, Scale: 1 to 500**

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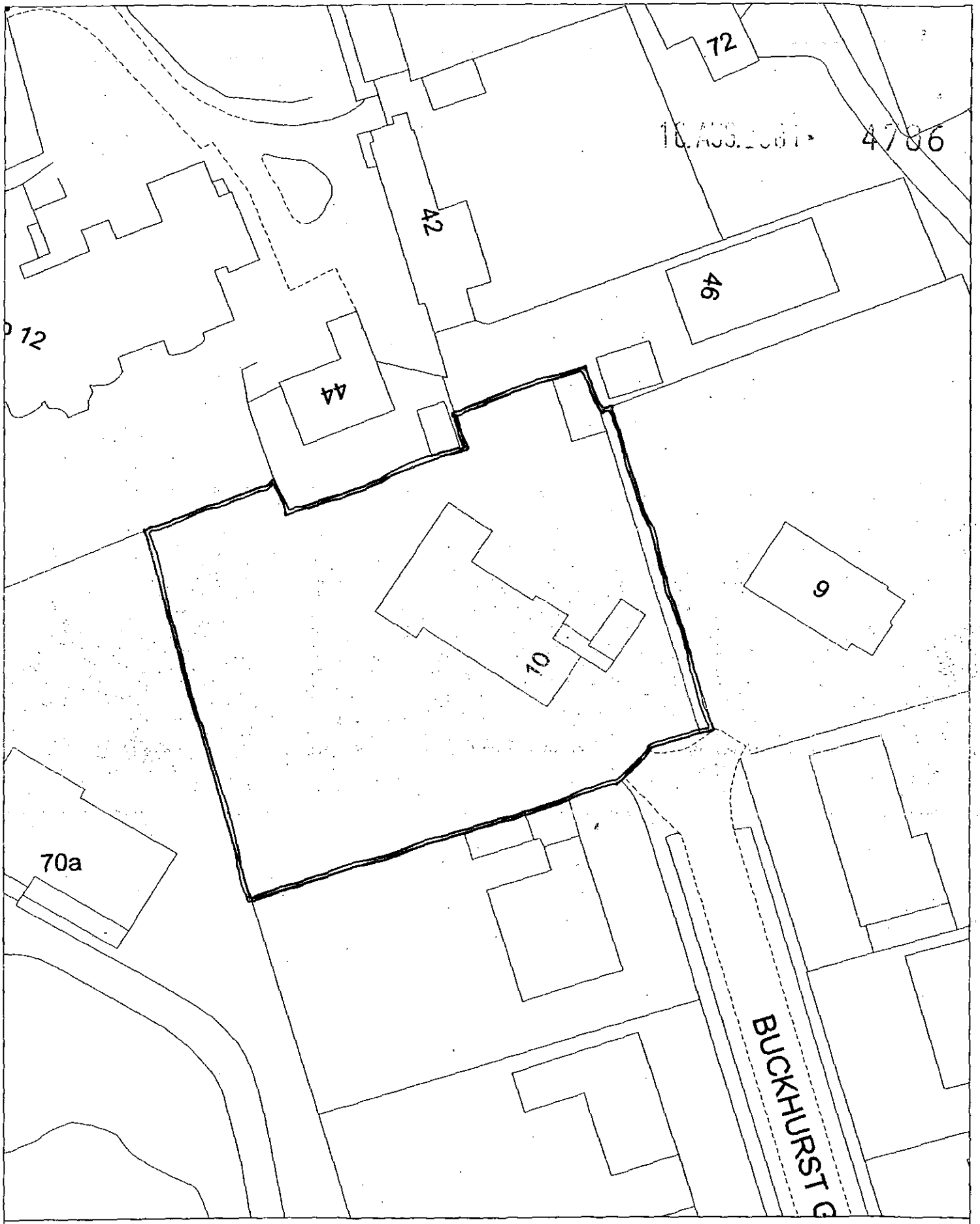

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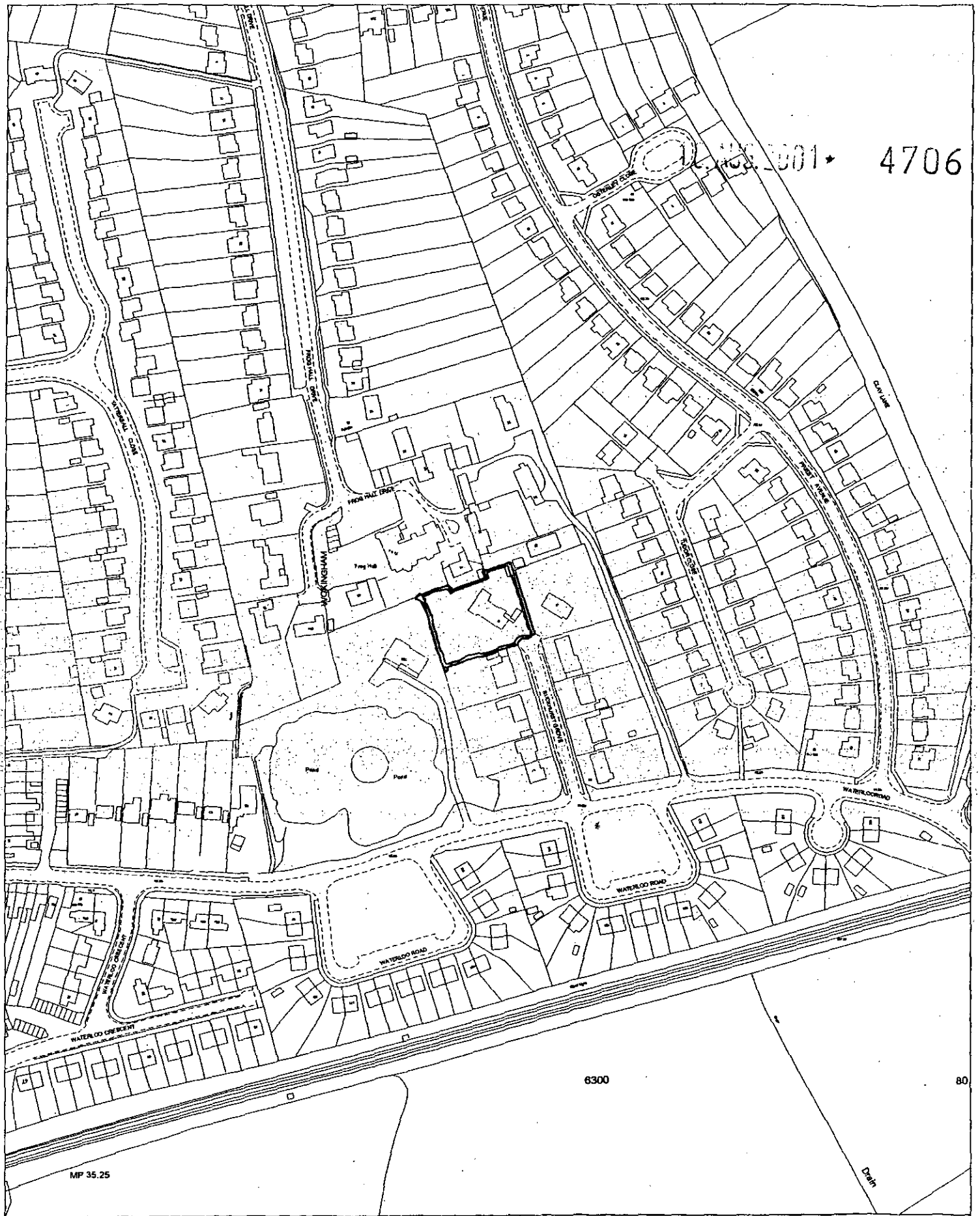

EXISTING **Site Plan, Scale: 1 to 2500**

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